



Press Release

AREIT bolsters portfolio with P6.8B acquisition of industrial land from ACEN

November 16, 2023 – AREIT, Inc. (“AREIT” or the “Company”), the first Philippine Real Estate Investment Trust (REIT), continues to bolster its portfolio with the acquisition of 276 hectares of industrial land located in Zambales from Buendia Christiana Holdings Corporation (“BCHC”), a wholly owned subsidiary of ACEN Corporation (“ACEN”).

The transaction will be a property-for-share swap with AREIT issuing BCHC 199,109,438 AREIT primary common shares in exchange for the land valued at P6.77 billion, as validated by a third-party fairness opinion.

Upon issuance of AREIT shares in exchange for the land, Giga Ace 8, Inc., a wholly owned subsidiary of ACEN engaged in the business of developing and operating a solar plant, will lease the land from AREIT for 25 years at a guaranteed fixed rent escalating every year, and with the option to renew for another 25 years.

This acquisition solidifies AREIT’s footing as the Philippines’ largest and most diversified Real Estate Investment Trust, now at 861 thousand sqm of building gross leasable area (GLA). After the acquisition, AREIT will own 286 hectares of industrial land, which includes 9.8 hectares currently owned in Laguna Technopark. This will increase AREIT’s Assets Under Management from P87 billion to P94 billion.

Aside from significant asset expansion, the addition of the Zambales land will complement AREIT’s sustainability objectives. Currently, AREIT has 18 properties that have shifted from coal to clean renewable energy, reducing its carbon emissions significantly. Last September, Ayala Land Inc. and AREIT signed an agreement with the International Finance Corporation (IFC) to secure EDGE Zero Carbon certification for 1.5 million square meters of office buildings and establish the largest EDGE Zero Carbon portfolio in the country.

The transaction was approved by the Board of Directors of AREIT and ACEN on 16 November 2023 and is subject to the approval of AREIT shareholders and relevant regulatory bodies thereafter.

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NOTE: This document contains forward-looking statements and forward-looking financial information that are subject to significant risks and uncertainties. Such forward-looking statements and financial information are based on numerous assumptions regarding present and future business strategies. Important factors can cause some or all assumptions not to occur or cause actual results, performance, or achievements to differ materially from those in the forward-looking statements. The Company gives no assurance that such opinions or beliefs will prove correct or that such intentions will not change.