

MARKET VALUE APPRAISAL

Property exhibited to us by the
MREIT FUND MANAGERS, INC.

Science Hub Tower 3

Located in
**McKinley Hill, Barangay Pinagsama
Taguig City, Metro Manila**

09 December 2025

MREIT FUND MANAGERS, INC.

19th Floor, Alliance Global Tower
36th Street corner 11th Avenue
Uptown Bonifacio, Taguig City, Metro Manila

Attention : **MR. ROLANDO J. TIONGSON**
President and Chief Executive Officer

Thru : **MR. GIANCARLO INACAY**

We express our professional statement of opinion on the valuation of certain assets described in the attached Independent Valuation Report dated 09 December 2025. Our Independent Valuation Report was made on the basis of certain information and internal data provided to us by the **MREIT FUND MANAGERS, INC.**, as well as on our inspections, research and analyses of market data which we have deemed reasonable, appropriate and applicable based on our experience as valuation professionals.

Management Responsibility of Client

The Client and its management are responsible for the preparation and fair presentation of information and internal data provided to us. Where the valuation requires actual property inspections, Client warrants that all properties inspected properly refer to the actual and only subjects of this valuation report. While we verify information and data in cases where such verification is required, our services do not cover certification on the accuracy and completeness of information provided to us by the Client and its management.

Responsibility of the Valuation Professional

Our responsibility as valuation professionals is to come up with an appropriate reasonable valuation for the subject assets and properties based on information, internal data and market data available to us, as well as on actual inspections, where such are required. Our valuation reports are made based on reasonable and adequate data that support our conclusions to establish the market value of the subject assets as of the stated date.

Our valuation procedures have been performed in accordance with the International Valuation Standards (2025 Edition) and Philippine Valuation Standards (2nd Edition, 2018), that represent accepted or best practice in the valuation profession, also known as Generally Accepted Valuation Principles (GAVP). The development of the International Valuation Standards serves as a professional benchmark, or beacon, for valuation professionals globally, thereby enabling them to respond to client requirements for reliable valuations.

Prohibitions

Neither the whole nor any part of this report, any reference thereto may be published, included in or with, attached to any document or used for any purpose other than that specifically stated in this report, without the written consent of Cuervo Appraisers, Inc. in accordance and exclusively for the purpose, form and context in which it may appear.

Representations

Cuervo Appraisers, Inc., through its Manila, Cebu, Davao and Iloilo offices has been in the business of providing asset valuation solutions for companies across all industries for 45 years in the Philippines and overseas. Cuervo Appraisers, Inc. has been involved in numerous valuation projects for various assets and enterprises, both tangible and intangible, and is well qualified to undertake the work required.

The final valuation report shall not be valid without the dry seal of Cuervo Appraisers, Inc. properly affixed thereto.

CUERVO APPRAISERS, INC.

By:



LIBERTY SANTIAGO-AÑO, IPA, MRICS

Vice President and General Manager

Real Estate Appraiser

Valid until: 07/17/2026

PRC Registration Number: 0000167

IPREA Membership No. 849

PTR No. 3040621

06 January 2025

City of Pasig

09 December 2025

MREIT FUND MANAGERS, INC.

19th Floor, Alliance Global Tower
36th Street corner 11th Avenue
Uptown Bonifacio, Taguig City, Metro Manila

Attention : **MR. ROLANDO J. TIONGSON**
President and Chief Executive Officer

Thru : **MR. GIANCARLO INACAY**

Subject : **CAI File No. 06-2025-0658-004AR**
Market Value Appraisal of Property

Gentlemen :

As requested, we appraised a certain real property exhibited to us by the **MREIT FUND MANAGERS, INC.**, for the purpose of expressing an opinion on the *market value* of the property intended for corporate use as of **30 September 2025**.

The appraised property is identified as the **Science Hub Tower 3 (building and its facilities)**, located **along Campus Avenue, within McKinley Hill, Barangay Pinagsama, Taguig City, Metro Manila**.

The term **Market Value**, as used herein, is defined as:

the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing where the parties had each acted knowledgeably, prudently, and without compulsion.

Market Value is understood as the value of an asset estimated without regard to costs of sale or purchase and without offset for any associated taxes.

