

SAMPLE ONLY
SECRETARY'S CERTIFICATE

I, (_____), of legal age, Filipino, with office address at the (_____), Philippines, hereby state that:

1. I am the Corporate Secretary of (_____), a corporation duly organized in accordance with Philippine laws with principal office at the (_____), Philippines (hereinafter the "Corporation").

2. As Corporate Secretary, I have custody of the minutes of meetings of the Board of Directors and the stockholders of the Corporation.

3. In a meeting of the Corporation's Board of Directors held on (_____), at which meeting a quorum was present, the following resolutions were approved:

"RESOLVED, that the Corporation appoint the President of **MREIT, INC.** ("MREIT") or in his absence, the Chairman of the Meeting, as the Corporation's proxy who shall represent the Corporation and vote the stocks beneficially owned by and standing in the name of the Corporation on the stock and transfer books of MREIT as of record date, at MREIT's Annual Meeting of Stockholders to be held on 29 May 2026, or any adjournments, continuations or postponements thereof which may be held or called by MREIT's Board of Directors;

"RESOLVED, FURTHER, that the Corporation's proxy is hereby authorized to vote for the approval of the minutes of the previous annual meeting held on 29 September 2025; Approval of the issuance and listing of up to One Billion Eight Hundred Million (1,800,000,000) primary common shares, details of which are yet to be determined, in exchange for cash and/or properties, subject to the submission of a Comprehensive Corporate Disclosure on the Issuance of Shares, if applicable, and upon final determination of the valuation of the properties, the Swap Price, and compliance with the requirements of the Securities and Exchange Commission and the Philippine Stock Exchange, and the delegation to the Company's Senior Management of the power and authority to determine and fix the terms and conditions of the property for share exchange in order to ensure compliance with the minimum public ownership requirements imposed upon MREIT; appointment of external auditors; the ratification of acts of the Board of Directors, Board Committees and Management; the election of the following nominees to the Board of Directors namely: *Kevin Andrew L. Tan, Jose Arnulfo C. Batac, Francisco C. Canuto, Lourdes T. Gutierrez-Alfonso, Antonio E. Llantada, Jr., Jesus B. Varela and Sergio R. Ortiz-Luis, Jr.*; and any matter of business that may be brought upon therein, and to exercise all the powers vested upon the Corporation as the registered and beneficial owner of said stocks;

"RESOLVED, FINALLY, that (_____), in his capacity as (_____), be authorized to issue on behalf of the Corporation the proxy instruments as may be necessary to implement the authorities granted herein."

4. The above-quoted resolutions have not been amended, modified, cancelled, or revoked, and as of this date of certification, are in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand on this _____ at _____ City, Philippines.

Corporate Secretary

SUBSCRIBED AND SWORN to before me this _____ at _____, Philippines, affiant exhibiting to me his/her _____

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Page No. _____;
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Series of 2026.