CR06135-2026

The Exchange does not warrant and holds no responsibility for the veracity of the facts and representations contained in all corporate disclosures, including financial reports. All data contained herein are prepared and submitted by the disclosing party to the Exchange, and are disseminated solely for purposes of information. Any questions on the data contained herein should be addressed directly to the Corporate Information Officer of the disclosing party.

MREIT, Inc.
MREIT

PSE Disclosure Form 17-18 - Other SEC Forms/Reports/Requirements

Form/Report Type	MREIT Fund Managers, Inc. 2Q 2026 Quarterly Report
Report Period/Report Date	Jun 30, 2026

Description of the Disclosure

FOR PUBLIC RELEASE

In compliance with Section 10.2 of the Implementing Rules and Regulations of the Real Estate Investment Trust Act of 2009, we hereby submit the report on the performance of the Corporation's funds and assets for the period ending 30 June 2026, prepared by the Corporation's fund manager, MREIT Fund Managers, Inc.

Filed on behalf by:

Name	Angeli Tristeza
Designation	Legal Counsel

COVER SHEET

SEC Registration Number

CS202052294

Company Name

M R E I T , I N C .

Principal Office (No./Street/Barangay/City/Town/Province)

18/F, ALLIANCE GLOBAL TOWER,
36TH ST., COR. 11TH AVE.,
UPTOWN BONIFACIO, TAGUIG CITY

MABEL P. TACORDA
Contact Person

(632) 8894-6300/6400
Company Telephone Number

12	31
Month	Day

Fiscal Year

Month	Day

Annual Meeting

SEC FORM 17-C

Form Type

Dept. Requiring this Doc.

Amended Articles Number/Section

Total Amount of Borrowings

Total No. of Stockholders

Domestic

Foreign

To be accomplished by SEC Personnel Concerned

File Number

LCU

Document I.D.

Cashier

STAMPS

Remaks = Pls. use black ink for scanning purpose

SECURITIES AND EXCHANGE COMMISSION
SEC FORM 17-C
CURRENT REPORT UNDER SECTION 17
OF THE SECURITIES REGULATION CODE
AND SRC RULE 17.2 (c) THEREUNDER

1. **14 August 2026**
   Date of Report

2. SEC Identification Number: **CS202052294** 3. BIR Tax Identification No: **502-228-971-000**

4. **MREIT, INC.**
   Exact name of Issuer as specified in its charter

5. **Metro Manila**
   Province, Country or other jurisdiction of incorporation or organization

6. (SEC Use Only)
   Industry Classification Code

7. **18th Floor, Alliance Global Tower, 36th Street corner 11th Avenue**
   Uptown Bonifacio, Taguig City 1634
   Address of principal office

8. **(632) 8894-6300/6400**
   Issuer's telephone number, including area code

9. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

Title of Each Class	Number of Shares of Stock Outstanding
Common	4,718,849,053[1]
Preferred	0
Total	**4,718,849,053**[1]

10. **Item 9**

In compliance with Section 10.2 of the Implementing Rules and Regulations of the Real Estate Investment Trust Act of 2009, we hereby submit the report on the performance of the Corporation's funds and assets for the period ending 30 June 2026, prepared by the Corporation's fund manager, MREIT Fund Managers, Inc.

SIGNATURE

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

MREIT, INC.
Issuer

By:

MABEL P. TACORDA
Chief Financial Officer, Compliance Officer and Data Privacy Officer
14 August 2026

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[1] MREIT, Inc. has a total of 4,718,849,053 common shares issued and outstanding. 3,721,983,381 common shares are listed in the Philippines Stock Exchange ("the Exchange) and the 996,865,672 common shares issued on 25 March 2026 are pending listing with the Exchange.

M·REIT
A MEGAWORLD COMPANY

Performance Report for the Period Ending June of 2026

August 14, 2026

Prepared by: MREIT Fund Managers, Inc.

Use of this document

This document was prepared by MREIT Fund Managers, Inc. (“MFMI” or the “Fund Manager”) in compliance with the reportorial requirements of the REIT Implementing Rules and Regulations under Republic Act No. 9856, and is being submitted to the Securities and Exchange Commission (“SEC”), the Philippine Stock Exchange (“PSE”), and the Bureau of Internal Revenue (“BIR”).

No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including but not limited to photocopy, recording on any information storage and retrieval system without the written permission of MREIT, or a valid order of the SEC or the PSE. If you receive this document in error, please return to MFMI.

