

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. **27 February 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	3,721,983,381
Preferred	0
Total	3,721,983,381

10. **Item 9**

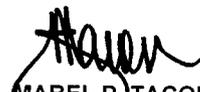
Please see the attached Press Release.

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
Compliance Officer
27 February 2026



MREIT'S DISTRIBUTABLE INCOME SOARED 18% to P3.7B IN 2025 AS IT GEARS UP FOR ANOTHER WAVE OF EXPANSION

MANILA, Philippines, February 27, 2026 – MREIT, Inc. (MREIT), the real estate investment trust company of Megaworld Corporation, posted solid full-year results for 2025, with distributable income rising 18% year-on-year to P3.7 billion, supported by higher occupancy and sustained leasing momentum across its office portfolio.

Revenues grew 24% to P5.6 billion for the year, reflecting improved rental income, stronger tenant demand, and the contribution of newly infused assets.

Building on this performance, MREIT is anticipating regulatory approval of its Wave 4 property-for-share swap transaction within the first half of 2026, marking a significant step in its next phase of expansion.

Announced in December 2025, Wave 4 involves the acquisition of nine Grade A office buildings located in McKinley Hill, Taguig, within Megaworld's fully integrated and sponsor-controlled township.

The portfolio comprises around 165,500 square meters of gross leasable area (GLA) and is anchored by high-quality multinational tenants, with strong occupancy and long-term income visibility. More than 80% of the portfolio is leased to Global Capability Center (GCC) tenants, which are typically characterized by long-term mandates, higher operational integration, and lower relocation risk. This enhances the resilience of MREIT's income profile and supports long-term earnings sustainability.

"Our 2025 results demonstrate the strength of our platform and the consistency of our execution," said Jose Arnulfo C. Batac, President and CEO of MREIT, Inc. "Wave 4 marks our transition toward a more disciplined and accretive phase of growth. We remain focused on expanding our portfolio in a way that strengthens long-term income sustainability for our shareholders."

Following Wave 4, MREIT is preparing for its next phase of expansion in the latter part of the year, which is expected to initiate the company's diversification into select mall assets. Subject to due diligence, valuation, and regulatory approvals, these subsequent infusions would expand the company's portfolio by around 100,000 sqm to 750,000 sqm, reinforcing its transformation into a larger and more diversified REIT platform.

MREIT also declared cash dividends of P0.250478 per share, payable on March 26, 2026 to stockholders on record as of March 16, 2026. This translates to an annualized dividend yield of 7.0%, based on the last closing price of P14.26 per share as of February 26, 2026.

MREIT's portfolio consists of prime office assets located within Megaworld's townships, including Eastwood City, McKinley Hill, McKinley West, Iloilo Business Park, and Davao Park District. The company continues to focus on delivering accretive acquisitions and stable dividends to its shareholders.

MREIT is firmly on track to expand its gross leasable area to one million square meters by 2027, driven primarily by Megaworld's substantial pipeline of high-quality, income-generating assets and further reinforced by the broader property portfolio within Alliance Global Group. With this level of sponsor backing, MREIT commands one of the strongest and most visible expansion runways 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.