

**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 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**
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(b)**

Please see the attached 1st Quarter 2026 Progress Report on the Use of Proceeds from the Block Sale of 70,000,000 common shares of MREIT, Inc. which was settled on March 10, 2026.

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
14 April 2026

¹ On 18 March 2026, the Securities and Exchange Commission issued its confirmation of valuation in relation to a property-for-share swap of 996,865,672 common shares which shall be listed with the Exchange for nine (9) grade A asset buildings located in PEZA-registered zone namely: Science Hub Tower 1, Science Hub Tower 3, Science Hub Tower 4, One Campus Place Bldg. A, One Campus Place Bldg. B, 8 Campus Place A (Wells Fargo), 8 Campus Place B (Wells Fargo), 8 Campus Place C (Wells Fargo), and SEAC (Wells Fargo), all located in McKinley Hill, Barangay Pinagsama, Taguig City.



MEGAWORLD CORPORATION

30th Floor, Alliance Global Tower, 36th Street Corner 11th Avenue, Uptown Bonifacio, Fort Bonifacio, Taguig City, NCR, Fourth District Philippines 1630
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April 13, 2026

THE PHILIPPINE STOCK EXCHANGE

Philippine Stock Exchange Plaza
6th Floor, PSE Tower
Bonifacio Global City, Taguig

Attention: **ATTY. JOHANNE DANIEL M. NEGRE**
Head, Disclosure Department

Subject: 1st Quarter 2026 Progress Report on the Use of Proceeds from the Block Sale of
70,000,000 common shares of MREIT, Inc. (MREIT)

Gentlemen:

We hereby submit our Progress Report on the Use of Proceeds for the quarter ending March 31, 2026, duly certified by our external auditors, in compliance with the disclosure requirements of the Philippine Stock Exchange.

The proceeds were generated from the Block Sale of 70,000,000 common shares of MREIT, Inc. settled on March 10, 2026, at an average price of Php13.50 per share, resulting in net proceeds of Php 942,683,994.00.


Please be advised that, as of March 31, 2026, Megaworld has disbursed the total amount of One Hundred Eighty-Five Million Pesos (Php185,000,000.00), in accordance with its reinvestment plan.

The details of the disbursements are as follows:

Net Proceeds from the Block Sale	942,683,994.000
less:	
Disbursements from March 12 to 31, 2026 (Annex A)	185,000,000.00
<hr/> Balance of Proceeds from the Block Sale as of March 31, 2026	<hr/> 757,683,994.00

Thank you.

Respectfully yours,


FRANCISCO C. CANUTO
Treasurer



ANNEX A: Disbursements from Proceeds of the Block Sale of MREIT Common Shares, Covering the 1st Quarter of 2026

	Project Name	Township/ Location	Investment Type	Product	Disbursement	Disbursing Entity
1	The Mactan Newtown	Cebu	Investment in Building and its improvements, Land and its developments through the Company and its subsidiaries	Malls, Offices, Land Development and other developments	75,000,000.00	Megaworld Oceantown Properties, Inc
2	Paragua Coastown	Palawan	Investment in Building and its improvements, Land and its developments through the Company and its subsidiaries	Malls, Offices, Land Development and other developments	60,000,000.00	Megaworld San Vicente Coast, Inc.
3	Bacolod Projects	Bacolod	Investment in Building and its improvements, Land and its developments through the Company and its subsidiaries	Malls, Offices, Land Development and other developments	50,000,000.00	Megaworld Bacolod Properties, Inc
	TOTAL			PHP	185,000,000.00	

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
MAKATI CITY METRO MANILA) S.S.

At MAKATI CITY City, Metro Manila, on this 13 APR 2026 13th day of April 2026, before me personally appeared:


Name	Competent Evidence of Identity	Date and Place Issued
For and on behalf of MEGAWORLD CORPORATION: FRANCISCO C. CANUTO	 SSS ID No. 035188143-1	

who made known and represented to me that he is the same person who executed the foregoing report including the Annex A and this page on which this Acknowledgment is written, and is signed by the party hereto, and acknowledged to me that the same is his free and voluntary act and deed as well as of the entity represented by him.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 13th day of April 2026.

NOTARY PUBLIC

Doc. No. 444 ;
Page No. 90 ;
Book No. 9 ;
Series of 2026.


ATTY. ADONAI M. R. ASLARONA
Notary Public
Until December 31, 2026
IBP O.R No. 591537/01-07-2026/Pampanga
Appointment No. M-36 (2025-2026)
Roll of Attorney No. 84603
MCLE Compliance No. VIII-0033436
PTR No. 10769145/1-06-2026/Makati City
Unit 1009 Philippine AXA Life Centre, Sen. Gil Puyat
Avenue Corner, Tindalo Street, Makati City 1236

Report of Independent Auditors on Factual Findings

Punongbayan & Araullo
20th Floor, Tower 1
The Enterprise Center
6766 Ayala Avenue
1200 Makati City
Philippines

T +63 2 8988 2288

The Board of Directors and Stockholders
Megaworld Corporation
30th Floor, Alliance Global Tower
36th Street cor. 11th Avenue
Uptown Bonifacio, Taguig City

We have performed the procedures agreed with you and enumerated below with respect to the attached Quarterly Progress Report (the Report) for the quarter ended March 31, 2026 on the application of proceeds received by Megaworld Corporation (the Company) from the block sale of 70,000,000 common shares of MREIT, Inc. (MREIT) which was settled on March 10, 2026, with the offer price of P13.50 per share (the Block Sale), resulting in a net proceeds estimated at P942,683,994 (the Block Sale Proceeds). The procedures were performed solely to enable the Company to comply with the requirement of the Philippine Stock Exchange (PSE) to submit the Report accompanied by an external auditor's report. Our engagement was undertaken and our report is issued in accordance with Philippine Standard on Related Services 4400 (Revised), *Agreed-Upon Procedures Engagements*.

