



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. **05 May 2023**  
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
<b>Total</b>	<b>2,532,121,381</b>

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 amended report on the performance of the Corporation's funds and assets for the period ending December 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:



**KARREN MAE C. DE CHAVEZ-REODICA**  
*Compliance Officer and Data Protection Officer*  
05 May 2023



**Amended Performance Report  
for the Period Ending December of 2022**

**May 03, 2023**

**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 under Republic Act No. 9856 and its Implementing Rules and Regulations, and is being submitted to the Securities and Exchange Commission ("SEC"), the Philippine Stock Exchange ("PSE"), and the Bureau of Internal Revenue ("BIR"). This is an updated report on the performance of MREIT, Inc. with additional information based on the completed audit of its financial statements for the period ended 31 December 2022.

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, Inc. ("MREIT"), or a valid order of the SEC, the PSE or the BIR. If you receive this document in error, please return to MFMI.

**A. Statement of Comprehensive Income for the Twelve Months Ended December 31, 2022 (in Php, millions)**

	Total	Breakdown per Property													
		1TP	RMT	ECOM	1800	1880	1WS	2WS	3WS	8/10	18/20	1GC	2TP	3TP	WFP
Rental Income	2,917.8	58.8	111.8	166.9	379.3	251.2	386.5	260.9	249.7	271.7	241.1	70.3	82.3	67.4	320.0
Income from dues - net	731.0	20.0	12.8	47.7	117.0	96.8	73.8	80.6	79.7	48.1	37.4	25.4	22.8	21.7	47.3
<b>Revenue</b>	<b>3,648.8</b>	<b>78.8</b>	<b>124.6</b>	<b>214.6</b>	<b>496.3</b>	<b>347.9</b>	<b>460.3</b>	<b>341.4</b>	<b>329.3</b>	<b>319.8</b>	<b>278.5</b>	<b>95.7</b>	<b>105.1</b>	<b>89.1</b>	<b>367.2</b>
Real property tax	21.2	0.3	9.0	0.0	0.0	0.0	1.9	4.3	1.1	0.8	0.2	0.9	0.6	0.5	1.5
Fund management fees (3.5%)	127.7	2.8	4.4	7.5	17.4	12.2	16.1	11.9	11.5	11.2	9.7	3.3	3.7	3.1	12.9
Property management fees (2%)	73.0	1.6	2.5	4.3	9.9	7.0	9.2	6.8	6.6	6.4	5.6	1.9	2.1	1.8	7.3
Outside Services	178.2	9.8	5.8	12.2	17.1	14.9	18.9	13.8	13.7	15.6	12.0	10.6	11.4	9.2	13.2
Utilities	134.3	2.2	1.7	10.5	27.1	23.6	4.7	21.0	20.8	4.6	3.6	3.3	2.6	3.5	5.1
Repairs & Maintenance	82.9	2.6	5.1	3.1	14.2	8.6	6.6	10.7	5.8	4.8	2.5	7.8	2.0	4.0	5.3
Taxes, Licenses and Fees	3.4	0.2	0.1	0.4	0.3	0.3	0.3	0.3	0.3	0.2	0.1	0.1	0.1	0.2	0.3
Others	55.5	3.3	1.9	6.0	6.3	5.0	7.7	3.8	3.7	3.3	2.7	3.2	2.4	2.8	3.5
<b>Cost and expenses</b>	<b>676.2</b>	<b>22.7</b>	<b>30.6</b>	<b>44.0</b>	<b>92.4</b>	<b>71.4</b>	<b>66.4</b>	<b>72.7</b>	<b>63.5</b>	<b>46.9</b>	<b>36.4</b>	<b>31.3</b>	<b>24.9</b>	<b>25.0</b>	<b>49.1</b>
<b>Gross Profit</b>	<b>2,972.6</b>	<b>56.1</b>	<b>94.1</b>	<b>170.7</b>	<b>404.0</b>	<b>276.6</b>	<b>394.9</b>	<b>269.7</b>	<b>265.8</b>	<b>272.8</b>	<b>242.1</b>	<b>64.4</b>	<b>80.2</b>	<b>64.1</b>	<b>318.1</b>
General and Administrative Expenses	37.4														
<b>Operating Profit</b>	<b>2,935.2</b>														
Interest Income	23.0														
Miscellaneous Income	0.7														
Interest Expense	-309.1														
Fair Value Losses on Investment	-2,822.0														
<b>Other income (charges) - net</b>	<b>-3,107.4</b>														
<b>Profit (loss) before tax</b>	<b>-172.2</b>														
Tax Income/(Expense)	-4.3														
<b>Net Profit (loss)</b>	<b>-176.6</b>														
Other comprehensive income	0.0														
<b>Total comprehensive income (loss)</b>	<b>-176.6</b>														
Basic/Diluted earnings (loss) per share	-0.1														

