

# COVER SHEET

SEC Registration Number

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**Company Name**

[illegible]

Principal Office (No./Street/Barangay/City/Town/Province)

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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	

ANGELI S. TRISTEZA

Contact Person

1	2
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Month

Day

Fiscal Year

(632) 8894-6300/6400

**(632) 8894-6300/6400**

Company Telephone Number

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Month

Day

Annual Meeting

[illegible]

Form Type

[illegible]

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Dept. Requiring this Doc.

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Amended Articles Number/Section

Total Amount of Borrowings

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Total No. of Stockholders

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Domestic

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Foreign

To be accomplished by SEC Personnel Concerned

[illegible]

File Number

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LCU

[illegible]

Document I.D.

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Cashier

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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. **July 15, 2024**  
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	2,795,821,381 <sup>1</sup>
Preferred	0
<b>Total</b>	<b>2,795,821,381<sup>1</sup></b>

10. **Item 9(b)**

Please see the attached Final Progress Report on the Use of Proceeds from the Block Sale of 279,400,000 common shares of MREIT, Inc. which was settled on 27 July 2023.

**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:

  
**ANGEL S. TRISTEZA**  
Compliance Officer  
July 15, 2024

<sup>1</sup> As of 31 March 2024, MREIT, Inc. has a total of 2,795,821,381 common shares issued and outstanding. 2,532,121,381 common shares are listed in the Philippines Stock Exchange, while the listing application for the 263,700,000 common shares issued in March 2024 is in progress.



## MEGAWORLD CORPORATION

30th Floor, Alliance Global Tower, 36th Street Corner 11th Avenue, Uptown Bonifacio, Fort Bonifacio, Taguig City, NCR, Fourth District Philippines 1630  
Tels (632) 88946300 / 79052800 • www.megaworldcorp.com • Email customerservice@megaworldcorp.com

July 12, 2024

### THE PHILIPPINE STOCK EXCHANGE

Philippine Stock Exchange Plaza  
6th Floor, PSE Tower  
Bonifacio Global City, Taguig

Attention: **MS. ALEXANDRA D. TOM WONG**  
Head, Disclosure Department

Subject: Final Report on the Use of Proceeds from the Block Sale of 279,400,000  
common shares of MREIT, Inc. (MREIT)

Dear Ms. Tom-Wong,

We are pleased to submit our Final Report on the Use of Proceeds from the Block Sale of 279,400,000 common shares of MREIT, Inc. duly certified by our external auditors, in compliance with the disclosure requirements of the Philippine Stock Exchange.

The proceeds were generated from the Block Sale of 279,400,000 common shares of MREIT, Inc., settled on July 27, 2023, at an offer price of P13.00 per share, resulting in net proceeds totaling Php3,606,018,012.74.

Please be advised that as of June 30, 2024, Megaworld already disbursed the total net proceeds amounting to Three Billion Six Hundred Six Million Eighteen Thousand Twelve Pesos and Seventy Four Centavos (Php3,606,018,012.74) in accordance with its reinvestment plan.

The details of the disbursements are as follows:

Net Proceeds from the Block Sale		3,606,018,012.74
Less: Disbursement from July 1 to Sept. 30, 2023	1,045,051,955.30	
Disbursement from Oct. 1 to Dec. 31, 2023	630,000,000.00	
Disbursement from Jan. 1 to Mar. 31, 2024	640,000,000.00	
Disbursement from Apr. 1 to Jun. 30, 2024 (Annex A)	1,290,966,057.44	3,606,018,012.74
Balance of Proceeds from the Block Sale as of June 30, 2024		0.00

Thank you.

Respectfully yours,

  
FRANCISCO C. CANUTO  
Treasurer



ANNEX A: Disbursements from the Proceeds of the Block Sale for the period covering April 01 to June 30, 2024

