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. 14 November 2023

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

Title of Each Class
Common
Preferred
Total

Number of Shares of Stock Outstanding
2,795,821,381¹
0
2,795,821,381¹

10. **Item 9(b)**

In compliance with Section 10.2 of the Implementing Rules and Regulations of the Real Estate Investment Trust Act of 2009, we hereby submit the report on the performance of the Corporation's funds and assets for the period ending 30 September 2023, prepared by the Corporation's fund manager, MREIT Fund Managers, Inc.

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.

By:

KRIZELLE MARIE F. POBLACION

Compliance Officer
14 November 2023

¹ As of 31 March 2023, MREIT, Inc. has a total of 2,795,821,381 common shares issued and outstanding. 2,532,121,381 common shares are listed in the Philippines Stock Exchange, while the 263,700,000 common shares issued in March 2023 is currently pending with the Exchange.



Performance Report for the Period Ending September of 2023

November 14, 2023

Prepared by: MREIT Fund Managers, Inc.

Use of this document

This document was prepared by MREIT Fund Managers, Inc. ("MFMI" or the "Fund Manager") in compliance with the reportorial requirements of the REIT Implementing Rules and Regulations under Republic Act No. 9856, and is being submitted to the Securities and Exchange Commission ("SEC"), the Philippine Stock Exchange ("PSE"), and the Bureau of Internal Revenue ("BIR").

No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including but not limited to photocopy, recording on any information storage and retrieval system without the written permission of MREIT, or a valid order of the SEC or the PSE. If you receive this document in error, please return to MFMI.

A. Interim Statement of Comprehensive Income for the Nine Months Ended September 30, 2023 (in Php, millions)

Profit (loss) before tax

Tax Income/(Expense)

Net Profit (loss)

share

Other comprehensive income

Total comprehensive income

Basic/Diluted earnings (loss) per

2186.2 8.8

> 8.8 0.0

2177.5

0.8

									Brea	kdown p	er Prope	rty							
	Total	1800	1880	ECOM	RMT	1TP	8UM	18UM	1WS	2WS	3WS	WFP	2TP	3TP	1GC	1WC	5WC	FW1B	2GC
Rental Income	2411.5	260.4	195.6	134.7	84.0	44.4	218.6	165.6	287.1	201.2	166.5	222.0	62.6	50.4	55.4	60.9	69.5	76.9	55.6
Income from dues - net	695.3	97.0	83.2	38.1	11.0	18.1	39.9	31.8	59.9	73.2	72.8	41.2	19.6	18.4	22.3	12.9	13.7	22.8	19.5
Revenue	3106.8	357.4	278.9	172.9	94.9	62.5	258.5	197.4	347.0	274.5	239.3	263.2	82.2	68.8	77.8	73.7	83.2	99.7	75.1
Real property tax	21.0	0.0	0.0	0.0	6.8	0.2	0.6	0.1	1.5	3.3	0.8	1.1	0.5	0.3	0.7	0.0	0.0	4.6	0.5
Fund management fees (3.5%)	108.7	12.5	9.8	6.1	3.3	2.2	8.5	7.4	12.1	9.6	8.4	9.2	2.9	2.4	2.7	2.6	2.9	3.5	2.6
Property management fees (2%)	62.1	7.1	5.6	3.5	1.9	1.2	4.9	4.2	6.9	5.5	4.8	5.3	1.6	1.4	1.6	1.5	1.7	2.0	1.5
Outside Services	181.7	14.9	13.3	11.2	4.8	7.2	12.7	9.8	17.9	10.7	10.7	12.4	9.2	7.8	9.1	5.3	5.6	10.3	8.6
Utilities	110.1	26.9	23.4	2.0	1.1	0.9	2.2	1.7	5.0	17.0	16.8	1.5	1.2	1.2	0.3	2.9	3.1	2.4	0.7
Repairs & Maintenance	98.7	6.7	5.8	7.6	5.5	4.4	7.5	5.8	19.8	5.8	11.9	5.1	0.7	5.7	1.2	1.2	1.3	2.8	-0.1
Taxes, Licenses and Fees	3.4	0.3	0.2	0.4	0.1	0.2	0.1	0.1	0.5	0.2	0.2	0.2	0.1	0.1	0.2	0.2	0.2	0.1	0.1
Land Lease	19.5	2.1	1.7	1.1	0.6	0.4	1.6	1.5	2.2	1.7	1.4	1.8	0.5	0.4	0.5	0.5	0.6	0.6	0.5
Others	79.4	8.2	7.0	3.0	3.3	2.8	3.6	2.9	10.8	4.0	4.7	9.4	2.2	4.2	5.1	0.7	0.8	3.0	3.7
Cost and expenses	684.8	78.7	66.8	34.7	27.4	19.5	41.8	33.5	76.7	57.7	59.6	46.0	19.0	23.5	21.3	14.9	16.1	29.2	18.2
Gross Profit	2422.0	278.7	212.1	138.2	67.5	43.0	216.6	163.9	270.3	216.7	179.7	217.2	63.2	45.3	56.4	58.8	67.1	70.4	56.9
General and Administrative Expenses	50.0																		
Operating Profit	2372.0																		
Interest Income	45.0																		
Miscellaneous Income	1.1																		
Interest Expense	-231.9																		

