



**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. **11 November 2022**  
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

<b><u>Title of Each Class</u></b>	<b><u>Number of Shares of Stock Outstanding</u></b>
Common	2,532,121,381
Preferred	0
<b>Total</b>	<b>2,532,121,381</b>

10. **Item 9(b)**

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:



**CHERYLL B. SERENO**  
*Compliance Officer and Data Protection Officer*  
11 November 2022



## **MREIT RECORDS P1.9-BILLION DISTRIBUTABLE INCOME IN 9M2022**

*MANILA, Philippines, November 11, 2022* - MREIT, Inc., the REIT company of the country's largest office landlord Megaworld Corporation, registered distributable income of P1.9-billion in the first nine months of 2022, driven by revenues of P2.7-billion. Meanwhile, net income during the period reached P2.0-billion. MREIT recorded an average occupancy of 96% during the first nine months of the year.

MREIT's board likewise approved the declaration of dividends amounting to P0.2444 per share for the third quarter of 2022. Total dividends per share for the first nine months of the year stands at P0.7342. This brings the company's annualized dividend yield to 8.2% as of MREIT's closing share price of P11.96 per share on November 11, 2022. MREIT will continue to declare dividends quarterly.

"Our offices remain steadfast with above-industry occupancy rates and improving revenues even as we navigate through a challenging environment, proving once again the quality of our portfolio and tenants. We work double time to continue our promise of delivering consistent and attractive returns to our shareholders," says Kevin L. Tan, President and Chief Executive Officer, MREIT, Inc.

Last month, MREIT celebrated the first anniversary of its successful listing in the Philippine Stock Exchange (PSE). A year after, MREIT has grown its portfolio size by 25% to 280,000 square meters and its property value by 20% to P59.3-billion. Moving forward, the company will continue to work towards providing long-term attractive returns for its shareholders from a combination of organic growth and new acquisitions.

This period's performance, however, does not include additional income arising from the announced property-for-share swap transaction. Last April, MREIT announced the acquisition of an additional four prime properties worth P5.3-billion. Once complete, this will increase the portfolio's size by 16% to 325,000 square meters and its property value by 9% to P64.5-billion. The acquisition is still subject to the approval of the Securities and Exchange Commission (SEC). These properties are located in two of Megaworld's most prime township developments to date: Iloilo Business Park in Mandurriao, Iloilo and McKinley West in Taguig City.

Once completed, the acquisition will expand MREIT's portfolio gross leasable area (GLA) by 16% to 325,000 square meters covering 18 office properties in four Megaworld premier townships: 1800 Eastwood Avenue, 1880 Eastwood Avenue, and E-Commerce Plaza in Eastwood City; One World Square, Two World Square, Three World Square, 8/10 Upper McKinley, 18/20 Upper McKinley, and World Finance Plaza in McKinley Hill; One Techno Place, Two Techno Place, Three Techno Place, One Global Center, Two Global Center, Festive Walk 1B, and Richmond Tower in Iloilo Business Park; and One West Campus and Five West Campus in McKinley West. ###

*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 office assets in 2022. Although MREIT, Inc. believes that expectations reflected in any forward-looking statements are reasonable, it can give no guarantee of future actions or events.*