	Project Name	Township/ Location	Investment Type	Product	Disbursement	Disbursing Entity
1	Bulacan Projects	Bulacan	Investment in Building and its improvements, Land and its developments through the Company and its subsidiaries	Malls, Offices, Land Development and other developments	790,966,057.44	Northwin Properties, Inc
2	Davao Park District	Davao City	Investment in Building and its improvements, Land and its developments through the Company and its subsidiaries	Malls, Offices, Land Development and other developments	120,000,000.00	Davao Park District Holdings, Inc
3	Bacolod Projects	Bacolod City	Investment in Building and its improvements, Land and its developments through the Company and its subsidiaries	Malls, Offices, Land Development and other developments	100,000,000.00	Megaworld Bacolod Properties, Inc
4	The Mactan Newtown	Cebu City	Investment in Building and its improvements, Land and its developments through the Company and its subsidiaries	Malls, Offices, Land Development and other developments	150,000,000.00	Megaworld Oceantown Properties, Inc
5	ArcoVia City	Pasig City	Investment in Building and its improvements, Land and its developments through the Company and its subsidiaries	Malls, Offices, Land Development and other developments	130,000,000.00	ArcoVia Properties, Inc
	<b>TOTAL</b>			<b>PHP</b>	<b>1,290,966,057.44</b>	



## ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)

\_\_\_\_\_, METRO MANILA) SS  
**Makati City**

At \_\_\_\_\_ City, Metro Manila, on this **JUL 15** day of July 2024, before me personally appeared: **Makati City**

Name	Competent Evidence of Identity	Date and Place Issued
For and on behalf of MEGAWORLD CORPORATION:  FRANCISCO C. CANUTO	  SSS ID No. 035188143-1	

who made known and represented to me that they are the same persons who executed the foregoing report including the Annex A and this page on which this Acknowledgment is written, and are signed by the parties hereto, and acknowledged to me that the same is their free and voluntary act and deed as well as of the entities respectively represented by them.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **JUL 15** day of July 2024.

NOTARY PUBLIC

Doc. No. 387;  
Page No. 79  
Book No. 33;  
Series of 2024.



**BUENAVENTURA U. MENDOZA**

**NOTARY PUBLIC**

Until December 31, 2025

PTR No. 10075560 Makati City-01/02/24

IBP No. 300994 01-02-2024 Roll No. 31206

MCLE Compliance No. VII-0020846 April 14, 2025

500-A Madrigal Bldg. Ayala Ave., Makati City

## **Report of Independent Auditors on Factual Findings**

**The Board of Directors and Stockholders**  
**Megaworld Corporation**  
30th Floor, Alliance Global Tower  
36th Street cor. 11th Avenue  
Uptown Bonifacio, Taguig City

We have performed the procedures agreed with you and enumerated below with respect to the attached Final Report (the Report) as of June 30, 2024 on the application of proceeds received by Megaworld Corporation (the Company) from the block sale of 279,400,000 common shares of MREIT, Inc. (MREIT) which was settled on July 27, 2023, with the offer price of P13.00 per share (the Block Sale), resulting in a net proceeds estimated at P3.61 billion (the Block Sale Proceeds). The procedures were performed solely to enable the Company to comply with the requirement of the Philippine Stock Exchange (PSE) to submit the Report accompanied by an external auditor's report. Our engagement was undertaken and our report is issued in accordance with Philippine Standard on Related Services 4400 (Revised), *Agreed-Upon Procedures Engagements*.

### **Agreed-upon Procedures**

The procedures we performed are as follows:

1. Obtained and checked the mathematical accuracy of the following:
  - a) The Report;
  - b) Schedule of planned application of proceeds from the Block Sale; and,
  - c) Detailed schedule of utilization of proceeds as of June 30, 2024.
2. Compared the total amount of utilization appearing in the Report with the detailed schedule of utilization of proceeds.
3. Compared the schedule of planned application of the Block Sale Proceeds to the Reinvestment Plan. Inquired with the Company's management of the reason for the difference, if any, and requested a copy of the approval by the Board of Directors (BOD) and the PSE, as appropriate, i.e., if it involved reallocation or change in the use of proceeds.

4. Traced to and examined supporting documents such as acknowledgement receipts and approved payment endorsement documents, of disbursements in the detailed schedule of utilization of proceeds and traced the total amount of disbursements per category to the Report.

#### Results of the Performance of Agreed-Upon Procedures

1. With respect to item 1, we noted no exceptions on the mathematical accuracy of the Report and schedules.

We present below the summary of the application of the proceeds from the Block Sale as of June 30, 2024, based on the information we obtained from the Company.

