

**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. **November 16, 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	2,532,121,381.00

10. **Item 9(b)**


Please see 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:


CHERYLL B. SERENO
Compliance Officer and Data Protection Officer
November 16, 2021

16 November 2021

Philippine Stock Exchange, Inc.

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

Attention: **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

Dear 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
PSE EDGE System Administrator*



MREIT TO ACQUIRE FOUR PRIME ASSETS

MANILA, Philippines, November 16, 2021 – MREIT, Inc., the REIT company of township developer Megaworld, is finalizing the acquisition of four prime, grade A, PEZA-accredited properties by December of this year.

Subject to final approvals, the company is looking to acquire Two Techno Place, Three Techno Place, and One Global Center, which are located in Iloilo Business Park; as well as World Finance Plaza in McKinley Hill in Fort Bonifacio, Taguig. The four prime office properties have a combined GLA of 55,700 square meters and have an average occupancy rate of 99%. Given that MREIT currently has no bank debt on its balance sheet, the acquisition will be funded through new borrowings in order to further enhance returns.

Once completed, the infusion will increase MREIT's portfolio gross leasable area (GLA) by 25% from 224,431 square meters to 280,131 square meters. Additionally, MREIT's management will ensure that the acquisition will be closed under such terms that will result in enhanced value for its shareholders.

"We remain steadfast in our vision of making MREIT one of the largest office REITs not only in the Philippines, but in the Southeast Asian region as well, and this acquisition is but the first step to realizing the significant growth potential of the company. We look to close the deal by December of this year and expect that these assets will start to contribute revenues to MREIT starting January 2022," says MREIT President and CEO Kevin Andrew L. Tan.

Earlier, the company revealed its plan to infuse around 100,000 square meters of additional office GLA, equivalent to roughly 45% of the company's total portfolio, before the end of 2022. This transaction represents the first wave of acquisitions to meet this target.

The properties benefit from a very stable tenant base which are primarily composed of BPOs. This includes renowned companies such as Transcom, WNS, and Nearsol. The buildings are also located in very prime locations. Even during the pandemic, demand for office space in Iloilo Business Park and McKinley Hill remained high, particularly from BPO locators. These help ensure stability of income generation as well as provide good organic growth for MREIT.

"The quality of growth is also important to us. That is why we are very deliberate in choosing which properties to acquire. This way, we not only ensure the sustainability of our income generation, but also provide a clear path towards capital appreciation," added Mr. Tan. ##