

COVER SHEET

SEC Registration Number

C	S	2	0	2	0	5	2	2	9	4
---	---	---	---	---	---	---	---	---	---	---

Company Name

M	R	E	I	T	,																																				

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																					

CHERYLL B. SERENO

(632) 8894-6300/6400

Contact Person

Company Telephone Number

1	2	3	1
Month	Day	Fiscal Year	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 No. of Stockholders

--

Domestic

--

Foreign

To be accomplished by SEC Personnel Concerned

--	--	--	--	--	--	--	--	--	--	--

File Number

LCU

--	--	--	--	--	--	--	--	--	--	--

Document I.D.

Cashier

STAMPS

Remaks = Pls. use black ink for scanning purposes

**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 2022**
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	2,532,121,381
Preferred	0
Total	2,532,121,381

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 third quarter of 2022, prepared by the Corporation's fund manager, MREIT Fund Manager's, 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.
Issuer

By:


CHERYLL B. SERENO
Compliance Officer and Data Protection Officer
14 November 2022



Performance Report for the Period Ending September of 2022

November 14, 2022

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.

B. Income from Related Parties for the Nine Months Ended September 30, 2022 (in Php, millions)

Related Parties	Total		Breakdown per Property				
	%	Amount	RMT	1880	1WS	2WS	3WS
Megaworld Corporation	6.0%	130.7	42.3	27.6	-	46.7	14.0
Empire East Land Holdings, Inc.	0.0%	-	-	-	-	-	-
Suntrust Properties, Inc.	1.3%	27.9	-	-	27.9	-	-
Emperador Inc.	1.3%	28.6	-	28.6	-	-	-
Asia Affinity Property Management Inc.	0.2%	4.7	-	-	4.7	-	-
Anglo Watsons Glass, Inc.	0.1%	2.6	-	2.6	-	-	-
Integrated Town Management Corp	0.3%	6.6	-	-	-	6.6	-
Total rental income from related parties	9.2%	201.1	42.3	58.9	32.6	53.3	14.0

C. Interim Statement of Cash Flows for the Nine Months Ended September 30, 2022 (in Php, millions)**CASH FLOWS FROM OPERATING ACTIVITIES**

Profit before tax	1,996
Adjustment for:	
Fair value gains on investment properties	-
Interest expense	231.5
Depreciation expense	0.02
Interest income	(12.1)
Operating profit before working capital changes	2,215.0
Increase in trade and other receivables	(121.2)
Increase in other current assets	(203.1)
Decrease (increase) in other non-current assets	(20.7)
Increase in accounts payable and other payables	224.7
Increase in deposits and other liabilities	(73.2)
	-
Cash generated from operations	2,021.5
Interest received	11.5
Income tax paid	(2.3)
Net cash From Operating Activities	2,030.7

CASH FLOW FROM AN INVESTING ACTIVITY

Acquisition of property and equipment	(0.1)
---------------------------------------	-------

CASH FLOW FROM A FINANCING ACTIVITY

Payments of interest	(200.7)
Dividends paid	(1,847.7)
Proceeds from issuance of shares, net of shares issuance costs	-
Net Cash From Financing Activities	(2,048.3)

NET INCREASE IN CASH AND CASH EQUIVALENTS	(17.7)
--	---------------

CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	1,333.8
---	----------------

CASH AND CASH EQUIVALENTS AT END OF PERIOD	1,316.1
---	----------------

D. Operating Statistics for the Nine Months Ended September 30, 2022 (in Php, millions)

	Overall					Office	
	Gross leasable area (GLA)	Leased area	Occupancy rate	Total Rent*	% of Total Rent	Occupied GLA	Average rent
	in sqm	in sqm		in mPhp		in sqm	Php/sqm/month
1800 Eastwood Avenue	34,738	34,704	100%	274.8	13%	32,478	872
1880 Eastwood Avenue	33,744	26,228	78%	167.8	8%	24,515	701
E-Commerce Plaza	20,940	18,834	90%	116.5	6%	18,834	687
One World Square	30,482	30,223	99%	265.6	13%	29,130	966
Two World Square	21,286	21,283	100%	186.4	9%	20,878	932
Three World Square	21,217	19,493	92%	186.5	9%	19,224	1,040
8/10 Upper McKinley	19,938	19,669	99%	211.5	10%	19,297	1,191
18/20 Upper McKinley	19,414	19,413	100%	146.8	7%	18,948	797
World Finance Plaza	25,067	25,003	100%	224.1	11%	24,718	963
Richmonde Tower	13,124	13,124	100%	81.4	4%	5,855	723
One Techno Place	9,549	9,041	95%	35.3	2%	8,953	434
Two Techno Place	10,809	10,809	100%	58.6	3%	10,809	602
Three Techno Place	9,568	9,305	97%	50.3	2%	8,726	579
One Global Center	10,301	9,837	95%	48.4	2%	9,337	551
Total	280,175	266,965	95%	2,053.9		251,701	

