

# COVER SHEET

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SEC Registration Number

A Y A L A L A N D L O G I S T I C S H O L D I N G S C O R P .

(Company's Full Name)

3 R D F L O O R G L O R I E T T A 5

A Y A L A C E N T E R M A K A T I C I T Y

(Business Address: No. Street City/Town/Province)

**MS. FRANCIS M. MONTOJO**

(Contact Person)

**8884-1106**

(Company Telephone Number)

1	2	3	1
<i>Month</i>	<i>Day</i>	<i>(Fiscal Year)</i>	

**SEC Form**

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(Form Type)			

0	4	1	9
<i>Month</i>	<i>Day</i>	<i>(Annual Meeting)</i>	

(Secondary License Type, If Applicable)

Dept. Requiring this Doc.

Amended Articles Number/Section

Total No. of Stockholders

Domestic

Foreign

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To be accomplished by SEC Personnel concerned

File Number

LCU

Document ID

Cashier

S T A M P S

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**SECURITIES AND EXCHANGE COMMISSION  
SEC FORM 17-C**

**CURRENT REPORT UNDER SECTION 17  
OF THE SECURITIES REGULATIONS CODE (SRC)  
AND SRC RULE 17.2(c) THEREUNDER**

1. **October 27, 2023**  
Date of Report (Date of earliest event reported)
  
2. **163671**  
SEC Identification Number
3. **000-804-342-000**  
BIR Tax Identification Number
  
4. **AyalaLand Logistics Holdings Corp.**  
Exact Name of registrant as specified in its charter
  
5. **Metro Manila, Philippines**  
Province, country or other jurisdiction of incorporation
6.   (SEC Use Only)  
Industry Classification Code
  
7. **3<sup>rd</sup> Floor Glorietta 5, Ayala Center, Makati City**  
Address of principal office
- 1224**  
Postal code
  
8. **(632) 8884-1106**  
Registrant's telephone number, including area code
  
9. **N/A**  
Former name or former address, if changed since last report
  
10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA
  

<b>Common Shares</b>	<b>6,301,591,987</b>
<b>Outstanding Debt</b> (as of 30 September 2023)	<b>P2.464 billion</b>

Indicate the item numbers reported herein : Item 9

Re: 9M 2023 Financial and operating results  
Refer to press release-

AyalaLand Logistics Holdings Corp. (ALLHC), an Ayala Land, Inc. subsidiary, registered consolidated revenues of P2.1 billion and a net income of P354 million for the first nine months of 2023.

Domestic demand for industrial lots remains strong with sales reservations totaling at P1.4 billion, 10% higher than last year's 9-month period. Meanwhile, revenues posted at P834 million for the period is 31% lower than previous year's P1.2 billion mainly due to early-stage completion of newly launched projects.

Warehouse leasing recorded P510 million in revenues, a 2% decline versus last year, due to lower average occupancy during the period. This is mainly attributed to the facilities upgrade in ALogis Calamba, which was completed and leased at the end of the second quarter. ALLHC successfully tenanted a total of 51,000 sqm in ALogis Calamba to logistics companies in May and September of this year. With an 88% lease-out rate, overall occupancy is expected to rise in the fourth quarter with tenants commencing operations.

Cold storage revenues grew its topline to P129 million from P89 million the same period last year, a 45% increase given the addition this year of the ALogis Artico Mandaue facility in the portfolio and higher overall occupancy.

Commercial leasing revenues remained flat at P664 million.

Pursuant to the requirements of the Securities Regulations Code, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

**AYALALAND LOGISTICS HOLDINGS CORP.**

Registrant



**FRANCIS M. MONTOJO**

Chief Finance Officer and Compliance Officer

Date: **October 27, 2023**

 **LOGISTICS HOLDINGS CORP.**

October 27, 2023

**Philippine Stock Exchange, Inc.**  
6<sup>th</sup> Floor, PSE Tower, 28<sup>th</sup> Street corner 5<sup>th</sup> Avenue  
Bonifacio Global City, Taguig City

Attention: **Ms. Alexandra D. Tom Wong**  
Officer-in-Charge, Disclosure Department

**Securities and Exchange Commission**  
17/F SEC Headquarters  
7907 Makati Avenue  
Barangay Bel-Air, Makati City

Attention: **Hon. Vicente Graciano P. Felizmenio, Jr.**  
Director, Markets & Securities Regulation Department

Dear Mesdames and Gentlemen,

Please see the attached press release on the unaudited financial and operating results of AyalaLand Logistics Holdings Corp. as of the first nine months of 2023.