**B. Income from Related Parties for the Twelve Months Ended December 31, 2022 (in Php, millions)**

Related Parties	Total		Breakdown per Property					
	%	Amount	1800	1WS	RMT	3TP	2TP	2WS
Megaworld Corporation	6.3%	170.1	27.6	-	56.4	18.6	0.2	67.3
Anglo Watsons Glass Inc.	0.1%	3.5	3.5	-	-	-	-	-
Emperador Distillers Inc.	1.4%	38.0	38.0	-	-	-	-	-
Asia Affinity Property Management	0.2%	6.2	-	6.2	-	-	-	-
Suntrust Properties Inc.	1.4%	37.2	-	37.2	-	-	-	-
Integrated Town Management Corporation	0.3%	8.7	-	-	-	-	-	8.7
<b>Total rental income from related parties</b>	<b>9.7%</b>	<b>263.7</b>	<b>69.1</b>	<b>43.4</b>	<b>56.4</b>	<b>18.6</b>	<b>0.2</b>	<b>76.0</b>

**C. Statement of Cash Flows for the Twelve Months Ended December 31, 2022 (in Php, millions)**

<b>Cash Flows from Operating Activities</b>	
<b>Profit (Loss) Before Tax</b>	<b>(172.20)</b>
Adjustments for:	0.00
Fair value losses (gains) on investment properties	2,822.00
Interest expense	309.09
Interest income	<u>(23.04)</u>
<b>Operating Profit Before Working Capital Changes</b>	<b>2,935.84</b>
Increase in trade and other receivables	(165.62)
Increase in other current assets	(197.54)
Decrease (increase) in other non-current assets	(37.18)
Decrease in due to parent company	-
Increase in accounts and other payables	321.80
Increase (decrease) in deposits and other liabilities	<u>(95.30)</u>
<b>Cash Generated from Operations</b>	<b>2,761.99</b>
Interest received	22.98
Income tax paid	<u>(4.35)</u>
 <b>Net Cash from Operating Activities</b>	 <b><u>2,780.62</u></b>
 <b>Cash Flows from an Investing Activity</b>	
Acquisition of investment properties	<u>-</u>
 <b>Cash Flows from Financing Activities</b>	
Dividends paid	(2,466.54)
Interest paid	<u>(267.36)</u>
 <b>Net Cash from (Used in) Financing Activities</b>	 <b><u>(2,733.90)</u></b>
 <b>Net Increase (Decrease) in Cash and Cash equivalents</b>	 <b>46.72</b>
 <b>Cash and Cash Equivalents at Beginning of Period</b>	 <b><u>1,333.81</u></b>
 <b>Cash and Cash Equivalents at End Period</b>	 <b><u>1,380.53</u></b>

#### D. Operating Statistics for the Twelve Months Ended December 31, 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%	368.4	13%	32,478	880
1880 Eastwood Avenue	33,744	26,228	78%	229.4	8%	24,515	711
E-Commerce Plaza	20,940	18,834	90%	159.4	6%	18,834	705
One World Square	30,482	30,223	99%	357.7	13%	29,130	973
Two World Square	21,286	21,283	100%	242.4	9%	20,878	907
Three World Square	21,217	21,003	99%	242.2	9%	20,734	937
8/10 Upper McKinley	19,938	19,938	100%	284.8	10%	19,297	1,198
18/20 Upper McKinley	19,414	19,413	100%	200.2	7%	18,948	816
World Finance Plaza	25,067	23,202	93%	301.3	11%	22,917	1,047
Richmonde Tower	13,124	13,124	100%	108.9	4%	5,855	728
One Techno Place	9,549	9,041	95%	50.4	2%	8,953	465
Two Techno Place	10,809	10,809	100%	78.8	3%	10,809	607
Three Techno Place	9,568	9,305	97%	67.1	2%	8,726	579
One Global Center	10,301	10,301	100%	64.9	2%	9,337	547
<b>Total</b>	<b>280,175</b>	<b>267,407</b>	<b>95%</b>	<b>2,755.9</b>		<b>251,410</b>	

\*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
<b>Metro Manila</b>				
McKinley Hill	92%	98%	Php850 to 1,000	980
Quezon City	78%	89%	Php600 to 900	782
<b>Outside Metro Manila</b>				
Iloilo	95%	99%	Php350 to 650	576

Source: CBRE Report – Philippines Market Monitor Q2 2022

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

	Mar-22 3M	Jun-22 3M	Sep-22 3M	Dec-22 3M
<b>Net Income/(Loss) After Tax</b>	<b>687.2</b>	<b>676.8</b>	<b>629.4</b>	<b>2,169.9</b>
Straight-Line Adjustment and Amortization of Deferred Credits	59.1	48.1	21.0	33.7
Other Account Adjustments	11.0	9.7	10.7	11.2
Fair value gains (losses) on investment properties	-	-	-	2,822.0
<b>Distributable Income</b>	<b>639.0</b>	<b>638.4</b>	<b>619.1</b>	<b>629.7</b>
Total Dividends	615.3	624.9	618.9	614.8
Dividends per Share	0.2	0.2	0.2	0.2
Declaration Date	April 22, 2022	August 05, 2022	November 11, 2022	January 06, 2023
% of Distributable Income	96%	98%	100%	98%