B. Income from Related Parties for the Nine Months Ended September 30, 2023 (in Php, millions)

Related Parties	%	Total	Breakdown per Property						
	/0	Amount	1800	1WS	RMT	3TP	2TP	2WS	RMT
Megaworld Corporation	5.3%	123.8	-	-	64.6	1.4	14.6	0.8	42.3
Anglo Watsons Glass Inc.	0.1%	2.7	2.7	-	-	-	-	-	-
Emperador Distillers Inc.	1.3%	29.7	29.7	-	-	-	_	-	-
Asia Affinity Property Management	0.2%	4.8	-	4.8	_	-	-	-	-
Suntrust Properties Inc.	1.3%	29.5	-	29.5	.	-	-	-	-
Integrated Town Management Corporation	0.3%	6.8	-	-	6.8	-	-	-	-
Total rental income from related parties	8.5%	197.3	32.4	34.3	71.4	1.4	14.6	0.8	42.3

C. Interim Statement of Cash Flows for the Nine Months Ended September 30, 2023 (in Php, millions)

Profit (loss) before tax	P 2,186,2
Adjustments for:	,
Interest expense	231.9
Interest income	(45.0)
Depreciation expense	0.0
Operating profit before working capital changes	2,373.2
Increase in trade and other receivables	(83.0)
Decrease (increase) in other current assets	51.4
Increase in other non-current assets	(34.5)
Increase in accounts and other payables	254.4
Increase (decrease) in deposits and other liabilities	105.7
Cash generated from operations	2,667.1
Interest received	44.6
Final tax paid	(8.8)
Net Cash from Operating Activities	2,703.0
Cash Flow from an Investing Activity	
Cash Flow from an Investing Activity	
Dividends paid	(1,999.3)
Payment for stock issuance cost	(135.0)
Interest paid	(200.7)
Net Cash Used in Financing Activities	(2,334.9)
Net Increase in	
Cash and Cash Equivalents	368.1
Cash and Cash Equivalents	
at the Beginning of Period	1,380.5
Cash and Cash Equivalents at the End of Period	P 1,748.6

