

**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. **23 April 2026**
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	4,718,849,053 ¹
Preferred	0
Total	4,718,849,053

10. **Item 9**

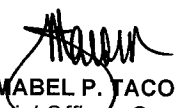
Please see the attached Press Release.

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:


MABEL P. TACORDA
*Chief Financial Officer, Compliance Officer,
and Data Privacy Officer*
23 April 2026

¹ MREIT, Inc. has a total of 4,718,849,053 common shares issued and outstanding. 3,721,983,381 common shares are listed in the Philippines Stock Exchange (the "Exchange") and the 996,865,672 common shares issued on 25 March 2026 are pending listing with the Exchange.



MREIT HIT RECORD Q1 2026 DISTRIBUTABLE INCOME OF P1.25B, UP 34%

MANILA, Philippines, April 23, 2026 – MREIT, Inc. (MREIT), the real estate investment trust company of Megaworld Corporation, delivered its strongest quarterly performance to date in the first quarter of 2026, as the immediate accretion from its recently completed Wave 4 acquisition combined with sharper operating efficiencies to lift earnings, revenues, and margins across the board.

Distributable income surged 34% year-on-year to P1.25 billion, outpacing revenue growth of 29% to P1.72 billion, a clear signal of the operating leverage embedded in the enlarged portfolio. Net operating income (NOI) margin expanded by 130 basis points to 81.6%, from 80.3% a year earlier, driven by cost efficiencies and stronger portfolio performance.

The quarter captured the full impact of Wave 4, the P16.2-billion property-for-share swap that secured SEC approval in March, ahead of the company's own timeline. The transaction added nine Grade A office buildings in McKinley Hill and anchored by multinational tenants, expanding MREIT's GLA by approximately 34% to around 647,000 square meters. With income contribution backdated to January 1, 2026, shareholders began benefiting from the acquisition from the start of the year.

"Our first quarter results show Wave 4 working exactly as intended: accretive from day one, and at a scale that meaningfully lifts both our earnings base and margin profile," said Jose Arnulfo C. Batac, President and CEO of MREIT, Inc. "The 130-basis-point expansion in NOI margin reflects the operating leverage of a larger, higher-quality platform. This is the disciplined, accretive growth we committed to our shareholders, and it sets a strong foundation for the rest of the year."

With Wave 4 now integrated, MREIT is turning to Wave 5, which is expected to mark the company's diversification into retail by infusing mall assets in the second half of the year. Subject to due diligence, valuation, and regulatory approvals, Wave 5 will bring MREIT materially closer to its goal of one million square meters of GLA by 2027.

MREIT's portfolio consists of prime income-generating assets located within Megaworld's townships, including McKinley Hill, McKinley West, Eastwood City, Iloilo Business Park, and Davao Park District. Its visible expansion runway is backed by Megaworld's extensive pipeline of stabilized, income-generating properties and reinforced by the broader property portfolio of Alliance Global Group, giving MREIT one of the strongest sponsor-backed growth platforms among Philippine REITs. ###

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.