## G. Investment Return

	Period Ending Dec 31, 2022
<b>MREIT Returns</b>	
Dividends per share	Php0.9770 per share
Price per Share as of closing of December 29, 2022	Php14.48 per share
IPO Price	Php16.10 per share
Dividend Yield at current share price (annualized)	6.7%
Dividend Yield at listing price (annualized)	6.1%
Total Return since IPO (unannualized)	-1.0%
<b>Benchmark Returns</b>	
FTSE Asia Pacific ex Japan ex China – Mid Cap and Large Cap – Total Returns per Annum (12M)	-3.9%
FTSE Asia Pacific ex Japan ex China All Cap – Total Returns per Annum (12M)	-4.8%
FTSE Asia Pacific ex Japan ex China – Mid Cap and Large Cap – Total Returns per Annum (5Y)	20.3%
FTSE Asia Pacific ex Japan ex China All Cap – Total Returns per Annum (5Y)	18.6%

## H. Current Valuation of the MREIT Properties

MREIT's properties and its 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	Years Completed	GLA	Appraisal
			in sqm	mPhp
Eastwood, Quezon City	1800 Eastwood Avenue	2006	34,738.2	7,026
	1880 Eastwood Avenue	2007	33,743.8	6,798
	E-Commerce Plaza	2008	20,940.2	4,276
McKinley Hill, Taguig	One World Square	2007	30,481.7	7,343
	Two World Square	2009	21,286.4	5,488
	Three World Square	2010	21,216.6	4,799
	8/10 Upper McKinley	2009	19,937.5	4,633
	18/20 Upper McKinley	2009	19,413.8	4,347
	World Finance Plaza	2010	25,066.5	5,245
Iloilo Business Park, Iloilo	One Techno Place	2017	9,548.7	1,166
	Richmonde			
	Richmonde Tower	2016	6,769.1	529
	Richmonde Hotel Iloilo	2016	6,354.8	863
	Two Techno Place	2019	10,808.9	1,448
	Three Techno Place	2017	9,567.9	1,227
	One Global Center	2015	10,301.0	1,251
<b>Total</b>			<b>280,175</b>	<b>56,439</b>

#### I. Transfer of Four (4) Prime Grade A Buildings from Megaworld Corporation

On 23 March 2023, the SEC issued its approval of the valuation of four prime Grade A buildings located in PEZA-registered zones, with a total gross leasable area of 44,567 sq.m., to be transferred by Megaworld Corporation to MREIT in exchange for 263,700,000 common shares of MREIT, pursuant to the Deed of Exchange of Property for Shares dated 5 April 2022. Under said transaction, Megaworld will subscribe into MREIT shares at a subscription price of Php20.00 per share.

The properties included in said transaction are as follows:

Township	Building	Year Completed	GLA	Occupancy	Appraisal
			Sqm		mPhp
McKinley West	One West Campus	2016	9,704.33	99.5%	1,697
	Five West Campus	2016	10,256.96	100.00%	1,895
Iloilo Business Park	Festive Walk 1B	2018	14,702.71	91.0%	1,510
	Two Global Center	2014	9,902.57	96.7%	1,045
<b>Total</b>			<b>44,566.57</b>	<b>96.2%</b>	<b>6,147</b>

The properties in exchange for the subscription shall be transferred to MREIT as follows:

	<b>Location</b>	<b>Percentage of Interest to be Transferred</b>	<b>Consideration, Net (in Php)</b>
1	One West Campus	80% pro indiviso	1,292,800,000.00
2	Five West Campus	80% pro indiviso	1,507,200,000.00
3	Festive Walk 1B	100%	1,473,000,000.00
4	Two Global Center	100%	1,001,000,000.00
	<b>TOTAL</b>		<b>5,274,000,000.00</b>

The income from the properties infused will be recognized under MREIT's books beginning 1 January 2023.

**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 **05 MAY 2023** day of May 2023 at MAKATI CITY, with the affiant/s exhibiting to me the following identification document/s:

<b>Name</b>	<b>Competent Evidence of Identity</b>
MREIT Fund Managers, Inc. By:	
<b>Joey I. Villafuerte</b>	

**PUBLIC**

Doc No. 237 ;  
Page No. 49 ;  
Book No. 275  
Series of 2023.

**NOTARY**

  
**ATTY. RAYMOND A. RAMOS**  
COMMISSION NO. M-077  
NOTARY PUBLIC FOR MAKATI CITY  
UNTIL DECEMBER 31, 2024  
5 KALAYAAN AVENUE EXTENSION,  
BARANGAY WEST REMBO 1215, MAKATI CITY  
SC Roll No. 62179/04-26-2013  
IBP NO. 258534/01-02-2023/Pasig City  
PTR NO. MKT 9562350/01-03-2023/Makati City  
MCLE Compliance No. VII-0020180/04-14-2025