

COVER SHEET

SEC Registration Number

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Company Name

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

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VINCE ZYRENCE T. BARLONGAY

Contact Person

(632) 8894-6300/6400

Company Telephone Number

Month

Day

Fiscal Year

Month Day

Month

Day

Annual Meeting

[illegible]

Form Type	Form Number	Form Description
Form 1	101	Form 101
Form 2	102	Form 102
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Form 99	199	Form 199
Form 100	200	Form 200

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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

LCU

LCU

[illegible]

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Section

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STAMPS

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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. **28 November 2025**
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, Philippines**
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

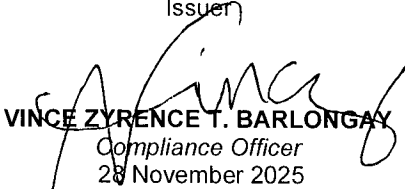
<u>Title of Each Class</u>	<u>Number of Shares of Stock Outstanding</u>
Common	3,721,983,381 ¹
Preferred	0
Total	3,721,983,381¹

10. **Item 9**

Please see the 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: 
VINCE ZYRENCE T. BARLONGAY
Compliance Officer
28 November 2025

¹ As of 19 November 2024, MREIT, Inc. has a total of 3,721,983,381 common shares issued and outstanding. 2,795,821,381 common shares are listed in the Philippines Stock Exchange (the "Exchange"), while the 926,162,000 common shares issued on 19 November 2024 are pending listing with the Exchange.



MREIT GEARS UP FOR EXPANSION AS SEC APPROVED AUTHORIZED CAPITAL STOCK INCREASE

MANILA, Philippines, November 28, 2025 – MREIT, Inc., the real estate investment trust of property giant Megaworld Corporation, announced that it has received regulatory approval to increase its authorized capital stock (ACS) to P8 billion from P5 billion, allowing the company to move forward with preparations for its next wave of property infusions.

This approval strengthens MREIT's capital framework and allows the company to begin the process of issuing new shares for future acquisitions. As previously disclosed, MREIT is evaluating 10 office properties—nine in McKinley Hill and one in Eastwood City—totaling approximately 198,500 square meters of gross leasable area for potential infusion.

Once completed, this infusion would expand MREIT's portfolio by about 41% to 680,000 square meters, from its existing 482,000 square meters. Megaworld, MREIT's sponsor, will still have around 900,000 square meters of office and retail assets that are not yet part of MREIT, ensuring a strong runway for future growth rounds.

Following this next round of office acquisitions, MREIT will begin preparing for the inclusion of select retail assets to support portfolio diversification. The move will allow MREIT investors to benefit from Megaworld's strong mall business, backed by record-high occupancy and sustained growth in foot traffic, subject to appropriate valuations and regulatory requirements. This forms part of MREIT's broader strategy to expand its income streams and enhance long-term stability.

"With the approval of our ACS increase, we are now structurally positioned to pursue the next phase of our growth strategy," said Jose Arnulfo C. Batac, President and CEO, MREIT, Inc. "This milestone allows us to prepare for fresh acquisitions that will further scale our portfolio and support long-term value creation for our shareholders."

MREIT's portfolio consists of prime, income-generating office assets located within Megaworld townships such as Eastwood City, McKinley Hill, McKinley West, Iloilo Business Park, and Davao Park District. The company remains focused on delivering stable dividends and accretive acquisitions as it progresses toward its target of one million square meters of GLA by 2027. ###

Disclaimer: This Press Release contains forward-looking statements that are subject to risks and opportunities that could affect MREIT, Inc.'s plans to acquire additional assets until 2027. Although MREIT, Inc. believes that expectations reflected in any forward-looking statements are reasonable, it can give no guarantee of future actions or events.