



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. **13 February 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

<u>Title of Each Class</u>	<u>Number of Shares of Stock Outstanding</u>
Common	3,721,983,381
Preferred	0
<b>Total</b>	<b>3,721,983,381</b>

10. **Item 9**

In compliance with Section 10.2 of the Implementing Rules and Regulations of the Real Estate Investment Trust Act of 2009, we hereby submit the report on the performance of the Corporation's funds and assets for the period ending 31 December 2025, prepared by the Corporations fund manager, MREIT Fund Manager's, Inc.

**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:

  
**VINCE ZYRENCE T. BARLONGAY**  
Compliance Officer  
13 February 2026



# Performance Report for the Period Ending December of 2025

February 13, 2026

Prepared by: MREIT Fund Managers, Inc.

**Use of this document**

This document was prepared by MREIT Fund Managers, Inc. ("MFMI" or the "Fund Manager") in compliance with the reportorial requirements of the REIT Implementing Rules and Regulations under Republic Act No. 9856, and is being submitted to the Securities and Exchange Commission ("SEC"), the Philippine Stock Exchange ("PSE"), and the Bureau of Internal Revenue ("BIR").

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**A. Financial Performance for the Twelve Months Ended December 31, 2025**

MREIT is still in the process of finalizing its audited financial statements for the year ending December 31, 2025. We shall submit a Supplemental Performance Report for the fourth quarter of 2025 once the audited financial statements are available.

**B. Operating Statistics for the Twelve Months Ended December 31, 2025 (in Php, millions)**

	Overall					Office	
	Gross leasable area (GLA)*	Leased area	Occupancy rate	Total Rent**	% of Total Rent	Occupied GLA	Average rent
Properties	in sqm	in sqm		in mPhp		in sqm	Php/sqm/month
1800 Eastwood Avenue	34,718	34,374	99%	345	8%	32,137	789
1880 Eastwood Avenue	33,490	33,325	100%	291	7%	31,578	676
E-Commerce Plaza	21,032	19,926	95%	201	5%	19,926	840
One World Square	30,482	29,007	95%	293	7%	27,958	795
Two World Square	21,286	20,685	97%	271	7%	20,280	1,037
Three World Square	21,222	19,974	94%	242	6%	19,627	977
8/10 Upper McKinley	19,938	15,280	77%	177	4%	14,685	932
18/20 Upper McKinley	19,413	16,017	83%	205	5%	15,053	1,023
World Finance Plaza	25,067	17,609	70%	196	5%	17,482	896
Richmonde Tower	13,124	12,396	94%	104	3%	5,059	754
One Techno Place	9,549	9,330	98%	64	2%	8,953	538
Two Techno Place	11,393	11,393	100%	78	2%	10,809	578
Three Techno Place	9,568	9,568	100%	70	2%	8,726	572
One Global Center	10,301	8,199	80%	71	2%	7,633	697
One West Campus	9,704	9,657	100%	82	2%	9,657	880
Five West Campus	10,257	10,257	100%	81	2%	10,257	821
Festive Walk 1B	14,703	12,747	87%	102	2%	11,062	701
Two Global Center	9,903	9,903	100%	80	2%	9,048	628
Two West Campus	9,332	9,332	100%	75	2%	9,332	842
Ten West Campus	36,277	29,139	80%	237	6%	28,852	620
One Fintech Place	18,088	17,681	98%	140	3%	17,681	661
Two Fintech Place	18,053	15,011	83%	119	3%	14,875	652
Davao Finance Center	26,074	26,047	100%	150	4%	25,928	474
One Le Grand	48,439	45,606	94%	406	10%	45,331	932
<b>Total</b>	<b>481,414</b>	<b>442,462</b>	<b>91.9%</b>	<b>4,079</b>		<b>421,928</b>	

**C. Office Industry Benchmark**

	Average Occupancy		Average Office Lease Rate (per sqm)	
	Industry	MREIT	Industry	MREIT
<b>Metro Manila</b>				
McKinley	75%	89%	Php800 to 1,200	879
Quezon City	89%	98%	Php600 to 900	759
<b>Outside Metro Manila</b>				
Davao	59%	100%	Php350 to 700	474
Iloilo	69%	93%	Php525 to 800	639

Source: CBRE Philippines. (2025). *Pag-tanaw: A CBRE Philippines Start of Year 2025 Market Monitor*

**D. Disbursements from the Proceeds of the Block Sale for the period covering July 1 to December 31, 2025**

Project Name	Township/ Location	Investment Type	Product	Disbursement	Disbursing Entity
The Mactan Newtown	Cebu	Investment in building and its improvements, land and its developments through the Company and its subsidiaries	Malls, Offices, Land Development and other developments	639,500,000.00	Megaworld Oceantown Properties, Inc..
Paragua Coastown	Palawan	Investment in building and its improvements, land and its developments through the Company and its subsidiaries	Malls, Offices, Land Development and other developments	240,700,000.00	Megaworld San Vicente Coast Inc.
Bacolod Projects	Bacolod	Investment in building and its improvements, land and its developments through the Company and its subsidiaries	Malls, Offices, Land Development and other developments	383,980,000.00	Megaworld Bacolod Properties, Inc.
			<b>Total</b>	<b>PHP1,264,180,000.00</b>	

## **E. Investment Return**

MREIT is still in the process of finalizing its audited financial statements for the year ending December 31, 2025. We shall submit a Supplemental Performance Report for the fourth quarter of 2025 once the audited financial statements are available.

**CERTIFICATION**

This Performance Report was prepared and assembled under my supervision in accordance with existing rules of the Securities and Exchange Commission. The information and data provided are complete, true, and correct to the best of my knowledge and/or based on authentic records.

**By:**

**MREIT Fund Managers, Inc. (MFMI)**

  
**Joey I. Villafuerte**  
Treasurer

SUBSCRIBED AND SWORN to before me this 13 FEB 2026 at MAKATI CITY, with the affiant/s exhibiting to me the following identification document/s:

Name	Competent Evidence of Identity	Date and Place of Issue
MREIT Fund Managers, Inc. By:  Joey I. Villafuerte		

Doc No. 175;  
Page No. 30;  
Book No. 402  
Series of 2026.

**NOTARY PUBLIC**

  
**ATTY. RAYMOND A. RAMOS**  
COMMISSION NO. M-229  
NOTARY PUBLIC FOR MAKATI CITY  
UNTIL DECEMBER 31, 2026  
2364 ANGONG STREET  
BARANGAY POBLACION 121G, MAKATI CITY  
SC Roll No. 62179/04-26-2013  
IBP NO. 536461/01-05-2026/Pasig City  
PTR NO. MKT 10764120/01-05-2026/Makati City  
MILE Compliance No. VIII-0012898/04-14-2026