



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

<b><u>Title of Each Class</u></b>	<b><u>Number of Shares of Stock Outstanding</u></b>
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**

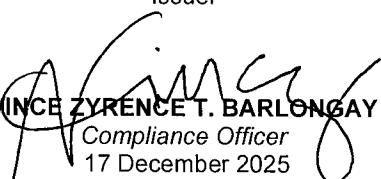
Please see the attached Press Release.

**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 ZYLENCE T. BARLONGAY  
Compliance Officer  
17 December 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 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.