

# COVER SHEET

SEC Registration Number

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**Company Name**

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

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VINCE ZYRENCE T. BARLONGAY

Contact Person

(632) 8894-6300/6400

Company Telephone Number

Month

Day

Fiscal Year

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Month

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Day

Month

Day

Annual Meeting

[illegible]

Form Type	Form Number	Form Description
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Amended Articles Number/Section

Total Amount of Borrowings

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Total No. of Stockholders

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Domestic

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Foreign

To be accomplished by SEC Personnel Concerned

[illegible]

File Number

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LCU

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Section

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STAMPS

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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. **13 November 2025**  
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, Philippines**  
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

<u>Title of Each Class</u>	<u>Number of Shares of Stock Outstanding</u>
Common	3,721,983,381 <sup>1</sup>
Preferred	0
<b>Total</b>	<b>3,721,983,381<sup>1</sup></b>

10. **Item 9**

Please see the attached Press Release.

**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:

  
**VINCE ZYRENCE T. BARLONGAY**  
Compliance Officer  
13 November 2025

<sup>1</sup> As of 19 November 2024, MREIT, Inc. has a total of 3,721,983,381 common shares issued and outstanding. 2,795,821,381 common shares are listed in the Philippines Stock Exchange (the "Exchange"), while the 926,162,000 common shares issued on 19 November 2024 are pending listing with the Exchange.



## **MREIT'S 3Q DISTRIBUTABLE INCOME UP 29% TO P935M, REVENUES SURGE 42% AS IT BUILDS MOMENTUM FOR THE NEXT WAVE OF GROWTH**

*MANILA, Philippines, November 13, 2025* – MREIT, Inc., the real estate investment trust of property giant Megaworld, recorded a 29% year-on-year increase in distributable income to P935 million in the third quarter of 2025, driven by the contribution of six newly acquired office properties in 2024, higher occupancy, and sustained rental escalations.

Revenues surged 42% year-on-year to P1.43 billion during the quarter as MREIT continued to strengthen its portfolio performance in preparation for the next wave of growth amid improving market conditions.

For the first nine months of 2025, distributable income rose 27% to P2.8 billion, while revenues grew 33% to P4.13 billion, supported by sustained tenant demand and cost efficiency across its portfolio.

MREIT's portfolio occupancy rose to 92% as of end-September 2025, improving by around 300 basis points from the previous quarter with the successful onboarding of traditional and BPO tenants across its office towers.

MREIT is also anticipating regulatory approval to increase its authorized capital stock to P8 billion from P5 billion, which will enable the company to acquire new assets in its upcoming wave of property infusions. For this next round, MREIT is looking at 10 office properties—nine buildings in McKinley Hill and one in Eastwood City—with a combined gross leasable area of around 198,500 square meters.

After completing this round of office infusions, MREIT is also preparing to begin the acquisition of several mall assets to further diversify its portfolio. This will allow investors to benefit from the strong retail performance and record-high occupancy of Megaworld Lifestyle Malls.

The planned infusion will be based on the valuation of the properties and subject to compliance with the REIT Law's minimum public float requirements. Once approved and completed, these assets will expand MREIT's portfolio by about 41% to 680,000 sqm, from the current 482,000 sqm.

“Our strong performance this quarter reflects not only the resilience of our office portfolio but also our readiness for the next wave of growth,” says Jose Arnulfo Batac, President and CEO, MREIT, Inc. “With market conditions turning more favorable, we are well-positioned to pursue our long-term expansion plans and deliver sustained value to our shareholders.”

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Following its third quarter results, MREIT declared cash dividends of P0.250478 per share, payable on December 19, 2025 to stockholders on record as of December 1, 2025. This translates to an annualized dividend yield of 7.3%, based on the last closing price of P13.66 per share as of November 12, 2025.

MREIT's portfolio consists of prime office assets located within Megaworld's townships, including Eastwood City, McKinley Hill, McKinley West, Iloilo Business Park, and Davao Park District. The company continues to focus on delivering accretive acquisitions and stable dividends to its shareholders.

MREIT targets to expand its gross leasable area to one million square meters by 2027, leveraging Megaworld's extensive pipeline of high-quality, income-generating properties to fuel the next phase of its growth. ###

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*Disclaimer: This Press Release contains forward-looking statements that are subject to risks and opportunities that could affect MREIT, Inc.'s plans to acquire additional assets until 2030. Although MREIT, Inc. believes that expectations reflected in any forward-looking statements are reasonable, it can give no guarantee of future actions or events.*