In the market value appraisal of any fixed land improvements, the land where the said improvements stand should be included to satisfy its definition. Being an appraisal of a building only, this report pertaining to the said item, therefore, partakes in the nature of a fractional appraisal and is rendered as such.

We personally inspected the property, investigated local market conditions and gave consideration to the --

Income Approach is a method in which the appraiser derives an indication of value for income producing property by converting anticipated future benefits into current property value;

Discounting and capitalization rates;

Extent, character and utility of the property;

Lease/Rent rates for similar property; and

Highest and best use of the property.

Premised on the foregoing and as supported by the accompanying narrative report, it is our opinion that the **market value** of the property using income approach appraised as of **30 September 2025** is reasonably represented in the amount of **TWO BILLION FIVE HUNDRED FIFTY-EIGHT MILLION TWO HUNDRED EIGHTY-ONE THOUSAND (Php2,558,281,000) PESOS.**


We made no investigation of and assume no responsibility for title to or liabilities against the appraised property.

WE CERTIFY that we have neither present nor prospective interest on the appraised property or on the reported value.

Respectfully submitted,

CUERVO APPRAISERS, INC.

By:


ENGR. EMMANUEL P. LEGASPI
Department Manager - Real Estate
PRC Registration Number: 0000087
Valid Until: 12/06/2028
IPREA Membership No. 847
PTR No. 3974190
06 January 2025
City of Dasmariñas

JVP:atv:mfm

CAI File No. 06-2025-0658-004AR

LIMITING CONDITIONS

1. All existing liens and encumbrances, if any, have been disregarded and the property is appraised as though free and clear under responsible ownership.
2. ***Cuervo Appraisers, Inc.***, by reason of this appraisal, is not required to give testimony or attendance in court or to any government agency with reference to the subject property unless arrangements have been previously made.
3. Any erasure on appraisal date and/or value invalidates this valuation report.
4. Neither the whole nor any part of this report and valuation, nor any reference thereto, may be included in any document, circular or statement without our written approval.
5. The valuation fee is not contingent upon a predetermined value conclusion or a percentage of the valuation.
6. This appraisal report is invalid unless it bears the service seal of ***Cuervo Appraisers, Inc.***

CAI File No. 06-2025-0658-004AR

NARRATIVE REPORT

I. GENERAL

This report covers an appraisal of a certain real property located within Barangay Pinagsama, Taguig City, Metro Manila. The appraisal was made for the purpose of expressing an opinion on the **market value** of the property as of **30 September 2025**.

The term **Market Value** is defined as the estimated amount for which an asset or a liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's-length transaction after proper marketing where the parties had each acted knowledgeably, prudently, and without compulsion.

In this definition, it is assumed that any transaction shall be based on cash or its equivalent consideration. The price which the property would fetch if offered for sale on the open market, would undoubtedly be affected, should the sale be on terms, whether favorable or unfavorable.

It is further assumed that the title to the property is good, marketable, and free from liens and encumbrances; and that fee simple ownership is transferable.

The rights appraised in this report are the property rights in fee simple, free and clear. **Fee Simple** is defined as the absolute fee without limitation to any particular class of heirs or restrictions but subject to the limitations of eminent domain, escheat, police power and taxation.

II. PROPERTY LOCATION AND IDENTIFICATION

Based on the documents provided to us by the client, the appraised property is the **Science Hub Tower 3 (building and its facilities)**, located **along Campus Avenue, within McKinley Hill, Barangay Pinagsama, Taguig City, Metro Manila**.

The site is located on the southwest side of Campus Avenue; approximately 500 meters south from the corner of Upper McKinley Hill Road and Park Avenue; 1-kilometer southeast from the corner of Lawton Avenue and Upper McKinley Hill Road; and about 1.20-kilometer southwest from the corner of Carlos P. Garcia Avenue (C-5) and Upper McKinley Hill Road.

Campus Avenue is 30 meters wide, provided with concrete-paved with asphalt overlay and provided with concrete curbs and gutters, concrete sidewalks, underground drainage and center island.

