

COVER SHEET

SEC Registration Number

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Company Name

[illegible]

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

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GIANCARLO V. INACAY

Contact Person

(632) 8894-6300/6400

Company Telephone Number

Month

Day

Fiscal Year

Month Day

Month

Day

Annual Meeting

[illegible]

Form Type

[illegible]

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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

[illegible]

File Number

LCU

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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. **08 May 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**
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 ¹
Preferred	0
Total	3,721,983,381¹

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.

By: 
GIANCARLO V. INACAY
Compliance Officer
08 May 2025

¹ 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 Q1 DISTRIBUTABLE INCOME SOARED 26%; REMAINS ON-TRACK TO EXPAND PORTFOLIO TO 600,000 SQM BY YEAREND

MANILA, Philippines, May 8, 2025 - MREIT, Inc., the real estate investment trust of township developer Megaworld Corporation, ended the first quarter of 2025 with a robust performance, as distributable income soared to P932 million in the first quarter of 2025, from P742 million during the same period last year.

Revenues grew 25% year-on-year to P1.34 billion, up from P1.08 billion in the first quarter of 2024. The strong growth in both revenue and income was driven by the full-quarter income contribution from the six newly acquired, PEZA-accredited office properties added in late 2024, as well as sustained rental escalations across MREIT's high-quality portfolio.

"This solid start to the year demonstrates the strength of our expanded portfolio and the continued demand for prime office spaces in our strategically located townships," said Kevin L. Tan, president and chief executive officer, MREIT, Inc.

"We remain focused on optimizing returns from our existing assets while exploring further acquisition opportunities that align with our growth strategy," he added.

Following its first quarter results, MREIT declared cash dividends of P0.25047 per share, payable on June 6, 2025 to stockholders on record as of May 23, 2025. This translates to an annualized dividend yield of 7.4%, based on the last closing price of P13.58 per share as of May 7, 2025.

MREIT's gross leasable area currently stands at 482,000 square meters, a 48% increase following the Wave 3 acquisition completed last year.

To date, MREIT's portfolio comprises 24 prime office properties strategically located in five Megaworld premier townships: Eastwood City, McKinley Hill, McKinley West, Iloilo Business Park, and Davao Park District.

To support its long-term growth target, MREIT plans to expand its gross leasable area by approximately 100,000 square meters annually.

This strategy will bring the company closer to its goal of reaching 1 million square meters of GLA by 2030, solidifying its position as one of the largest office REITs in the country. ###

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.