



**12 November 2021**

**Philippine Stock Exchange, Inc.**

6th Floor, PSE Tower, 28<sup>th</sup> Street corner 5<sup>th</sup> Avenue,  
Bonifacio Global City, Taguig City

To **Janet A. Encarnacion**  
Head, Disclosure Department

**Securities and Exchange Commission**

PICC Complex, Roxas Boulevard, Pasay City

To **Hon. Vicente Graciano P. Felizmenio, Jr.**  
Director, Market Regulation Department

Dear Mesdames and Gentlemen,

Please see attached press release on AREIT's 9M 2021 results.

Thank you

A handwritten signature in black ink, appearing to read 'mfamy'.

**MA. TERESA R. FAMY**

CFO, Treasurer, and Chief Compliance Officer



Press Release

## **AREIT 9M21 revenues and net income up 46% and 49%**

12 November 2021 | AREIT Inc. (AREIT), the pioneering Real Estate Investment Trust (REIT) in the Philippines, sustained its growth momentum in the first nine months of 2021, posting revenues of P2.12 billion, 46% higher year on year. Excluding fair value gain and one-time reversal of deferred tax due to change to fair value accounting, AREIT's net income is P1.49B, 49% higher than last year. Stable rental escalations and the contribution of the new properties such as The 30<sup>th</sup>, Teleperformance Cebu, and land parcels in Laguna Technopark boosted revenues. AREIT's consistent and solid operations in the third quarter resulted in average occupancy of 99% and rental collection of 96%.

AREIT ended the period with a net gearing of 0.12:1, reflecting sufficient headroom and balance sheet strength to support its growth plans in the subsequent period. In October, the company filed the registration statement and preliminary prospectus with the Securities and Exchange Commission for its maiden bond offering, to be listed and issued within the fourth quarter of 2021. This offering is the initial tranche under its debt securities program of up to P15.0 billion. AREIT will be using the net proceeds to primarily refinance its existing debt and lock-in a fixed, low rate in the next two years. In line with this, the company obtained a new issuer rating of PRS Aaa from PhilRatings.

AREIT also secured the approval of the Securities and Exchange Commission (SEC) on the subscription of Ayala Land, Inc. (ALI) and its subsidiaries, Westview Commercial Ventures Corp. and Glensworth Development, Inc., to 483,254,375 shares of AREIT in exchange for its identified properties, according to the Deed of Exchange dated 08 June 2021. The recognition of income from the new assets accrued beginning 01 October 2021 and expanded AREIT's gross leasable area (GLA) to 549 thousand sq. meters.

As of October, AREIT has disbursed P1.30 in total dividends per share, representing approximately 91% of its distributable income for the first three quarters of 2021. The share price has increased more than 60% since the start of the year and reached an all-time high of P49.50 last 04 November. AREIT's market capitalization as of this writing is P67 billion and, at the current share price, total shareholder return is 73% since its IPO.

Last September, the company was awarded Most Outstanding IPO in the Philippines by Asiamoney in its 2021 Asia's Outstanding Companies Poll. AREIT also became the first Philippine REIT included in the FTSE EPRA Nareit Asia ex-Japan REITs 10% capped Index. In addition, effective 01 December 2021, AREIT will be a constituent of MSCI Philippine Small Cap Index.

AREIT is so far on track towards neutralizing its Scope 1 and 2 carbon emissions by the end of the year while moving towards Scope 3 and net zero emissions from operations of its existing buildings by the end of 2022.