III. NEIGHBORHOOD DATA

McKinley Hill is a 50-hectare Italian-themed urban township developed by Megaworld Corporation. This integrated community seamlessly combines residential, office, commercial, retail, sports, recreation, and institutional components, creating a vibrant mini-city environment.

McKinley Hill boasts over 270,000 square meters of office space, accommodating numerous businesses and multinational companies. The township is known for its campus-type office buildings, many accredited as PEZA special economic zones for information technology, resembling those in Silicon Valley.

Strategically located at the junction of Lawton Avenue, McKinley Road, and C-5, McKinley Hill provides easy access to major thoroughfares, making it convenient for residents and professionals commuting to and from the area.

Generally, the roads in the neighborhood are designed to accommodate light to heavy vehicular and pedestrian traffic loads. Major thoroughfares are concreted with widths ranging from 10 to 50 meters and lighted with streetlamps.

Some of the important improvements in the vicinity are:

- Venice Grand Canal Mall
- Science Hub Towers 1, 2 and 4
- Enderun Colleges
- Wells Fargo
- McKinley Hill Stadium

Venice Grand Canal Mall, SM Aura Premier, Market! Market! and various establishments within Bonifacio Global City serve the commercial, marketing and shopping needs of the residents in the area. These are accessible from Campus and Lawton Avenues by public transportation. Other community centers like the post office, public market, churches/chapels, hospitals/clinics, and private and public schools are likewise accessible from the said thoroughfare.

IV. COMMUNITY FACILITIES AND UTILITIES

Electric power, water supply, and telecommunication facilities are available in the subject building.

Public transportation connecting to various sections of Taguig City and its neighboring towns/cities is available along Campus Avenue where the subject building fronts. Streetlights, garbage collection, foot and mobile patrols of the Philippine National Police, and other community facilities and utilities are maintained by the local government.

V. LAND DATA

No copy of the title or any land ownership document was given to us.

No title verification was conducted to confirm the existence of the owner's original copy of the title supposedly on file with the Registry of Deeds since it is not included in the assignment.

VI. DESCRIPTION OF THE BUILDING

The land is improved with a building described as follows:

SCIENCE HUB TOWER 3

This is a ten (10)-storey reinforced concrete-framed building with roof deck and one (1) common basement, having a concrete slab and waterproof membrane finished concrete slab roof deck; gypsum board with T-runner and plywood ceilings; cement plastered concrete hollow block, tempered glass and double-wall plywood partitions; cement plastered concrete hollow block and tempered glass walls; metal louver, concrete louver, glass on steel frame and tempered glass on powdered coated aluminum frame windows; wood panel, plywood flush, metal sheet, metal louver on steel frame and glass panel doors; and carpet tiles, ceramic tiles and plain cement with epoxy concrete slab floors.

This is painted and provided with fire-fighting equipment, lighting, plumbing, and telecommunication facilities. Also equipped with a stand-by genset, five (5) passenger and one (1) service elevators, and CCTV camera security system having gross floor area and gross leasable area of 23,287.28-square meter and 20,516.88-square meter, allocated below:

Floor Level	Gross Floor Area (sq.m.)	Gross Leasable Area (sq.m.)	Occupancy
Ground	1,753.29	1,390.88	Optum and 7-Eleven
Second	2,392.54	2,125.00	Optum
Third	2,392.54	2,125.00	Optum
Fourth	2,392.54	2,125.00	Optum
Fifth	2,392.54	2,125.00	HCL Services Philippines, Inc.
Sixth	2,392.54	2,125.00	HCL Technologies Philippines, Inc.
Seventh	2,392.54	2,125.00	HCL Technologies Philippines, Inc.
Eight	2,392.54	2,125.00	HCL Technologies Philippines, Inc.
Ninth	2,392.54	2,125.00	Samsung R&D Institute Philippines
Tenth	<u>2,393.67</u>	<u>2,126.00</u>	Eviden
Total -	23,287.28	20,516.88	

Estimated remaining economic life is 32 years.

VII. HIGHEST AND BEST USE

Based upon an analysis of the property itself and the prevailing land usage in the neighborhood, we are of the opinion that the **existing office/commercial utility** would represent the highest and best use of the property.

Highest and Best Use is the most probable use of a property which is physically possible, appropriately justified, legally permissible, financially feasible, and which results in the highest value of the property being valued.