D. Operating Statistics for the Nine Months Ended September 30, 2023 (in Php, millions)

			Overall			Off	ice
	Gross leasable area (GLA)*	Leased area	Occupancy rate	Total Rent**	% of Total Rent	Occupied GLA	Average rent
Properties	in sqm	in sqm		in mPhp		in sqm	Php/sqm/ month
1800 Eastwood Avenue	34,738	34,704	100%	255	11%	32,478	774
1880 Eastwood Avenue	33,744	26,417	78%	174	8%	24,515	726
E-Commerce Plaza	20,940	17,700	85%	129	6%	17,700	781
One World Square	30,482	27,919	92%	276	12%	26,826	996
Two World Square	21,286	21,282	100%	193	8%	20,877	974
Three World Square	21,222	21,222	100%	162	7%	20,734	844
8/10 Upper McKinley	19,938	19,772	99%	220	9%	19,297	1,222
18/20 Upper McKinley	19,414	19,413	100%	164	7%	18,948	911
World Finance Plaza	25,067	22,986	92%	206	9%	22,917	976
Richmonde Tower	13,124	13,124	100%	83	4%	5,855	752
One Techno Place	9,549	9,041	95%	45	2%	8,953	559
Two Techno Place	11,100	11,100	100%	63	3%	10,809	656
Three Techno Place	9,568	9,305	97%	46	2%	8,726	596
One Global Center	10,301	9,957	97%	53	2%	9,337	586
One West Campus	9,704	9,657	100%	58	2%	9,657	832
Five West Campus	10,257	10,257	100%	67	3%	10,257	908
Festive Walk 1B	14,703	13,687	93%	74	3%	12,103	634
Two Global Center	9,903	9,903	100%	53	2%	9,048	566
Total	325,037	307,443	95%	2,321		289,037	

^{*}Additional retail spaces identified with a total area of 295 sqm (290 sqm and 5 sqm for Two Techno Place and Three World Square, respectively)
**Excludes income from straight-line method of recognizing rental income and amortization of deferred credits

E. Office Industry Benchmark

	Average Occ	upancy	Average Office Lease Rate (per sqm)		
	Industry	MREIT	Industry	MREIT	
Metro Manila					
McKinley Hill	88%	98%	Php800 to 1,600	971	
Quezon City	82%	89%	Php600 to 1000	760	
Outside Metro Manila					
Iloilo	91%	98%	Php300 to 600	616	

Source: JLL Report Q2 2023, CBRE Report -- Philippines Market Monitor Q4 2022

F. Adjusted Funds from Operations and Dividend Declaration (in Php, millions)

	Dec-22 3M	Mar-23 3M	Jun-23 3M	Sep-23 3M
Net Income After Tax	-2169.9	730.4	734.0	713.1
Straight-Line Adjustment and Amortization of Deferred Credits	-33.7	-27.1	-32.2	-15.4
Other Account Adjustments	11.2	9.6	11.8	10.8
Fair value gains (losses) on investment properties	2822.0	0.0	0.0	0.0
Distributable Income	629.7	712.9	713.6	708.4
Total Dividends	614.8	692.2	692.2	687.8
Dividends per Share	0.2428	0.2476	0.2476	0.2460
Declaration Date	Jan 06, 2023	May 12, 2023	Aug 8, 2023	Nov 6, 2023
% of Distributable Income	98%	97%	97%	97%

G. Investment Return

	Period Ending September 30, 2023
MREIT Returns	
Dividends per share (last 12 months)	Php0.9840 per share
Price per Share as of closing of September 29, 2023	Php12.30 per share
IPO Price	Php16.10 per share
Dividend Yield at current share price	8.0%
Dividend Yield at listing price	6.1%
Total Return since IPO (unannualized)	-9.9%
Benchmark Returns	
FTSE Asia Pacific ex Japan ex China – Mid Cap and Large Cap – Total Returns per Annum (12M)	9.5%
FTSE Asia Pacific ex Japan ex China All Cap – Total Returns per Annum (12M)	10.2%
FTSE Asia Pacific ex Japan ex China – Mid Cap and Large Cap – Total Returns per Annum (5Y)	34.7%
FTSE Asia Pacific ex Japan ex China All Cap – Total Returns per Annum (5Y)	35.0%

Source: FTSE Russell Factsheet: FTSE Asia Pacific ex Japan ex China Indexes (October 31, 2023)

H. Current Valuation of the MREIT Properties

MREIT's properties and their corresponding valuations are listed below. The fair values of the MREIT's properties are determined on the basis of the appraisals performed by Santos Knight Frank, Inc., an independent appraiser with appropriate qualifications and recent experience in the valuation of similar properties in the relevant locations.