Thank you.



**FRANCIS M. MONTOJO**  
Chief Finance Officer and Compliance Officer

NEWS RELEASE

## **ALLHC posts 2023 9-month net income of P354M**

*October 27, 2023* – AyalaLand Logistics Holdings Corp. (ALLHC), an Ayala Land Inc. (ALI) subsidiary, registered consolidated revenues of P2.1 billion and a net income of P354 million for the first nine months of 2023.

Domestic demand for industrial lots remains strong with sales reservations totaling at P1.4 billion, 10% higher than last year’s 9-month period. Meanwhile, revenues posted at P834 million for the period is 31% lower than previous year’s P1.2 billion mainly due to early-stage completion of newly launched projects.

Warehouse leasing recorded P510 million in revenues, a 2% decline versus last year, due to lower average occupancy during the period. This is mainly attributed to the facilities upgrade in ALogis Calamba, which was completed and leased at the end of the second quarter. ALLHC successfully tenanted a total of 51,000 sqm in ALogis Calamba to logistics companies in May and September of this year. With an 88% lease-out rate, management expects overall occupancy to rise in the fourth quarter with tenants commencing operations.

Cold storage revenues grew its topline to P129 million from P89 million the same period last year, a 45% increase given the addition this year of the ALogis Artico Mandaue facility in the portfolio and higher overall occupancy.

Commercial leasing revenues remained flat at P664 million.

“We remain focused on our strategies and plans to continue building our diversified industrial real estate portfolio. Our commitment to long-term success is evident in our forthcoming project launches and expansions, which will be integral in growing our recurring revenue business and our industry presence,” shared ALLHC President & Chief Executive Officer Robert S. Lao.

In September, ALLHC launched Phase 3 of its Pampanga Technopark industrial township, with this phase being registered with the Board of Investments (BOI) as an industrial zone. ALLHC is on track to deliver its target of additional 10,000 pallet positions from the ongoing ALogis Artico projects in Santo Tomas, Batangas and Mabalacat City, Pampanga. Likewise, construction is in full swing for ALogis facilities in Naic and Mabalacat covering 15,000 square meters. The company’s first build-to-suit (BTS) facility within Cavite Technopark is also underway.

Dedicated to embodying excellence, ALLHC garnered multiple recognitions from local and international institutions in the third quarter of 2022. The company was named winner of a Gold Stevie® Award and a People’s Choice Stevie® Award for Favorite Companies in the 20<sup>th</sup> Annual International Business Awards. ALLHC’s Laguna Technopark and Cavite Technopark were silver and bronze awardees in Lamudi’s The Outlook: Philippine Real Estate Awards 2023. At the 11<sup>th</sup> PropertyGuru Philippines Property Awards, ALLHC was won a Special Recognition in ESG and was highly commended for Best Industrial Developer, while Pampanga Technopark was highly commended for Best Industrial Development. ALLHC was also lauded as 3 Golden Arrow Awardee by the Institute of Corporate Directors for good corporate governance based on the company’s 2022 ASEAN Corporate Governance Scorecard (ACGS) and Corporate Governance Scorecard (CGS) assessment results.

*This document contains forward-looking statements and forward-looking financial information that are, by their nature, 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.*

#### **About ALLHC**

AyalaLand Logistics Holdings Corp (ALLHC), a subsidiary of Ayala Land, Inc. (ALI), is the leading industrial real estate company in the Philippines.

ALLHC is present in seven growth areas nationwide through its industrial parks, warehouses, cold storage facilities, and commercial leasing. Among its developments are world-class industrial estates: Laguna Technopark, Pampanga Technopark, Cavite Technopark, Laguindingan Technopark in Misamis Oriental. Its ALogis standard factory buildings are located in Biñan and Calamba, Laguna; Naic in Cavite; Porac, Pampanga; Sto. Tomas, Batangas, and Manila, complemented by the ALogis Artico cold storage facilities in Biñan, Laguna and Mandaue, Cebu. Its commercial leasing portfolio comprises Tutuban Center in Manila and South Park Center in Muntinlupa City.

For more information, please contact:  
Bettina Marie A. Esguerra  
Corporate Communications Manager  
Email: [corporate@ayalalandlogistics.com](mailto:corporate@ayalalandlogistics.com)