VIII. VALUATION

The Income Approach is a method in which the appraiser derives an indication of value for income producing property by converting anticipated future benefits into current property value. The different techniques that can be utilized to accomplish this include direct capitalization, mortgage-equity capitalization and discounted cash flow analysis. All three methods are based on an analysis of a property's operating income. The first step in the Income Approach is estimating the Potential Gross Income (PGI) of the property. The PGI includes income from all possible sources, at 100% occupancy and before any deductions for expenses. These projections are generally calculated on an annual basis and are based on the analysis of data from the subject and comparable rental properties. With a potential gross income figure, a suggested value can be applied against the subject. After projecting the Potential Gross Income, an allowance is made for vacancy and credit loss, resulting in the Effective Gross Income (EGI). The EGI estimates the anticipated annual gross receipts from the property. The property may experience vacancies (even in a strong rental market) due to the time lag between successive tenants (e.g., remodeling). Collection losses can result from a tenant's inability or refusal to pay rent. After projecting the Effective Gross Income, the appraiser deducts the estimated operating expenses for the property. These operating expenses include all costs required to maintain the earning potential of the property.

The operating expenses are generally classified into two categories: fixed expenses and variable expenses. Variable expenses are directly related to the occupancy, and therefore to the Effective Gross Income, of the property. Examples include Gross Receipt Taxes and management fees paid on a percentage of gross bases.

Fixed expenses are those which remain constant for the property regardless of occupancy. Examples include real property taxes and hazard insurance. The total operating expenses are deducted from the Effective Gross Income resulting in the Net Operating Income (NOI). The NOI is the annual estimated income generated by the property, before interest expense, depreciation and taxes. The Net Operating Income can be analyzed in three ways, as introduced above: direct capitalization, mortgage-equity analysis and discounted cash flow. For purposes of this report, we have adopted the Discounted Cash Flow Analysis, details of which are shown on the succeeding pages of this report.

Discounted Cash Flow Analysis

This form of analysis allows an investor or owner to make an assessment of the long-term return that is likely to be derived from a property with a combination of rental and capital growth over an assumed investment horizon. In undertaking this analysis, a wide range of assumptions are made including base rental, rental growth, statutory and operating expenses, and sale price and disposal of the property at the end of the investment period.

Having regard to these factors, we have carried out a discounted cash flow analysis over a 10-year investment horizon in which we have assumed that the property is sold at the start of the eleventh year of the cash flow. The cash flow analyses, which comprise annual income streams, are based upon the following assumptions/estimates:

1. Cash Flow is projected over a 10-year period;
2. Gross Leasable Area is 20,516.88 square meters;
3. Effective gross revenues, operating expenses, and capitalization expenses were based on the 10-year cash flow given to us by the client, taking into consideration the historical data and the existing lease contracts of the tenants;
4. Estimation of the present worth of the projected net income. Given that annual earnings and benefits are brought back to present worth, the formula for the Net Present Value may now be expressed as:

$$NPV = \sum [FVt / (1 + i)^t] - I_0$$

The last equation states that the Net Present Value, PV, is just the sum of the present worth of the expected economic benefits to be received;

5. Discount rate is estimated at 10.42%, using a built-up method, the computation is shown below;

Derivation of Discount Rate using Built-up Method

91-day treasury bill rate	=	5.526%	auction date: 30 June 2025
Below one year time deposit	=	4.018%	Peso Deposit June 12-18, 2025 BSP
Average	=	4.772%	
Less: 20% withholding tax	=	0.954%	
	=	3.818%	
Plus: Recapture rate of the building	=	1/REL of the Bldg.	
	=	1/27 yrs x 100	
	=	3.70%	
Cap Rate	=	7.518%	
Plus: Inflation Rate	=	2.90%	inflation rate for December 2024 (PSA)
	Discount Rate	=	10.418%
	Say	=	10.42%

Note: REL – Remaining Economic Life
The average of MREIT buildings is 29-year.

6. Growth rate is estimate at 4% based on the average escalation rate;
7. Capitalization rate adopted to arrive at the terminal value is 6.42% (discount rate less growth rate);
8. Marketing Cost is pegged at 0% of resale value, MREIT has no intention sale this property at the end of 10th year.