*Excludes income from straight-line method of recognizing rental income and amortization of deferred credits

E. Office Industry Benchmark

	Average Occupancy		Average Office Lease Rate (per sqm)	
	Industry	MREIT	Industry	MREIT
Metro Manila				
McKinley Hill	92%	99%	Php850 to 1,000	968
Quezon City	78%	89%	Php600 to 900	771
Outside Metro Manila				
Iloilo	95%	98%	Php350 to 650	568

Source: CBRE Report – Philippines Market Monitor Q2 2022

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

	Mar-22	Jun-22	Sep-22
	3M	3M	3M
Net income after tax	687.2	676.8	629.4
Straight-Line Adjustment and Amortization of Deferred Credits	(59.1)	(48.1)	(21.0)
Other Accounting Adjustments	11.0	9.7	10.7
Distributable Income	639.0	638.4	619.1
Total Dividends	615.3	624.9	618.9
Dividends per Share	0.2430	0.2468	0.2444
Declaration Date	Apr 22, 2022	Aug 05, 2022	Nov 11, 2022
% of Distributable Income	96%	98%	100%

G. Investment Return

	Period Ending Sept 30, 2022
MREIT Returns	
Dividends per share	Php0.7342 per share
Price per Share as of closing of September 30, 2022	Php14.00 per share
IPO Price	Php16.10 per share
Total Return since IPO (unannualized)	-8.5%
Benchmark Returns	
FTSE Asia Pacific ex Japan ex China – Mid Cap and Large Cap – Total Returns per Annum (12M)	-21.2%
FTSE Asia Pacific ex Japan ex China All Cap – Total Returns per Annum (12M)	-22.2%
FTSE Asia Pacific ex Japan ex China – Mid Cap and Large Cap – Total Returns per Annum (5Y)	11.0%
FTSE Asia Pacific ex Japan ex China All Cap – Total Returns per Annum (5Y)	9.9%

Source: FTSE Russell Factsheet: FTSE Asia Pacific ex Japan ex China Indexes (October, 31 2022)

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	Year Completed	GLA	Appraisal
			Sqm	mPhp
Eastwood City	1800 Eastwood Avenue	2006	34,738	7,836
	1880 Eastwood Avenue	2007	33,744	6,814
	E-Commerce Plaza	2008	20,940	4,289
McKinley Hill	One World Square	2007	30,482	8,047
	Two World Square	2009	21,286	5,554
	Three World Square	2010	21,217	5,208
	8/10 Upper McKinley Building	2009	19,938	5,000
	18/20 Upper McKinley Building	2009	19,414	4,460
	World Finance Plaza	2010	25,067	5,265
Iloilo Business Park	Richmonde Tower	2016	13,124	1,709
	One Techno Place Iloilo	2017	9,549	1,228
	Two Techno Place	2019	10,809	1,498
	Three Techno Place	2017	9,568	1,244
	One Global Center	2015	10,301	1,274
Total			280,175	59,426

I. Performance Indicators as of 30 September 2022

Ratio	Formula	Sept 30, 2022
Current ratio	Current assets / Current liabilities	2.66
Debt-to-equity ratio	Total debt / Total stockholders' equity (Total debt includes interest bearing loans and borrowings and bonds and notes payable)	0.14
Interest rate coverage ratio	EBIT (excluding fair value gain or loss, if any) / Total Interest (Total interest includes interest expense and capitalized interest)	9.62
Return on equity	Net profit / Average total stockholders' equity	3.82%
Return on assets	Net profit / Average total assets	3.27%
Net profit margin	Net profit / Total revenues	73.51%
Market-to-book ratio	Market capitalization / Book value	0.68

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
Treasurer

SUBSCRIBED AND SWORN to before me this 14th day of November 2022 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	UMID No. : CRN-0033-5109940-9	Social Security System (SSS)

NOTARY PUBLIC

Doc No. 483
Page No. 98 ;
Book No. 237 ;
Series of 2022.


ATTY. RAYMOND A. RAMOS
COMMISSION NO M-239
UNTIL DECEMBER 31, 2022 PER B.M. NO 3795
NOTARY PUBLIC FOR MAKATI CITY
11 KALAYAAN AVENUE EXTENSION,
BARANGAY WEST REMBO, MAKATI CITY
SC Roll No. 62179/04-26-2013
IBP NO. 171365/01-03-2022/Pasig City
PTR NO. MKT 8852502/01-03-2022/Makati City
MCLE Compliance No. VII-0020180/06-01-2022