

27 January 2022

Philippine Stock Exchange, Inc.

6th Floor, PSE Tower
28th Street corner 5th Avenue
Bonifacio Global City, Taguig City

Attention: **Ms. Janet A. Encarnacion**
Head, Disclosure Department

Securities and Exchange Commission

Secretariat Building, PICC Complex
Roxas Boulevard, Pasay City

Attention: **Hon. Vicente Graciano P. Felizmenio, Jr.**
Director, Markets and Securities Regulation Department

Mesdames and Gentlemen:

We hereby submit the attached Press Release of MREIT, Inc.

We trust that you will find the foregoing to be in order.

Very truly yours,

MREIT, INC.

By:



CHERYLL B. SERENO

Compliance Officer and Data Protection Officer



MREIT TO ACQUIRE UP TO P20-B WORTH OF OFFICE ASSETS THIS YEAR

Megaworld's REIT vehicle looking to surpass 2022 asset injection target

MANILA, Philippines, January 27, 2022 – MREIT, Inc., the REIT company of township developer Megaworld, is set to acquire additional office assets worth around P20-billion this year, which will eventually increase its portfolio value by 34% from the current P58.5-billion to P78.5-billion by end-2022. These properties will come from various Megaworld townships across the country.

“MREIT is looking to surpass its target for 2022 in terms of asset injection. These new assets may include some of our ‘built-to-suit’ properties, which are considered superior in both quality and lease tenure. These new properties have a multinational tenant base, which include large financial, healthcare, technology, and consulting firms. We earlier announced an additional 44,300 square meters by end of the year, but we are working to further bulk it up with more assets as we continuously look for ways to increase dividend yields for our shareholders,” says Kevin L. Tan, president and CEO, MREIT.

In December last year, MREIT completed the acquisition of four commercial properties with a total gross leasable area (GLA) of 55,700 square meters at the cost of P9.1-billion. By the end of 2021, MREIT’s expanded portfolio already consisted of 14 prime, grade A buildings with a total GLA of around 280,000 square meters located in PEZA-accredited zones in the sponsor’s townships of Eastwood City, McKinley Hill, and Iloilo Business Park.

“We believe that the current business conditions are conducive to the attainment of our growth plans. We are currently looking at several properties for potential acquisition, not just in these three townships but also in two more new Megaworld townships. We are very optimistic of our very long growth runway considering that Megaworld is building more offices and even launched new townships last year,” adds Tan.

The various properties will be infused throughout the year with funding expected to come primarily from equity and potentially some debt. Currently, MREIT’s percentage of debt versus total Deposited Properties is at around 12%, well below the 35% cap set in the REIT Law.

“There are still a number of items that we have to finalize, and as everyone knows, we have to go through the process as set under the REIT Law. But our objective for the year is to deliver on this enhanced investment plan and ensure the sustained growth of the company,” Tan explains.

With the support of its sponsor Megaworld, which is acknowledged as the country's largest office landlord, MREIT aspires to be one of the largest REITs in Southeast Asia. Looking forward, MREIT aims to have a portfolio GLA of 500,000 square meters by 2024 and increase this further to 1-million square meters before the end of the decade. ###