

Equity

Company Description

MREIT, Inc. operates as a real estate investment trust. The Company leases portfolio of office and commercial assets. MREIT serves customers in Philippines.

Company Summary

Name	MREIT INC	BICS Sector	Real Estate
Country	PH	BICS Industry	REIT
Last Price	13.74	Financial Year End	12/31/2026
Currency	PHP	Next Reporting Date	11/13/2026
Reporting Currency	PHP	# Analyst Ratings	11
Market Cap (m)	64,836.986	# Analyst BUY Ratings	9
Div Yield	N.A.	CEO	
Next Ex Div Date	11/25/2026	CEO Tenure (yr)	N.A.
Last Ex Div Date	08/13/2026	Net Debt/EBITDA	N.A.

ESG

Third Party Raters		Company Metrics	
MSCI Rating		GHG (scope	
MSCI Latest Update		1+2) per Rev	246.774
Sustainalytics Risk Score		GHG (scope	
Sustainalytics Risk Cat.		1+2) per EVIC	24.772
Sustainalytics Controversy Level			
0			
S&P Global ESG Rank			
N.A.			

Key Financial Metrics

Period	5 Yr CAGR/ Avg.	2023 (A)	2024 (A)	2025 (A)	2026 (E)	2027 (E)
Period	5 Yr CAGR/ Avg.	2023 (A)	2024 (A)	2025 (A)	2026 (E)	2027 (E)
Revenue	34.8	4,157	4,513	5,580	8,002	8,665
Rev_Growth	--	13.9	8.6	23.6	43.4	8.3
EBITDA	--	3,154	3,443	4,259	6,394	7,490
EBITDA_Margin	79.6	75.9	76.3	79.6	79.9	86.4
EBIT	--	3,154	3,443	4,259	6,151	6,827
EBIT_Margin	--	--	--	--	--	--
EPS	6.3	0.06	1.37	1.18	1.13	1.16
EPS_Growth	--	185.7	2,183.3	-13.9	-4.5	3
DPS	42.9	0.98	0.99	1	1.06	1.11
Net_Debt	--	5,528	5,187	5,830	5,419	5,046
Mkt_Cap	--	36,625	50,247	65,403	--	--

Last Price vs. Index



Peers & Valuation

ID	Name	Market Cap	Sales_5 Y_CAGR	EPS_5Y _CAGR	PE	Fwd_PE
MREIT PM Equity	MREIT Inc	64,837	--	--	14.2	12
RCR PM Equity	RL Commercial REIT Inc	152,105	--	--	2.8	13.8
AREIT PM Equity	AREIT Inc	158,377	44.8	-15.3	13.7	13.3
WHART TB Equity	WHA Premium Growth Freehold & Frasers Property Thailand Indu	71,868	8.5	-1.5	13.3	14.3
FTREIT TB Equity	Fraser Property Thailand Indu	78,351	8.3	21.6	16.7	15

Top Holders

Holder Name	Own % of Class	Shares	Market Value	% Change	Cost Basis (Avg.)	Filing Date	Holder Country
Megaworld Corp	53.43	2.52B	567.14M	-1.88	0.22	07/14/2026	Philippines
Emperador Inc	0.61	28.90M	6.50M		0.18	06/30/2026	Philippines
Tan Andrew L	0.22	10.50M	2.36M		0.26	06/30/2026	
Dimensi onal Fund Advisor s LP	0.14	6.41M	1.44M	5.15	0.20	08/12/2026	United States
Blackrock Global Funds - Asian Multi-Asset Income Fund	0.01	391.30K	88.02K		0.23	03/31/2026	Luxembourg
Batac Jose Arnulfo Cruz Llantada Antonio E	0.00	101.00K	22.72K		0.20	06/30/2026	
	0.00	1.00K	224.94		0.26	06/30/2026	

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Earnings Revisions



Holder Name	Own % of Class	Shares	Market Value	% Change	Cost Basis (Avg.)	Filing Date	Holder Country
Gutiérrez- Alfonso Lourdes T LOURDES T Varela Jesus Barredo	0.00 0.00 0.00	1.00K 1.00K 1.00K	224.94 224.94 224.94	 100.00	0.26 0.22 0.26	03/31/2026 06/30/2026 06/30/2026	

Other

Credit

Ratings	
BB Default Risk	IG1
Moody's LT Rating	N.A.
S&P LT Rating	N.A.
Fitch LT Rating	N.A.

Outlooks	
Moody's Outlook	N.A.
S&P Outlook	N.A.
Fitch Outlook	N.A.

ESG

Third Party Raters	
MSCI Rating	
MSCI Latest Update	
Sustainalytics Risk Score	
Sustainalytics Risk Cat.	
Sustainalytics Controversy Level	0
S&P Global ESG Rank	N.A.

Company Metrics	
GHG (scope 1+2) per Rev	246.774
GHG (scope 1+2) per EVIC	24.772