Discounted Cash Flow Analysis (in PhP)														SCIENCE HUB TOWER 3	
STATISTICS															
Land Area		-	sq.m.												
Gross Floor Area		23,287.28	sq.m.												
Gross Leasable Area		20,516.88	sq.m.												
Vacancy Rate (incl. bad debts)			(ave.)												
Terminal Capitalization Rate		6.42%													
Discount Rate		10.42%													
Present Worth Factor				0.95165	0.86184	0.78051	0.70686	0.64016	0.57975	0.52504	0.47549	0.43062	0.38998		0.35318
				2025	2026	2027	2028	2029	2030	2031	2032	2033	2034		2035
			Year	1	2	3	4	5	6	7	8	9	10	Totals	11
GROSS REVENUES		Escalation			2%	4%	4%	4%	4%	5%	4%	5%	4%		5%
Rental Income															
Rental Income - PAS Adjustment															
Rental Income - deferred credits amortization															
Rental Income - penalties															
Income from dues - net															
Total Annual Gross Rental															
Total Annual Revenues				-	-	-	-	-	-	-	-	-	-	-	-
LESS:															
Vacancy Rate (incl. bad debts)		of gross revenues		248,335,886	253,481,666	264,189,823	274,891,051	285,976,673	298,261,564	312,563,061	326,081,258	341,752,334	356,656,146		373,833,811
Effective Gross Revenues				248,335,886	253,481,666	264,189,823	274,891,051	285,976,673	298,261,564	312,563,061	326,081,258	341,752,334	356,656,146	2,962,189,460	373,833,811
LESS EXPENSES:															
Cost of Services															
Outside Services															
Management Fees - FM															
Management Fees - PM															
Land Lease															
Utilities															
Taxes, Licences and Fees - RPT															
Taxes, Licences and Fees - Others															
Repairs and Maintenance															
Supplies and Materials															
Miscellaneous															
Total of Cost of Services				54,449,199	57,612,515	60,313,509	61,445,208	64,264,416	65,564,197	68,808,770	70,239,059	73,716,198	75,293,092		79,021,714
Other Operating Expenses				12,416,794	12,674,083	13,209,491	13,744,553	14,298,834	14,913,078	15,628,153	16,304,063	17,087,617	17,832,807		18,691,691
Capex Reserve				18,184,894	18,357,411	19,106,482	20,009,929	20,783,132	21,820,219	22,856,493	23,997,693	25,140,925	26,399,098		27,660,418
Total				85,050,888	88,644,010	92,629,482	95,199,689	99,346,382	102,297,494	107,293,416	110,540,815	115,944,740	119,524,997		125,373,822
Total				85,050,888	88,644,010	92,629,482	95,199,689	99,346,382	102,297,494	107,293,416	110,540,815	115,944,740	119,524,997	1,016,471,913	125,373,822
NET OPERATING INCOME				163,284,998	164,837,656	171,560,341	179,691,362	186,630,291	195,964,070	205,269,645	215,540,442	225,807,594	237,131,148	1,945,717,546	248,459,989
ADD: Reversion Value (Resale Value)															3,870,093,291.27
LESS: Marketing Cost		0.0%	of Resale Value												-
Net Reversion Value															3,870,093,291
Present Worth Factor @	10.42%	discount rate		0.95165	0.86184	0.78051	0.70686	0.64016	0.57975	0.52504	0.47549	0.43062	0.38998		0.35318
Present Worth of Net Income				155,389,766	142,064,254	133,905,231	127,016,488	119,472,318	113,609,295	107,774,099	102,487,453	97,237,264	92,477,280	1,191,433,449	
Present Worth of Net Reversion Value															1,366,847,726

Total Present Value of Net Income	1,191,433,449
Present Worth of Net Reversion Value	1,366,847,726
Total	2,558,281,175

Market Value of Property (Building and its facilities)	PhP	2,558,281,175
Rounded to	PhP	2,558,281,000

On the basis of the foregoing, the market value of the property (building and its facilities) using the Discounted Cash Flow Analysis, is represented in the amount of **Php2,558,281,000**.