



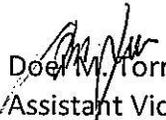
CERTIFICATION

As Stock Transfer Agent of MREIT, Inc. ("the Corporation"), we hereby certify that the direct shares indicated in the Public Ownership Report of the Corporation, is in accordance with our records as of 06 March 2026.

This certification is being issued upon the request of the Corporation for their disclosure to the Philippine Stock Exchange, Inc.

Issued on 9th day of March 2026, Mandaluyong City, Philippines.

BDO Unibank, Inc. - Trust and Investments Group


Doerly Torres
Assistant Vice President


Concepcion E. Foronda
Manager 1

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MREIT, Inc.

Computation of Public Ownership level as of March 06, 2026

Number of Issued Common Shares	3,721,983,381
Less: Number of Treasury Shares	-
Number of Issued and Outstanding Common Shares	3,721,983,381

Less:	% to total Outstanding Common Shares	Number of Common Shares	
Directors			
Chairman Kevin Andrew L. Tan			
Direct	0.00%	1,000 ✓	
Indirect	0.28%	10,494,000	
Dir. Jose Arnulfo C. Batac			
Direct	0.00%	1,000 ✓	
Indirect	0.00%	100,000	
Dir. Francis C. Canuto			
Direct	0.00%	1,000 ✓	
Dir. Lourdes T. Gutierrez-Alfonso			
Direct	0.00%	1,000 ✓	
Dir. Jesus B. Varela			
Direct	0.00%	1,000 ✓	
Dir. Sergio R. Ortiz-Luis, Jr.			
Direct	0.00%	1,000 ✓	
Dir. Antonio E. Llantada, Jr.			
Direct	0.00%	1,000 ✓	
<i>Sub-total</i>	<u>0.28%</u>	<u>10,601,000</u>	
Officers			
Giovanni C. Ng	0.00%	-	
Treasurer			
Maria Carla T. Uykim	0.00%	-	
Corporate Secretary			
Mabel P. Tacorda	0.00%	-	
Chief Financial Officer and Compliance Officer			
Andy Willing Dela Cruz, Jr.	0.00%	-	
Investor Relations Officer			
<i>Sub-total</i>			
Principal/Substantial Stockholders			
Megaworld Corporation			
Direct		1,151,632,881 ✓	
Indirect		788,079,100	
<i>Sub-total</i>	<u>52.12%</u>	<u>1,939,711,981</u>	
Affiliates			
Emperador, Inc.			
Indirect	0.78%		28,902,900
Total			1,979,215,881
Total Number of Common Shares Owned by the Public			<u>1,742,767,500</u>

PUBLIC OWNERSHIP PERCENTAGE

$\frac{\text{Total Number of Common Shares Owned by the Public}}{\text{Total Issued and Outstanding Common Shares}}$		=	46.82%
	<hr/> 1,742,767,500 <hr/> 3,721,983,381		
Number of Issued and Outstanding Shares			3,721,983,381
Number of Outstanding Shares			3,721,983,381
Number of Treasury Shares			-
Number of Listed Shares			3,721,983,381
Number of Foreign-Owned Shares			24,668,698
Foreign Ownership Level (%)			0.66%
Foreign Ownership Limit (%)			40%

As of 06 March 2026