C05736-2026

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. Date of Report (Date of earliest event reported)

   Jul 29, 2026

2. SEC Identification Number

   CS202052294

3. BIR Tax Identification No.

   502-228-971-000

4. Exact name of issuer as specified in its charter

   MREIT, INC.

5. Province, country or other jurisdiction of incorporation

   Philippines

6. Industry Classification Code(SEC Use Only)

7. Address of principal office

   18th Floor, Alliance Global Tower, 36th Street corner 11th Avenue, Uptown Bonifacio, Taguig City, Philippines
   Postal Code
   1634

8. Issuer's telephone number, including area code

   (632) 8894-6300/6400

9. Former name or former address, if changed since last report

   N/A

10. 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 Common Stock Outstanding and Amount of Debt Outstanding
Common Shares	4,718,849,053

11. Indicate the item numbers reported herein

    Item 9

MREIT, Inc.
MREIT

PSE Disclosure Form 4-31 - Press Release
References: SRC Rule 17 (SEC Form 17-C)
Section 4.4 of the Revised Disclosure Rules

Subject of the Disclosure
PRESS RELEASE: MREIT 1H2026 DISTRIBUTABLE INCOME JUMPS 34% TO P2.49B
Background/Description of the Disclosure
Press release entitled, “MREIT 1H2026 DISTRIBUTABLE INCOME JUMPS 34% TO P2.49B"
Other Relevant Information
Please see attached Press Release.

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

MREIT, INC.

Principal Office (No./Street/Barangay/City/Town/Province)

18/F, ALLIANCE GLOBAL TOWER,
36TH ST., COR. 11TH AVE.,
UPTOWN BONIFACIO, TAGUIG CITY

MABEL P. TACORDA
Contact Person

(632) 8894-6300/6400
Company Telephone Number

1	2		3	1
Month			Day	

Fiscal Year

Month Day

Annual Meeting

SEC FORM 17-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. **29 July 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	4,718,849,053[1]
Preferred	0
Total	**4,718,849,053**[1]

10. **Item 9**

Please see the attached Press Release.

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
29 July 2026

[1] MREIT, Inc. has a total of 4,718,849,053 common shares issued and outstanding. 3,721,983,381 common shares are listed in the Philippines Stock Exchange ("the Exchange) and the 996,865,672 common shares issued on 25 March 2026 are pending listing with the Exchange.

MREIT 1H2026 DISTRIBUTABLE INCOME JUMPS 34% TO P2.49B

Sustains material dividend-per-share growth

MANILA, Philippines, July 29, 2026 – MREIT, Inc. ("MREIT"), the real estate investment trust of property giant Megaworld, reported a 34% year-on-year jump in 1H2026 distributable income to P2.49 billion, driven by its Wave 4 acquisition, improved portfolio occupancy, and further gains in operating efficiency. The strong performance sustained the higher level of dividends per share during the period.

The distributable income growth outpaced the 26% increase in 1H2026 revenues to P3.41 billion. Net operating income margin improved by 121 basis points to 81%, reflecting cost efficiencies and operating leverage across MREIT's enlarged portfolio. Notably, the margin improvement was achieved despite inflationary pressures and higher energy-related costs arising from the Middle East crisis. MREIT's disciplined cost management and transition to 100% renewable electricity supply across its portfolio helped manage exposure to volatility in electricity generation costs while supporting the company's broader sustainability objectives.

Portfolio occupancy improved to 90% from 89% in the same period last year, reflecting the continued attractiveness of MREIT's office properties within Megaworld's integrated townships. MREIT's occupancy remained well-above prevailing occupancy rates in both Metro Manila and provincial office markets reported by property consulting firms.

MREIT also declared its second-quarter cash dividend of P0.2630 per share, representing a 5% increase year-on-year and sustaining the higher level of dividends established following the completion of Wave 4 in 1Q2026. The dividend is payable on August 28, 2026 to stockholders on record as of August 14, 2026. The latest declaration brings MREIT's total dividends for the first half of 2026 to P0.5260 per share, equivalent to an annualized dividend yield of 7.6% based on MREIT's last closing price.

"As promised, we now structure every asset infusion we pursue to deliver material dividend-per-share accretion. The dividends declared in both the first and second quarters of 2026 reflect that commitment and demonstrate how Wave 4 is translating portfolio growth into tangible per-share returns for our shareholders," says Jose Arnulfo C. Batac, President and CEO of MREIT, Inc.

Building on Wave 4, MREIT is advancing Wave 5 toward completion, its largest asset infusion to date. The previously announced P27-billion transaction will bring MREIT's portfolio to over 950,000 square meters, subject to regulatory approval. Wave 5 will be implemented through a property-for-share swap at a subscription price of P16.50 per share, representing an 18.6% premium to MREIT's 30-day volume-weighted average price. The transaction structure reflects MREIT's disciplined approach to acquisitions, ensuring that portfolio expansion is pursued not merely for scale, but to enhance shareholder value through dividend-per-share accretion. ###
