The Exchange does not warrant and holds no responsibility for the veracity of the facts and representations contained in all corporate disclosures, including financial reports. All data contained herein are prepared and submitted by the disclosing party to the Exchange, and are disseminated solely for purposes of information. Any questions on the data contained herein should be addressed directly to the Corporate Information Officer of the disclosing party.

MREIT, Inc.
MREIT

PSE Disclosure Form REIT-2 - Reinvestment Plan Progress Report
Reference: Section 6 of the Amended PSE Listing Rules for REITS

- ○ Annual Report
- ◉ Quarterly Report

Subject of the Disclosure

Quarterly Progress Report for the quarter ended 30 September 2026, on the application of proceeds from the Sale of 246,138,579 Common Shares of MREIT, Inc. (MREIT), pursuant to the Reinvestment Plan of Megaworld Corporation (Megaworld), as Sponsor of MREIT

Background/Description of the Disclosure

Progress Report on the application of proceeds for the quarter ended 30 September 2026, in relation to the Reinvestment Plan submitted by Megaworld in connection with the sale of 246,138,579 common shares of MREIT, duly certified by external auditors.

Update or Status of the Reinvestment Plan

As of 30 September 2026, the remaining balance of the proceeds from the sale amounts to Three Billion Twenty-Six Million Four Hundred Twenty-Four Thousand Seventeen Pesos and 85/100 (Php3,026,424,017.85)

Summary of Transactions Involving Real Estate and/or Infrastructure Projects for the Period

The following disbursements for the Reinvestment Plan were made for the period covering 01 July 2026 to 30 September 2026:

Project Name: Paragua Coastown
Disbursing Entity: Megaworld San Vicente Coast, Inc.
Total: Php50,000,000.00

Project Name: Bacolod Projects
Disbursing Entity: Megaworld Bacolod Properties, Inc.
Total: Php50,000,000.00

Project Name: Pampanga Projects
Disbursing Entity: Megaworld Capital Town, Inc.
Total: Php 250,000,000.00

Description of Real Estate Assets and/or Infrastructure Projects for the Period
Paragua Coastown - Malls, Offices, Land Development, and other developments in Palawan Bacolod Projects - Malls, Offices, Land Development, and other developments in Bacolod Pampanga Projects - Malls, Offices, Land Development, and other developments in Pampanga
Other Relevant Information
Please see attached file.

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	3	1

Month 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. **14 October 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	6,356,067,034[1]
Preferred	0
Total	**6,356,067,034**

10. **Item 9(b)**

Please see the attached 3rd Quarter 2026 Progress Report on the Use of Proceeds from the Block Sale of 246,138,579 common shares of MREIT, Inc. which was settled on June 11, 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
Chief Financial Officer, Compliance Officer, and Data Privacy Officer
14 October 2026

[1] MREIT, Inc. has a total of 6,356,067,034 common shares issued and outstanding. 3,721,983,381 common shares are listed in the Philippines Stock Exchange (the "Exchange"), while the 996,865,672 and 1,637,217,981 common shares issued on 25 March 2026 and 14 September 2026, respectively, are pending listing with the Exchange.

MEGAWORLD CORPORATION

30th Floor, Alliance Global Tower, 36th Street Corner 11th Avenue, Uptown Bonifacio, Fort Bonifacio, Taguig City, NCR, Fourth District Philippines 1630
Tels (632) 88946300 / 79052800 • www.megaworldcorp.com • Email customerservice@megaworldcorp.com

October 13, 2026

THE PHILIPPINE STOCK EXCHANGE
Philippine Stock Exchange Plaza
6th Floor, PSE Tower
Bonifacio Global City, Taguig

Attention: **ATTY. MARIGEL B. GARCIA**
Head, Issuer Regulation Division

Subject: 3rd Quarter 2026 Progress Report on the Use of Proceeds from the Block Sale of 246,138,579 common shares of MREIT, Inc. (MREIT)

Gentlemen:

We hereby submit our Progress Report on the Use of Proceeds for the quarter ending September 30, 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 246,138,579 common shares of MREIT, Inc. settled on June 11, 2026, at an average price of Php 13.75 per share, resulting in net proceeds of Php 3,376,424,017.85

Please be advised that, as of September 30, 2026, Megaworld has disbursed the total amount of Three Hundred Fifty Million Pesos (Php350,000,000.00), in accordance with its reinvestment plan.

The details of the disbursements are as follows:

Net Proceeds from the Block Sale	3,376,424,017.85
less:	
Disbursements from May 22 to June 30, 2026	0.00
Disbursements from July 1 to September 30, 2026 (Annex A)	350,000,000.00
Balance of Proceeds from the Block Sale as of September 30, 2026	3,026,424,017.85

Thank you.