<u>Project Name</u>	<u>Township or Location</u>	<u>Products</u>	<u>Disbursing Entity</u>	<u>Amount</u>
Northwin Global City	Bulacan	Malls, Offices, Land Development, and Other Developments	Northwin Properties, Inc.	P1,576,018,012.74
The Mactan Newtown	Mactan, Cebu	Malls, Offices, Land Development, and Other Developments	Megaworld Oceanatown Properties, Inc.	600,000,000.00
Arcovia City	Pasig	Malls, Offices, Land Development, and Other Developments	Arcovia Properties, Inc.	560,000,000.00
Bacolod Projects	Bacolod	Malls, Offices, Land Development, and Other Developments	Megaworld Bacolod Properties, Inc.	500,000,000.00
Davao Park District	Davao	Malls, Offices, Land Development, and Other Developments	Davao Park District Holdings, Inc.	<u>370,000,000.00</u>
				<b><u>P3,606,018,012.74</u></b>

2. With respect to item 2, we noted that the total amount of utilization appearing in the Report is in agreement with the amount in the detailed schedule of utilization of proceeds.
3. With respect to item 3, we noted that the planned application of the Block Sale Proceeds is in agreement with the Reinvestment Plan dated July 25, 2023.
4. With respect to item 4, we traced the utilization of the Block Sale Proceeds as of June 30, 2024 to supporting acknowledgment receipts and approved payment endorsement documents.

We noted that the Company granted advances to the following disbursing entities to be used in the projects specified:

<u>Disbursing Entity</u>	<u>Project Name</u>	<u>Township or Location</u>	<u>Amount</u>
Northwin Properties, Inc.	Northwin Global City	Bulacan	P 1,576,018,012.74
Megaworld Oceantown Properties, Inc.	The Mactan Newtown	Mactan, Cebu	600,000,000.00
Arcovia Properties, Inc.	Arcovia City	Pasig	560,000,000.00
Megaworld Bacolod Properties, Inc.	Bacolod Projects	Bacolod	500,000,000.00
Davao Park District Holdings, Inc.	Davao Park District	Davao	<u>370,000,000.00</u>
			<b><u>P 3,606,018,012.74</u></b>

We traced the cash advances granted by the Company to the acknowledgement receipts issued by the entities. Moreover, we agreed the amounts presented in the Report to the accounting records of the Company.

Because the foregoing procedures do not constitute either an audit or review made in accordance with Philippine Standards on Auditing (PSA) or Philippine Standard on Review Engagements (PSRE), respectively, we do not express an assurance on the use of the Block Sale Proceeds based on the said standards. Had we performed additional procedures or had we performed an audit or review of the financial statements in accordance with PSA or PSRE, respectively, other matters might have come to our attention that would have been reported to you.

We have no responsibility to update this report for events or circumstances occurring after the date of this report.



Our report is solely for the purpose set forth in the first paragraph of this report and for your information and is not to be used for any other purpose or to be distributed to any other parties. This report relates only to the information and items specified above and does not extend to any financial statements of the Company, taken as a whole.

**PUNONGBAYAN & ARAULLO**



**By: John Endel S. Mata**  
Partner

CPA Reg. No. 0121347  
TIN 257-622-627  
PTR No. 10076144, January 3, 2024, Makati City  
SEC Group A Accreditation  
Firm - No. 0002 (until financial period 2024)  
BIR AN 08-002551-040-2023 (until Jan. 24, 2026)  
Firm's BOA/PRC Cert. of Reg. No. 0002 (until Aug. 27, 2024)

July 10, 2024

**SUBSCRIBED AND SWORN** to before me, in the City of Makati, on 15 July 2024, the affiant, **John Endel S. Mata**, exhibiting his Professional Regulatory Commission (PRC) License ID registration no. 0121347 valid until July 5, 2025.

IN WITNESS WHEREOF, I set unto my hand and seal on the date and place above written.



  
**ATTY. IRA JENNENA J. BERO, CPA**

Notary Public for Makati City

Until December 31, 2024

Notarial Commission No. M-200

Roll No. 82663

IBP Number: 394290 01/03/2024, Cebu City

PTR No. 10079021 01/04/2024, Makati City

MCLE Compliance No. Admitted to the BAR on May 30, 2022

19<sup>th</sup> Flr., Tower 1, The Enterprise Center, 6766 Ayala Avenue, Makati City

Doc. No. 219 :

Page No. 45 :

Book No. III;

Series of 2024.