A. Financial Performance for the Six Months Ended June 30, 2026 *(Amounts In Php millions)*

		Breakdown Per Property																																
	Total	**1800**	**1880**	**ECOM**	**RMT**	**1TP**	**8UM**	**18UM**	**1WS**	**2WS**	**3WS**	**WFP**	**2TP**	**3TP**	**1GC**	**1WC**	**5WC**	**FW1B**	**2GC**	**2WC**	**10WC**	**1FP**	**2FP**	**DFC**	**1LG**	**SHT1**	**8CPC**	**1CPB**	**SHT3**	**SHT4**	**8CPA**	**8CPB**	**1CPA**	**SEAC**
Rental Income	2632.7	132.3	110.1	61.9	51.1	30.0	82.8	60.2	157.1	102.2	74.5	76.0	45.3	37.1	34.1	41.0	40.9	46.6	41.8	39.0	135.7	79.1	63.9	77.7	209.4	112.2	46.4	45.6	98.5	121.8	46.1	43.9	55.7	232.7
Income from dues - net	780.1	62.3	54.4	22.7	7.9	12.7	22.4	16.9	39.3	40.6	41.1	22.3	15.6	13.2	10.8	11.9	13.0	17.7	14.0	10.2	20.6	21.6	20.8	30.0	70.9	25.4	8.7	10.8	25.1	25.1	8.6	8.2	11.6	43.6
Revenue	**3412.8**	**194.7**	**164.4**	**84.5**	**59.0**	**42.7**	**105.2**	**77.1**	**196.4**	**142.8**	**115.6**	**98.4**	**60.9**	**50.3**	**44.9**	**52.9**	**53.9**	**64.3**	**55.8**	**49.2**	**156.3**	**100.7**	**84.7**	**107.7**	**280.3**	**137.6**	**55.1**	**56.4**	**123.6**	**146.9**	**54.7**	**52.1**	**67.2**	**276.3**
Real Property Tax	14.9	0.0	0.0	0.0	0.8	0.8	0.2	0.2	0.2	0.2	0.2	0.2	0.8	0.8	0.8	0.2	0.2	0.8	0.8	0.2	0.2	0.8	0.8	5.1	0.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Fund Management Fees (3.5%)	119.4	6.8	5.8	3.0	2.1	1.5	3.7	2.7	6.9	5.0	4.0	3.4	2.1	1.8	1.6	1.9	1.9	2.3	2.0	1.7	5.5	3.5	3.0	3.8	9.8	4.8	1.9	2.0	4.3	5.1	1.9	1.8	2.4	9.7
Property Management Fees (2%)	68.2	3.9	3.3	1.7	1.2	0.9	2.1	1.5	3.9	2.9	2.3	2.0	1.2	1.0	0.9	1.1	1.1	1.3	1.1	1.0	3.1	2.0	1.7	2.2	5.6	2.8	1.1	1.1	2.5	2.9	1.1	1.0	1.3	5.5
Outside services	101.8	3.0	2.2	4.0	1.7	3.8	3.8	2.4	4.8	3.2	3.2	2.6	4.9	3.9	3.6	1.6	1.7	4.9	2.8	1.2	2.5	3.8	3.7	5.0	4.8	3.8	0.9	2.3	3.6	3.6	0.9	0.8	2.5	4.4
Utilities	130.1	22.0	19.0	1.9	-0.3	0.6	2.6	1.8	2.7	10.5	10.5	4.7	0.6	0.3	-0.7	2.3	2.5	1.1	0.3	1.9	2.8	2.5	2.0	3.5	20.4	5.3	-0.6	1.9	5.0	5.1	-0.6	-0.5	2.0	-2.9
Repairs & maintenance	7.2	0.2	0.1	0.3	0.1	0.1	0.2	0.1	-0.2	0.2	0.2	-1.7	0.1	0.1	0.0	0.1	0.1	0.0	0.1	0.1	0.7	0.3	0.3	1.7	0.4	0.9	0.1	0.1	0.9	0.9	0.1	0.1	0.1	0.6
Taxes, licenses and fees	7.6	0.3	0.3	0.2	0.2	0.5	0.2	0.2	0.2	0.1	0.1	0.3	0.5	0.4	0.4	0.1	0.1	0.6	0.3	0.0	0.2	0.7	0.7	0.1	0.2	0.0	0.1	0.1	0.0	0.0	0.1	0.1	0.1	0.3
Land Lease	89.6	5.0	4.2	2.3	1.7	1.1	3.2	2.3	6.1	3.8	2.8	2.9	1.7	1.4	1.3	1.5	1.6	1.8	1.6	1.5	5.2	3.0	2.4	2.9	8.0	2.8	1.2	1.2	2.5	3.1	1.2	1.1	1.4	5.9
Supplies and Materials	6.3	0.6	0.5	0.3	0.0	0.1	0.0	0.0	0.8	0.1	0.1	0.7	0	0.1	0.2	-0.1	-0.1	-0.1	0.1	-0.1	0.0	-0.1	0.0	-0.2	0.8	0.6	0.1	0.2	0.5	0.5	0.1	0.0	0.2	0.3
Miscellaneous	38.7	1.7	1.3	1.4	0.5	1.9	1.2	0.7	1.7	0.8	0.8	2.4	2.0	1.8	1.4	0.7	0.7	2.9	1.5	0.5	0.7	1.3	1.3	1.9	1.4	0.8	0.4	0.5	0.8	0.8	0.4	0.3	0.5	1.8
Total	**583.8**	**43.5**	**36.5**	**15.0**	**8.0**	**11.2**	**17.2**	**12.0**	**27.1**	**26.8**	**24.2**	**17.5**	**13.9**	**11.5**	**9.4**	**9.2**	**9.7**	**15.7**	**10.6**	**8.0**	**20.8**	**17.8**	**15.9**	**26.1**	**51.7**	**21.7**	**5.1**	**9.3**	**20.2**	**22.1**	**5.1**	**4.8**	**10.5**	**25.6**
Gross profit	**2829.0**	**151.2**	**127.9**	**69.5**	**51.1**	**31.5**	**88.0**	**65.1**	**169.4**	**116.0**	**91.5**	**80.8**	**47.0**	**38.8**	**35.5**	**43.7**	**44.1**	**48.7**	**45.2**	**41.2**	**135.5**	**82.9**	**68.8**	**81.7**	**228.7**	**115.8**	**50.0**	**47.0**	**103.4**	**124.8**	**49.6**	**47.3**	**56.7**	**250.7**
General and Administrative Expenses	(50.1)																																	
Operating profit	**2779.0**																																	
Interest expense	(259.9)																																	
Interest income	7.5																																	
Miscellaneous income	2.5																																	
Other Income (charges) - net	**(250.0)**																																	
Profit before tax	**2,529.0**																																	
Tax Expense	(0.7)																																	
Net Profit	**2,528.3**																																	
Other Comprehensive Income	-																																	
Total Comprehensive Income	**2,528.3**																																	
Basic/Diluted earnings per share	0.3																																	