Respectfully yours,

FRANCISCO C. CANUTO
Chief Finance Officer

CERTIFICATION INTERNATIONAL ISO 9001:2015

ANNEX A: Disbursements from Proceeds of the Block Sale of MREIT Common Shares, Covering the 3rd Quarter of 2026

	Project Name	Township/ Location	Investment Type	Product	Disbursement	Disbursing Entity
1	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	50,000,000.00	Megaworld San Vicente Coast, Inc.
2	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.
3	Pampanga Projects	Pampanga	Investment in Building and its improvements, Land and its developments through the Company and its subsidiaries	Malls, Offices, Land Development and other developments	250,000,000.00	Megaworld Capital Town, Inc.
	TOTAL			**PHP**	**350,000,000.00**	

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
PASIG CITY, METRO MANILA) S.S.

At PASIG CITY City, Metro Manila, on this 13th day of October 2026, before me personally appeared: OCT 1 4 2026

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 October 2026. OCT 1 4 2026

NOTARY PUBLIC

Doc. No 24;
Page No. 4;
Book No. 4;
Series of 2026.

ATTY. DESIREE D. BALOLONG
NOTARY PUBLIC
ROLL NO. 72854
PASIG CITY, PHILIPPINES

ATTY. DESIREE D. BALOLONG
Notary Public for Pasig City
Until Dec. 31, 2026; No. 144 (2025-2026)
PTR No. 3985455; 01/05/2026; Pasig City
IBP No. 582581; 01/01/2026; Manila III
Roll of Attorneys No. 72854
MCLE Compliance No. VIII-0025149 valid until 14 April 2028
Unit 308 Prestige Tower, F. Ortigas Jr. Road, Ortigas Center, Pasig City

P&A
Grant Thornton

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

T +63 2 8988 2288

Report of Independent Auditors on Factual Findings

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 September 30, 2026 on the application of proceeds received by Megaworld Corporation (the Company) from the block sale of 246,138,579 common shares of MREIT, Inc. (MREIT) which was settled on June 11, 2026, with the offer price of P13.75 per share (the Block Sale), resulting in a net proceeds estimated at P3,376,424,017.85 (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 September 30, 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 September 30, 2026, based on the information we obtained from the Company.

Project Name	Township or Location	Products	Disbursing Entity	Amount
Pampanga Projects	Pampanga	Malls, Offices, Land Development, and Other Developments	Megaworld Capital Town, Inc.	P 250,000,000
Bacolod Projects	Bacolod	Malls, Offices, Land Development, and Other Developments	Megaworld Bacolod Properties, Inc.	50,000,000
Paragua Coastown	Palawan	Malls, Offices, Land Development, and Other Developments	Megaworld San Vicente Coast, Inc.	50,000,000
				P 350,000,000

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 June 24, 2026.

4. With respect to item 4, we traced the utilization of the Block Sale Proceeds for the quarter ended September 30, 2026 to supporting acknowledgement 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:

Disbursing Entity	Project Name	Township or Location	Amount
Megaworld Capital Town, Inc.	Pampanga Projects	Pampanga	P 250,000,000
Megaworld Bacolod Properties, Inc.	Bacolod Projects	Bacolod	50,000,000
Megaworld San Vicente Coast, Inc.	Paragua Coastown	Palawan	50,000,000
			P 350,000,000

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)

October 9, 2026

ACKNOWLEDGMENT

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

BEFORE ME, a Notary Public for and in Makati City, personally appeared:

NAME	PROOF OF IDENTITY
JOHN ENDEL S. MATA	PRC ID NO. 0121347

known to me and to me known to be the same persons who executed the Report of Independent Auditors on Factual Findings and acknowledged before me that the same is their free and voluntary act and deed and that of the entities they respectively represent.

WITNESS MY HAND AND SEAL this **09 October 2026** at Makati City.

NOTARY PUBLIC

ATTY. ROSALIE O. ABATAYO
Notary Public for Makati City
Until December 31, 2027
Appointment No. M-402
Roll No. 101121
IBP Invoice No. 0900140; 03/03/2026; Cebu Chapter
PTR No. 10817294; 02/25/2026; Makati City
MCLE Compliance No. — Newly Admitted to the Bar (Feb 2026)
16th Floor, Tower 1, The Enterprise Center, 6766 Ayala Avenue, Makati City
rosalie.obado.abatayo@gmail.com/09176590024

Doc No. 153;
Page No. 98;
Book No. I;
Series of 2026.

ATTY. ROSALIE O. ABATAYO
NOTARY PUBLIC
ROLL NO. 101121
MAKATI CITY, PHILIPPINES