

18 October 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*



JUST TWO WEEKS AFTER LISTING, MREIT SETS TO DECLARE DIVIDENDS THIS MONTH AS REVENUES JUMP 6% IN 1ST FULL QUARTER OF OPERATIONS

MANILA, Philippines, October 18, 2021 - MREIT, Inc., the REIT company of the country's largest office landlord Megaworld, records an increase in revenues by 6% to P711.2-million during the quarter ending September 2021, on the back of higher rental income amounting to P583.7-million, or 5% higher than the target set in its REIT Plan. The period signifies MREIT's first full quarter of operations since it acquired ten (10) prime, grade A office assets from Megaworld in June this year.

Because of this, MREIT prepares to declare dividends within the month of October in line with its REIT plan. Subject to necessary Board and regulatory approvals, the company is looking into declaring dividends of at least P0.24 per share.

"This is just the initial tranche of dividends that we intend to declare for the current fiscal year 2022. Considering MREIT's strong performance to date, as well as our improved outlook on office demand and the infusion of additional assets, we are confident of our ability to meet, if not surpass, our dividend projection for the year as indicated in our REIT plan. We thank all our investors for the trust and confidence to MREIT," says Kevin L. Tan, President and CEO, MREIT, Inc.

MREIT earlier announced its plan to double its portfolio size by 2024, and to reach 1-million square meters in floor size by 2030. By next year alone, around 100,000 square meters of prime office assets will be injected into MREIT.

The company also announced its plan to inject more assets from Uptown Bonifacio in BGC aside from the assets coming from Eastwood City, McKinley Hill, and Iloilo Business Park. According to the report released by Leechiu Properties in June, BGC still commands the highest rental rates among major business districts in the country.

MREIT aspires to be one of, if not, the largest office REIT in Southeast Asia on the strength of the company's long runway for growth backed by Megaworld's extensive office portfolio. ###

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