B. Income from Related parties for the Six Months Ended June 30, 2026 *(Amounts In Php millions)*

		Total	Breakdown Per Property																											
Related Parties	%	Amount	1880	ECOM	RMT	1WS	18UM	8UM	1800	2WS	3WS	2TP	WFP	1WC	FW1B	2WC	10WC	1FP	2FP	DFC	1LG	1CPA	1CPB	8CPA	8CPB	8CPC	SEAC	SHUB1	SHUB 3	SHUB 4
Megaworld Corporation	57.6%	87.5	-	-	28.2	-	-	-	-	39.1	8.8	-	-	-	1.1	-	-	-	0.7	-	-	9.6	-	-	-	-	-	-	-	-
Anglo Watsons Glass Inc.	1.7%	2.6	2.6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Emperador Distillers Inc.	17.4%	26.5	26.5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Asia Affinity Property Management	2.9%	4.4	-	-	-	4.4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Suntrust Properties Inc.	19.2%	29.2	-	-	-	27.5	-	-	-	-	-	-	-	-	-	-	-	-	-	1.7	-	-	-	-	-	-	-	-	-	-
Megaworld Global Estate Inc.	1.0%	1.6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.6	-	-	-	-	-	-	-	-	-	-	-	-	-
Total rental income from related parties	**100.0%**	**151.9**	**29.1**	**-**	**28.2**	**32.0**	**-**	**-**	**-**	**39.1**	**8.8**	**-**	**-**	**-**	**1.1**	**-**	**1.6**	**-**	**0.7**	**1.7**	**-**	**9.6**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**