Agreed-upon Procedures

The procedures we performed are as follows:

1. Obtained and checked the mathematical accuracy of the following:
 - a) The Report;
 - b) Schedule of planned application of proceeds from the Block Sale; and,
 - c) Detailed schedule of utilization of proceeds for the quarter ended March 31, 2026.
2. Compared the total amount of utilization appearing in the Report with the detailed schedule of utilization of proceeds.
3. Compared the schedule of planned application of the Block Sale Proceeds to the Reinvestment Plan. Inquired with the Company's management of the reason for the difference, if any, and requested a copy of the approval by the Board of Directors (BOD) and the PSE, as appropriate, i.e., if it involved reallocation or change in the use of proceeds.



4. Traced to and examined supporting documents such as acknowledgement receipts and approved payment endorsement documents, of disbursements in the detailed schedule of utilization of proceeds and traced the total amount of disbursements per category to the Report.

Results of the Performance of Agreed-Upon Procedures

1. With respect to item 1, we noted no exceptions on the mathematical accuracy of the Report and schedules.

We present below the summary of the application of the proceeds from the Block Sale for the quarter ended March 31, 2026, based on the information we obtained from the Company.

<u>Project Name</u>	<u>Township or Location</u>	<u>Products</u>	<u>Disbursing Entity</u>	<u>Amount</u>
The Mactan Newtown	Cebu	Malls, Offices, Land Development, and Other Developments	Megaworld Oceantown Properties, Inc.	P 75,000,000
Paragua Coasttown	Palawan	Malls, Offices, Land Development, and Other Developments	Megaworld San Vicente Coast, Inc.	60,000,000
Bacolod Projects	Bacolod	Malls, Offices, Land Development, and Other Developments	Megaworld Bacolod Properties, Inc.	<u>50,000,000</u>
				<u>P 185,000,000</u>

2. With respect to item 2, we noted that the total amount of utilization appearing in the Report is in agreement with the amount in the detailed schedule of utilization of proceeds.
3. With respect to item 3, we noted that the planned application of the Block Sale Proceeds is in agreement with the Reinvestment Plan dated March 12, 2026.
4. With respect to item 4, we traced the utilization of the Block Sale Proceeds for the quarter ended March 31, 2026 to supporting acknowledgment receipts and approved payment endorsement documents.

We noted that the Company granted advances to the following disbursing entities to be used in the projects specified:

<u>Disbursing Entity</u>	<u>Project Name</u>	<u>Township or Location</u>	<u>Amount</u>
Megaworld Oceantown Properties, Inc.	The Mactan Newtown	Cebu	P 75,000,000
Megaworld San Vicente Coast, Inc.	Paragua Coasttown	Palawan	60,000,000
Megaworld Bacolod Properties, Inc.	Bacolod Projects	Bacolod	<u>50,000,000</u>
			<u>P 185,000,000</u>

We traced the cash advances granted by the Company to the acknowledgement receipts issued by the entities. Moreover, we agreed the amounts presented in the Report to the accounting records of the Company.

Because the foregoing procedures do not constitute either an audit or review made in accordance with Philippine Standards on Auditing (PSA) or Philippine Standard on Review Engagements (PSRE), respectively, we do not express an assurance on the use of the Block Sale Proceeds based on the said standards. Had we performed additional procedures or had we performed an audit or review of the financial statements in accordance with PSA or PSRE, respectively, other matters might have come to our attention that would have been reported to you.

We have no responsibility to update this report for events or circumstances occurring after the date of this report.

Our report is solely for the purpose set forth in the first paragraph of this report and for your information and is not to be used for any other purpose or to be distributed to any other parties. This report relates only to the information and items specified above and does not extend to any financial statements of the Company, taken as a whole.

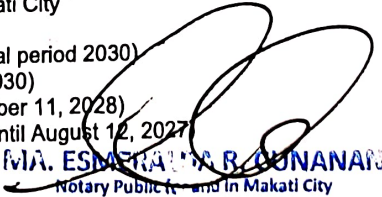
PUNONGBAYAN & ARAULLO



By: **John Endel S. Mata**
Partner

CPA Reg. No. 0121347
TIN 257-622-627
PTR No. 10770763, January 6, 2026, Makati City
SEC Group A Accreditation
Partner - No. 121347-SEC (until financial period 2030)
Firm - No. 0002 (until financial period 2030)
BIR AN 08-002551-040-2025 (until November 11, 2028)
BOA/PRC Cert. of Reg. No. 0002/P-012 (until August 12, 2027)

SUBSCRIBED AND SWORN to before me this 13 APR 2026
at Makati City, Philippines. Affiant exhibited to me his/her
competent ID # _____ until _____
April 10, 2026


MIA. ESMERALDA B. DUNANAN
Notary Public and in Makati City
Until December 31, 2027
App't. No. M-046 (Ren) (2026-2027) Makati City
Attorney's Roll No. 34562
MCLE Compliance No. VIII-0009662/valid until 4-14-2027
P.F. No. 10766011/1-2-2026/Makati City
IBP Lifetime Member No. 03413
G/F Dela Rosa Carpark I, Dela Rosa St.
Legaspi Village, Makati City

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PAGE NO. 56;
BOOK NO. XXVII;
SERIES OF 2024