

**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. **31 December 2021**
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 fourth quarter of 2021, 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
11 February 2022



Performance Report for the Period Ending December of 2021

February 11, 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 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").

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. Closing of Acquisition of Four (4) Prime Grade A Buildings

Following the approval by the Board of Directors of MREIT on December 15, 2021 of the acquisition of P9.1 billion worth of four prime Grade A buildings located in PEZA-registered zones, MREIT and Megaworld Corporation executed a Deed of Absolute Sale for the transaction on December 20, 2021. The properties included in said transaction are listed below:

Township	Building	Year Completed	GLA Sqm	Occupancy	Appraisal mPhp
McKinley Hill	World Finance Plaza	2010	25,067	99.8%	5,265
Iloilo Business Park	Two Techno Place	2017	10,809	98.6%	1,498
	Three Techno Place	2019	9,568	98.2%	1,244
	One Global Center	2015	10,301	97.5%	1,274
Total			55,744	98.8%	9,281

B. Capital Raising

To fund the above acquisition, MREIT's Board also approved the closing of a 10-year term loan facility amounting to P7.25 billion with a local bank. The facility has a fixed interest rate structure, subject to repricing on the 3rd anniversary from the initial drawdown date and another repricing on the 6th or 7th anniversary from the initial drawdown date.

Breakdown of the sources and uses of funding for the acquisition are detailed below;

	Amount mPhp
Sources	
Term Loan Facility	7,250
Cash and cash equivalents	1,920
Total	9,170
Uses	
Acquisition	9,116
Documentary Stamp Tax (DST)	54
Total	9,170



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 11th day of February 2022 at **TAGUIG CITY**, with the affiant/s exhibiting to me the following identification document/s:

Name	Competent Evidence of Identity
MREIT Fund Managers, Inc. By:	
Joey I. Villafuerte	UMID-CRN-0033-5009940-9

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NOTARY


ATTY. EDUARDO P. BAROT
Notary Public for Taguig Roll No. 36248
Commission No. 3 until December 31, 2022
PTR No. 4863627 / 01.03.2022 / Mandaluyong City
IBP Lifetime No. 013895 / 06.02.15 / RSM
MCLE Compliance No. VI-0007875 / 04.14.2022
Unit 2A the Grand Hamptons Tower 2, 1st Avenue cor.
31st St. Bonifacio Global City, Taguig City