C. Statement of Cash Flows for the Six Months Ended June 30, 2026 ***(Amounts In Php millions)***

CASH FLOWS FROM OPERATING ACTIVITIES		
Profit before tax	**P**	**2,529.0**
Adjustments for:		
Interest expense		131.5
Interest income		(4.9)
Operating profit before working capital changes		**2,655.7**
Increase in trade and other receivables		(1,673.8)
Increase in other current assets		15,882.7
Increase in other non-current assets		(16,282.4)
Increase in accounts and other payables		308.7
Increase in deposits and other liabilities		605.8
Cash generated from operations		**1,496.8**
Interest received		4.5
Income tax paid		(0.7)
Net Cash From Operating Activities		**1,500.5**
CASH FLOWS FROM AN INVESTING ACTIVITY		
Additional advances to contractors		29.7
CASH FLOWS FROM FINANCING ACTIVITIES		
Dividends paid		(2,173.3)
Interest paid		(21.8)
Proceeds from deposit for future stock subscription		(187.5)
Net Cash Used in Financing Activities		**(2,382.7)**
NET DECREASE IN CASH AND CASH EQUIVALENTS		**(852.4)**
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR		**1,387.8**
CASH AND CASH EQUIVALENTS AT END OF YEAR	**P**	**535.4**

D. Operating Statistics for the Six Months Ended June 30, 2026 *(Amounts In Php millions)*

	Overall					Office	
	Gross leasable area (GLA)*	Leased area	Occupancy rate	Total Rent**	% of Total Rent	Occupied GLA	Average rent
Properties	in sqm	in sqm		in Php millions		in sqm	Php/sqm/ month
1800 Eastwood Avenue	34,718	30,181	87%	131	5%	25,693	703
1880 Eastwood Avenue	33,490	28,738	86%	109	4%	27,415	594
E-Commerce Plaza	21,032	16,636	79%	59	2%	16,636	582
One World Square	30,482	27,672	91%	145	6%	26,448	833
Two World Square	21,286	16,156	76%	101	4%	15,751	963
Three World Square	21,222	14,703	69%	67	3%	12,078	831
8/10 Upper McKinley	19,938	15,280	77%	82	3%	14,685	849
18/20 Upper McKinley	19,413	14,801	76%	62	2%	9,224	943
World Finance Plaza	25,067	17,594	70%	71	3%	14,096	786
Richmonde Tower	13,130	13,130	100%	51	2%	5,793	612
One Techno Place	9,549	9,330	98%	27	1%	8,953	444
Two Techno Place	11,393	11,393	100%	44	2%	10,809	647
Three Techno Place	9,568	9,568	100%	38	1%	8,726	619
One Global Center	10,301	9,958	97%	32	1%	9,200	505
One West Campus	9,704	9,657	100%	43	2%	9,657	917
Five West Campus	10,257	10,257	100%	39	2%	10,257	800
Festive Walk 1B	14,703	12,852	87%	48	2%	11,062	635
Two Global Center	9,903	9,903	100%	42	2%	9,048	659
Two West Campus	9,332	9,332	100%	40	2%	9,332	880
Ten West Campus	36,277	27,726	76%	129	5%	27,438	648
One Fintech Place	18,088	17,681	98%	75	3%	17,681	699
Two Fintech Place	18,053	17,667	98%	62	2%	14,875	672
Davao Finance Center	26,074	26,047	100%	78	3%	25,580	495
One Legrand	48,439	44,079	91%	205	8%	43,589	973
One Campus Place A	12,120	10,963	90%	54	2%	10,505	837
One Campus Place B	11,305	8,510	75%	44	2%	8,510	852
Science Hub Tower 1	21,565	19,414	90%	105	4%	19,399	866
Science Hub Tower 3	20,517	20,449	100%	95	4%	18,127	826
Science Hub Tower 4	20,691	20,691	100%	117	5%	20,445	913
8 Campus Place A	9,860	9,860	100%	46	2%	9,860	768
8 Campus Place B	9,335	9,333	100%	44	2%	9,332	768
8 Campus Place C	9,991	9,991	100%	46	2%	9,991	768
Southeast Asian Campus	50,094	50,094	100%	231	9%	50,094	768
Total	**646,898**	**579,643**	**90%**	**2,557**		**540,287**	

E. Office Industry Benchmark

MREIT's portfolio demonstrates competitive occupancy relative to Metro Manila office benchmarks, with rental rates aligned with market ranges and supported by premium pricing in key Grade A assets.