Fair value as determined by independent appraisers are based on the Income Approach. Under Income Approach, the fair value of an asset is measured by calculating the present value of its economic benefits by discounting expected cash flows at a rate of return that compensates the risks associated with the particular investment. The most common approach in valuing future economic benefits of a projected income stream is the discounted cash flows model. This valuation process of this model consists of the following: (a) estimation of the revenues generated; (b) estimation of the costs expenses related to the operations of the development; (c) estimation of an appropriate discount rate; and (d) discounting process using an appropriate discount rate to arrive at an indicative fair value.

Township	Building	Years Completed	GLA	Appraisal
			in sqm	mPhp
Eastwood, Quezon City	1800 Eastwood Avenue	2006	34,738	7,026
	1880 Eastwood Avenue	2007	33,744	6,798
	E-Commerce Plaza	2008	20,940	4,276
McKinley Hill, Taguig	One World Square	2007	30,482	7,343
	Two World Square	2009	21,286	
	Three World Square	2010	21,222	
	8/10 Upper McKinley	2009	19,938	
	18/20 Upper McKinley	2009	19,414	4,347
	World Finance Plaza	2010	25,067	5,245
Mckinley West, Taguig	One West Campus	2016	9,704	-1
	Five West Campus	2016	10,257	1,895
lloilo Business Park, lloilo	One Techno Place	2017	9,549	1,166
	Richmonde			
	Richmonde Tower	2016	6,355	863
	Richmonde Hotel Iloilo	2016	6,769	529
	Two Techno Place	2019	11,100	1,448
	Three Techno Place	2017	9,568	1,227
	One Global Center	2015	10,301	1,251
	Two Global Center	2014	9,903	1,045
	Festive Walk 1B	2018	14,703	
Total			325,037	62,586

I. Performance Indicators as of September 30, 2023

Ratio	Formula	September 30, 2023
Current ratio	Current assets / current liabilities	2.07
Debt-to-equity ratio	Total debt / Total stockholders' equity (Total debt includes interest bearing loans and borrowings and bonds and notes payable)	0.13
Interest rate coverage ratio	EBIT / Total Interest (Total interest includes interest expense and capitalized interest)	10.43
Return on equity	Net profit / Average Stockholders' equity	4.0%
Return on assets	Net profit / Average total assets	4.0%
Net profit margin	Net profit / Total revenues	70.0%
Market-to-book ratio	Market Capitalization / Book value	0.63

CERTIFICATION

This Performance Report was prepared and assembled under my supervision in accordance with existing rules of the Securities and Exchange Commission. The information and data provided are complete, true, and correct to the best of my knowledge and/or based on authentic records.

By:

MREIT Fund Managers, Inc. (MFMI)

Joey I. Villafuerte

SUBSCRIBED AND SWORN to before me this 14th day of November 2023 at MAKATI CITY, with the affiant/s exhibiting to me the following identification document/s:

Name

Competent Evidence of Identity

Date and Place of Issue

MREIT Fund Managers, Inc. By:

Joey I. Villafuerte

TIN No. 202-249-678

NOTARY PUBLIC

Page No. 3\;; Book No. 3\; Series of 2023. ATTY RAYDIOND A. RAMOS
COMMISSION NO M-077
NOTARY PUBLIC FOR MAKATI CITY
UNTIL DECEMBER 31, 2024
SKALAYAAN AVENUE EXTENSION
BARANGAY WEST REMBO 1215, MAKATI CITY
SC Roll No. 62179/04-26-2013
IBP NO 258534/01-02-2023/Pasig City
PTRNO.MKT 9562350/01-03 2023/Makati City
MCLE Compliance No. VII 0020180/04-14-2025