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. Date of Report (Date of earliest event reported)

   Jul 24, 2026

2. SEC Identification Number

   CS202052294

3. BIR Tax Identification No.

   502-228-971-000

4. Exact name of issuer as specified in its charter

   MREIT, INC.

5. Province, country or other jurisdiction of incorporation

   Metro Manila, Philippines

6. Industry Classification Code(SEC Use Only)

7. Address of principal office

   18th Floor, Alliance Global Tower, 36th Street corner 11th Avenue, Uptown Bonifacio, Taguig City, Philippines

   Postal Code

   1634

8. Issuer's telephone number, including area code

   (632) 8894-6300/6400

9. Former name or former address, if changed since last report

   N/A

10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
Common Shares	4,718,849,053

11. Indicate the item numbers reported herein

    Item 9

M·REIT

A MEGAWORLD COMPANY

MREIT, Inc.
MREIT

PSE Disclosure Form 4-31 - Press Release
References: SRC Rule 17 (SEC Form 17-C)
Section 4.4 of the Revised Disclosure Rules

Subject of the Disclosure
PRESS RELEASE: MREIT EMBARKS ON BIGGEST REIT ASSET INFUSION VALUED AT P27B
Background/Description of the Disclosure
Press release entitled, “MREIT EMBARKS ON BIGGEST REIT ASSET INFUSION VALUED AT P27B"
Other Relevant Information
Please see attached Press Release.

Filed on behalf by:

Name	Angeli Tristeza
Designation	Legal Counsel

COVER SHEET

SEC Registration Number: C S 2 0 2 0 5 2 2 9 4

Company Name

M R E I T , I N C .

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

MABEL P. TACORDA
Contact Person

(632) 8894-6300/6400
Company Telephone Number

1 2 (Month) 3 1 (Day)
Fiscal Year

Month Day
Annual Meeting

S E C F O R M 1 7 - C
Form Type

Dept. Requiring this Doc.

Amended Articles Number/Section

Total Amount of Borrowings

Total No. of Stockholders

Domestic

Foreign

To be accomplished by SEC Personnel Concerned

File Number

LCU

Document I.D.

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. **24 July 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**
   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	Number of Shares of Stock Outstanding
Common	4,718,849,053[1]
Preferred	0
Total	**4,718,849,053**[1]

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
24 July 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 EMBARKS ON BIGGEST REIT ASSET INFUSION VALUED AT P27B

New asset infusion set to drive material dividend-per-share growth

MANILA, Philippines, July 24, 2026 – MREIT, Inc. ("MREIT"), the real estate investment trust of property giant Megaworld, is embarking on its largest asset infusion to date consisting of mall, hotel, and office assets through a property-for-share swap transaction valued at P27 billion, following the approval by its Board of Directors.

So far, this will be the biggest asset infusion among publicly listed REITs at the Philippine Stock Exchange (PSE) this year in terms of total value.

The transaction represents the fifth wave ("Wave 5") of asset infusions into MREIT. Once approved by the Securities and Exchange Commission (SEC), Wave 5 will bring MREIT's total assets under management to P122 billion. This caps a record-breaking year of asset infusions, bringing total 2026 infusions to over P43 billion, including the P16.2-billion Wave 4 completed in the first quarter.

Wave 5 will add 303,900 square meters of gross leasable area (GLA) to MREIT's portfolio, representing the company's largest expansion so far by transaction value and leasable area. Upon completion, MREIT's portfolio will exceed 950,000 square meters of GLA, close to the 1-million-square-meter target set for 2027.

The transaction marks MREIT's most significant diversification to date. From a portfolio that is currently over 95% office by GLA, the Wave 5 assets will shift MREIT's asset mix to approximately 77% office, 20% retail, and 3% hotel. The wider asset base will also expand MREIT's geographic footprint from five to nine Megaworld townships, deepening the REIT's exposure to high-traffic mixed-use estates.

The retail component includes five lifestyle malls with a combined GLA of 160,200 square meters, representing 53% of the Wave 5 infusion. These are Festive Walk Mall at Iloilo Business Park in Iloilo City; Lucky Chinatown Mall in Binondo, Manila; Venice Grand Canal Mall in McKinley Hill, Taguig; Eastwood Mall in Quezon City; and Southwoods Mall in Biñan City, Laguna. These malls are established destinations within Megaworld's integrated urban communities. Their inclusion gives MREIT shareholders direct exposure to consumption-driven upside, supported by the sustained strength of foot traffic and retail activity.

Wave 5 also includes the 737-room Holiday Inn Express Manila Newport City, the biggest hotel in Newport City in terms of room keys, with 26,500 square meters of GLA, accounting for 9% of the total infusion. The asset expands MREIT's hospitality component and broadens its participation in travel, tourism, meetings and events, and airport-related demand within

Newport City, Megaworld's integrated township located across Terminal 3 of the Ninoy Aquino International Airport (NAIA).

The office component consists of six high-occupancy office assets totaling 117,200 square meters of GLA, or 38% of the Wave 5 infusion. These are Science Hub Tower 2 and Venice Corporate Center in McKinley Hill; Six West Campus in McKinley West in Taguig City; One Paseo in ArcoVia City in Pasig; Global One in Eastwood City; and Horizon Center in Newport City.

"As we scale, we remain focused on driving cost efficiencies across the portfolio. This provides a clear path to margin improvement and, in turn, dividend-per-share accretion for shareholders. MREIT's next phase of growth is about building a larger, more diversified platform that drives long-term value for shareholders," says Jose Arnulfo Batac, President and CEO of MREIT, Inc.

The Wave 5 assets have a blended occupancy rate of 91% and a weighted average lease expiry (WALE) of 5.3 years.

The Wave 5 transaction will be implemented through a property-for-share swap with Megaworld, Travellers International Hotel Group, Inc., and Southwoods Mall, Inc. at a subscription price of P16.50 per share. This represents an 18.6% premium over the 30-day Volume-Weighted Average Price (VWAP), highlighting MREIT's asset infusion discipline that ensures portfolio expansion is not pursued for scale alone but to enhance shareholder value through material dividend-per-share accretion. ###