Metro Manila Rent	Average Occupancy	Published Rent
Makatti CBD	79.50%	Php 550 – 2,400
Fort Bonifacio	92.70%	Php 800 – 1,600
Ortigas CBD	87.70%	Php 450 – 1,000
Quezon City	74.70%	Php 600 – 900
Bay Area	57.50%	Php 550 – 1,200
Alabang	71.80%	Php 380 – 900

Source: CBRE Philippines. Philippines Office Figures Q2 2026

F. Adjusted Funds from Operations and Dividend Declaration *(Amounts In Php millions)*

	Sep 25 3M	Dec 25 3M	Mar 26 3M	Jun 26 3M
Net Income After Tax	**959.3**	**1,511.4**	**1,278.5**	**1,249.7**
Straight-Line Adjustment and Amortization of Deferred Credits	(42.7)	(14.3)	(41.2)	(9.3)
Other Account Adjustments	18.1	78.9	14.8	1.0
Fair value losses on investment properties	-	(640.9)	-	-
Distributable Income	**934.8**	**935.1**	**1,252.1**	**1,241.5**
Total Dividends	932.4	932.3	1,241.1	1,241.1
Dividends per Share	0.250478	0.250478	0.263000	0.263000
Declaration Date	Nov 13, 2025	Feb 27, 2026	Apr 30, 2026	Jul 29, 2026
% of Distributable Income	99.7%	99.7%	99.1%	100.0%

G. Investment Return

	For the Period Ended June 30, 2026
MREIT Returns	
Dividends per share (last 12 months)	Php1.026956 per share
Price per Share as of closing of June 30, 2026	Php13.94 per share
IPO Price	Php16.10 per share
Dividend Yield at current share price	7.37%
Dividend Yield at listing price	6.38%
Total Return since IPO	14.33%
Benchmark Returns	
FTSE Asia Pacific ex Japan ex China – Mid Cap and Large Cap – Total Returns per Annum (3Y)	27.10%
FTSE Asia Pacific All Cap – Total Returns per Annum (3Y)	21.30%
FTSE Asia Pacific ex Japan ex China – Mid Cap and Large Cap – Total Returns per Annum (5Y)	13.40%
FTSE Asia Pacific All Cap – Total Returns per Annum (5Y)	8.50%

Source: FTSE Russell Factsheet: FTSE Asia Pacific ex Japan ex China Indexes (June 30, 2026)

H. Current Valuation of the MREIT Properties

MREIT's properties and their corresponding valuations are listed below. The fair values of the MREIT's properties are determined on the basis of the appraisals performed by Cuervo Appraisers, Inc., an independent appraiser with appropriate qualifications and recent experience in the valuation of similar properties in the relevant locations.

Fair value as determined by independent appraisers are based on the Income Approach. Under Income Approach, the fair value of an asset is measured by calculating the present value of its economic benefits by discounting expected cash flows at a rate of return that compensates the risks associated with the particular investment.

The most common approach in valuing future economic benefits of a projected income stream is the discounted cash flows model. This valuation process of this model consists of the following: (a) estimation of the revenues generated; (b) estimation of the costs expenses related to the operations of the development; (c) estimation of an appropriate discount rate; and (d) discounting process using an appropriate discount rate to arrive at an indicative fair value.

Township	Building	Years Completed	GLA	Appraisal
			in sqm	Php Millions
Eastwood, Quezon City	1800 Eastwood Avenue	2006	34,718	5,836
	1880 Eastwood Avenue	2007	33,490	5,712
	E-Commerce Plaza	2008	21,032	3,905
McKinley Hill, Taguig	One World Square	2007	30,482	7,111
	Two World Square	2009	21,286	7,892
	Three World Square	2010	21,222	6,907
	8/10 Upper McKinley	2009	19,938	2,565
	18/20 Upper McKinley	2009	19,413	3,442
	World Finance Plaza	2010	25,067	3,988
	One Campus Place A	2008	12,120	1,123
	One Campus Place B	2008	11,305	1,430
	Science Hub Tower 1	2012	21,565	2,679
	Science Hub Tower 3	2012	20,517	2,558
	Science Hub Tower 4	2012	20,691	2,415
	8 Campus Place A	2014	9,860	940
	8 Campus Place B	2014	9,335	898
	8 Campus Place C	2014	9,991	946
	Southeast Asian Campus	2018	50,094	4,748
Mckinley West, Taguig	One West Campus	2016	9,704	1,442
	Five West Campus	2016	10,257	1,246
	Two West Campus	2016	9,332	1,349
	Ten West Campus	2018	36,277	4,873
	One Le Grand	2020	48,439	8,381

