

COVER SHEET

SEC Registration Number

C	S	2	0	2	0	5	2	2	9	4
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Company Name

[illegible]

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

1	8	/	F	,		A	L	L	I	A	N	C	E		G	L	O	B	A	L		T	O	W	E	R	,			
3	6	T	H		S	T	.	,		C	O	R	.		1	1	T	H		A	V	E	.	,						
U	P	T	O	W	N		B	O	N	I	F	A	C	I	O	,		T	A	G	U	I	G		C	I	T	Y		

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
Form 1	100-100	Form 100-100
Form 2	100-200	Form 100-200
Form 3	100-300	Form 100-300
Form 4	100-400	Form 100-400
Form 5	100-500	Form 100-500
Form 6	100-600	Form 100-600
Form 7	100-700	Form 100-700
Form 8	100-800	Form 100-800
Form 9	100-900	Form 100-900
Form 10	100-1000	Form 100-1000
Form 11	100-1100	Form 100-1100
Form 12	100-1200	Form 100-1200
Form 13	100-1300	Form 100-1300
Form 14	100-1400	Form 100-1400
Form 15	100-1500	Form 100-1500
Form 16	100-1600	Form 100-1600
Form 17	100-1700	Form 100-1700
Form 18	100-1800	Form 100-1800
Form 19	100-1900	Form 100-1900
Form 20	100-2000	Form 100-2000
Form 21	100-2100	Form 100-2100
Form 22	100-2200	Form 100-2200
Form 23	100-2300	Form 100-2300
Form 24	100-2400	Form 100-2400
Form 25	100-2500	Form 100-2500
Form 26	100-2600	Form 100-2600
Form 27	100-2700	Form 100-2700
Form 28	100-2800	Form 100-2800
Form 29	100-2900	Form 100-2900
Form 30	100-3000	Form 100-3000
Form 31	100-3100	Form 100-3100
Form 32	100-3200	Form 100-3200
Form 33	100-3300	Form 100-3300
Form 34	100-3400	Form 100-3400
Form 35	100-3500	Form 100-3500
Form 36	100-3600	Form 100-3600
Form 37	100-3700	Form 100-3700
Form 38	100-3800	Form 100-3800
Form 39	100-3900	Form 100-3900
Form 40	100-4000	Form 100-4000
Form 41	100-4100	Form 100-4100
Form 42	100-4200	Form 100-4200
Form 43	100-4300	Form 100-4300
Form 44	100-4400	Form 100-4400
Form 45	100-4500	Form 100-4500
Form 46	100-4600	Form 100-4600
Form 47	100-4700	Form 100-4700
Form 48	100-4800	Form 100-4800
Form 49	100-4900	Form 100-4900
Form 50	100-5000	Form 100-5000
Form 51	100-5100	Form 100-5100
Form 52	100-5200	Form 100-5200
Form 53	100-5300	Form 100-5300
Form 54	100-5400	Form 100-5400
Form 55	100-5500	Form 100-5500
Form 56	100-5600	Form 100-5600
Form 57	100-5700	Form 100-5700
Form 58	100-5800	Form 100-5800
Form 59	100-5900	Form 100-5900
Form 60	100-6000	Form 100-6000
Form 61	100-6100	Form 100-6100
Form 62	100-6200	Form 100-6200
Form 63	100-6300	Form 100-6300
Form 64	100-6400	Form 100-6400
Form 65	100-6500	Form 100-6500
Form 66	100-6600	Form 100-6600
Form 67	100-6700	Form 100-6700
Form 68	100-6800	Form 100-6800
Form 69	100-6900	Form 100-6900
Form 70	100-7000	Form 100-7000
Form 71	100-7100	Form 100-7100
Form 72	100-7200	Form 100-7200
Form 73	100-7300	Form 100-7300
Form 74	100-7400	Form 100-7400
Form 75	100-7500	Form 100-7500
Form 76	100-7600	Form 100-7600
Form 77	100-7700	Form 100-7700
Form 78	100-7800	Form 100-7800
Form 79	100-7900	Form 100-7900
Form 80	100-8000	Form 100-8000
Form 81	100-8100	Form 100-8100
Form 82	100-8200	Form 100-8200
Form 83	100-8300	Form 100-8300
Form 84	100-8400	Form 100-8400
Form 85	100-8500	Form 100-8500
Form 86	100-8600	Form 100-8600
Form 87	100-8700	Form 100

[illegible]

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Dept. Requiring this Doc.

Amended Articles Number/Section

Total Amount of Borrowings

Total No. of Stockholders

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Domestic

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Foreign

To be accomplished by SEC Personnel Concerned

[illegible]

File Number

LCU

LCU

[illegible]

Document I.D.

Section

Cashier

STAMPS

Remarks = 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. **17 December 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 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.

MREIT, INC.
Issuer

By:


VINCE ZYRENCE T. BARLONGAY
Compliance Officer
17 December 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 Scales Up with Php16.2B Asset Infusion

Manila, Philippines – December 18, 2025 – MREIT, Inc. (“MREIT”), the real estate investment trust of Megaworld, announced that its Board of Directors has approved the infusion of nine Grade A office buildings from its sponsor through a property-for-share swap transaction, valued at Php16.22 billion.

The assets to be infused—Science Hub Towers 1, 3 and 4; 8 Campus Place Buildings A, B and C; One Campus Place Buildings A and B; and South East Asian Campus (SEAC)—are all Grade A office properties located within PEZA-registered zones in McKinley Hill, Taguig City, one of Metro Manila’s established business districts. Several of these assets, including 8 Campus Place Buildings A and B and SEAC, are LEED-certified, underscoring their alignment with internationally recognized sustainability standards.

The infusion adds 165,477 square meters of gross leasable area (GLA) to MREIT’s portfolio, bringing its total office GLA to 646,891 square meters upon completion.

“This latest infusion reflects MREIT’s continued focus on scaling up with high-quality, income-generating assets in prime locations,” said Jose Arnulfo Batac, President and CEO of MREIT, Inc. “These assets further strengthen portfolio quality and support our objective of delivering stable and sustainable returns to our shareholders.”

Following this transaction, MREIT intends to pursue another round of asset infusions within 2026, which is expected to increase its portfolio to approximately 750,000 square meters of GLA. As previously disclosed, the next tranche is expected to include select mall assets, further diversifying MREIT’s income base.

These planned infusions form part of MREIT’s growth strategy to expand its portfolio with premium office assets and lifestyle malls, supporting its long-term target of 1 million square meters of GLA by 2027.

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.