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)
   Apr 30, 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
   Metro Manila, 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 DECLARES RECORD P0.2630 DPS, UP 5% AS WAVE 4 DELIVERS IMMEDIATE ACCRETION
Background/Description of the Disclosure
Press release entitled, “MREIT DECLARES RECORD P0.2630 DPS, UP 5% AS WAVE 4 DELIVERS IMMEDIATE ACCRETION”
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

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 Month 3 1 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. **30 April 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, Philippines**
   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**

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
30 April 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.

A MEGAWORLD COMPANY

MREIT DECLARES RECORD P0.2630 DPS, UP 5% AS WAVE 4 DELIVERS IMMEDIATE ACCRETION

MANILA, Philippines, April 30, 2026 – MREIT, Inc. (MREIT), the real estate investment trust company of Megaworld Corporation, has declared a record cash dividend of P0.2630 per share for the first quarter of 2026, representing a 5% increase from the previous quarterly payout. The uplift marks a significant milestone for the company, reflecting the immediate accretion delivered by its Wave 4 acquisition and signaling the start of a new phase of growth defined by meaningfully dividends per share (DPS)-accretive infusions.

The dividend is payable on May 29, 2026 to stockholders on record as of May 15, 2026, and translates to an annualized dividend yield of 7.6% based on the last closing price of P13.90 per share as of April 29, 2026.

The increase reflects the full quarterly contribution of the nine Grade A office buildings infused under Wave 4, the P16.2-billion property-for-share swap completed in March. Executed at a 15% premium to MREIT's 30-day volume-weighted average price (VWAP), the transaction was structured to minimize dilution while maximizing per-share earnings uplift. The result is a step-up in MREIT's dividend-paying capacity from the very first quarter of integration.

"This is a defining moment for MREIT," said Jose Arnulfo C. Batac, President and CEO of MREIT, Inc. "For the first time, our shareholders are seeing the full power of an infusion that is not just additive in size, but meaningfully accretive on a per-share basis. This 5% uplift in dividends per share is the direct outcome of how Wave 4 was structured, and it sets the standard for every acquisition we will pursue from here on."

Going forward, MREIT intends to anchor its growth strategy on infusions that deliver tangible DPS accretion to shareholders. Each future wave will be evaluated and structured with the same discipline applied to Wave 4, prioritizing valuation, transaction structure, and asset quality to ensure that portfolio expansion translates directly into stronger per-share returns.

"Scale alone is not the goal," Batac added. "What matters is whether each transaction makes our shareholders better off on a per-share basis. That is the bar we have set, and that is the bar we will keep raising as we move into Wave 5 and beyond."

MREIT's portfolio consists of prime income-generating assets located within Megaworld's townships, including McKinley Hill, McKinley West, Eastwood City, Iloilo Business Park, and Davao Park District. With Wave 5 already in preparation for the second half of the year, MREIT remains firmly on track toward its goal of one million square meters of GLA by 2027, supported by the extensive pipeline of stabilized, income-generating properties across Megaworld and the broader Alliance Global Group. ###

Disclaimer: This Press Release contains forward-looking statements that are subject to risks and opportunities that could affect MREIT, Inc.'s plans to acquire additional assets until 2027. Although MREIT, Inc. believes that expectations reflected in any forward-looking statements are reasonable, it can give no guarantee of future actions or events.

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