Township	Building	Years Completed	GLA	Appraisal
			in sqm	Php Millions
Iloilo Business Park, Iloilo	One Techno Place	2017	9,549	965
	Richmonde			
	Richmonde Tower	2016	6,361	491
	Richmonde Hotel Iloilo	2016	6,769	563
	Two Techno Place	2019	11,393	970
	Three Techno Place	2017	9,568	896
	One Global Center	2015	10,301	671
	Two Global Center	2014	9,903	915
	Festive Walk 1B	2018	14,703	970
	One Fintech Place	2019	18,088	1,978
	Two Fintech Place	2019	18,053	1,509
Davao Park, Davao City	Davao Finance Center	2018	26,074	2,587
Total			**646,898**	**94,902**

I. Disbursements from Proceeds of Block Sales for the Period 01 April 2026 until June 30, 2026

Project Name	Township/Location	Investment Type	Product	Disbursement (Php)	Disbursing Entity
The Mactan Newtown	Cebu	Investment in Building and its improvements, Land and its developments through the Company and its subsidiaries	Malls, Offices, Land Development and other developments	838,350,000	Megaworld Oceantown Properties, Inc
Paragua Coastown	Palawan	Investment in Building and its improvements, Land and its developments through the Company and its subsidiaries	Malls, Offices, Land Development and other developments	741,750,000	Megaworld San Vicente Coast, Inc.
Bacolod Projects	Bacolod	Investment in Building and its improvements, Land and its developments through the Company and its subsidiaries	Malls, Offices, Land Development and other developments	716,079,999	Megaworld Bacolod Properties, Inc.
ArcoVia Projects	Pasig	Investment in Building and its improvements, Land and its developments through the Company and its subsidiaries	Malls, Offices, Land Development and other developments	191,890,000	ArcoVia Properties, Inc.
Iloilo and Cavite Projects	Iloilo and Cavite	Loan Repayment	Malls, Offices, Land Development and other developments	312,500,000	Megaworld Corporation
Taguig and Pasay Projects	Taguig and Pasay	Loan Repayment	Malls, Offices, Land Development and other developments	360,000,000	Megaworld Corporation
TOTAL				**3,160,569,999**	

J. Performance Indicators as of June 30, 2026

Ratio	Formula	June 30, 2026
Current ratio	Current assets / current liabilities	2.23
Debt-to-equity ratio	Total debt / Total stockholders' equity (Total debt includes interest bearing loans and borrowings and bonds and notes payable)	0.13
Interest rate coverage ratio	EBIT / Total Interest (Total interest includes interest expense and capitalized interest)	10.73
Return on equity	Net profit / Average Stockholders' equity	0.07
Return on assets	Net profit / Average total assets	0.06
Net profit margin	Net profit / Total revenues	0.74
Market-to-book ratio	Market Capitalization / Book value	0.79

CERTIFICATION

This Performance Report was prepared and assembled under my supervision in accordance with existing rules of the Securities and Exchange Commission. The information and data provided are complete, true, and correct to the best of my knowledge and/or based on authentic records.

By:

MREIT Fund Managers, Inc. (MFMI)

Joey I. Villafuerte
Treasurer

SUBSCRIBED AND SWORN to before me this 14 AUG 2026 at MAKATI CITY, with the affiant/s exhibiting to me the following identification document/s:

Name	Competent Evidence of Identity	Date and Place of Issue
MREIT Fund Managers, Inc. By: **Joey I. Villafuerte**		

ATTY. RAYMOND A. RAMOS
COMMISSION NO. M-229
NOTARY PUBLIC FOR MAKATI CITY
UNTIL DECEMBER 31, 2026
2364 ANGONO STREET
BARANGAY POBLACION 1210, MAKATI CITY
SC Roll No. 62179/04-26-2013
IBP NO. 536461/01-05-2026/Pasig City
PTR NO. MKT.10764120/01-05-2026/Makati City
MCLE Compliance No. VIII-0012898/04-14-2028

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