




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 31 March 2026.

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

Issued on 13th day of April 2026, Mandaluyong City, Philippines.

BDO Unibank, Inc. - Trust and Investments Group


Doe M. Torres
Assistant Vice President


Concepcion E. Foronda
Manager 1

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MREIT, Inc.

Computation of Public Ownership level as of March 31, 2026

Number of Issued Common Shares	4,718,849,053
Less: Number of Treasury Shares	-
Number of Issued and Outstanding Common Shares	4,718,849,053

Less:	<u>% to total Outstanding Common Shares</u>	<u>Number of Common Shares</u>	
Directors			
Chairman Kevin Andrew L. Tan			
Direct	0.00%	1,000 ✓	
Indirect	0.22%	10,494,000	
Dir. Jose Arnulfo C. Batac			
Direct	0.00%	1,000 ✓	
Indirect	0.00%	100,000	
Dir. Francisco 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 ✓	
Sub-total	<u>0.22%</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			
Sub-total			
Principal/Substantial Stockholders			
Megaworld Corporation			
Direct		2,148,498,553 ✓	
Indirect		788,079,100	
Sub-total	<u>62.23%</u>	<u>2,936,577,653</u>	
Affiliates			
Emperador, Inc.			
Indirect	0.61%	28,902,900	
Total			2,976,081,553
Total Number of Common Shares Owned by the Public			<u><u>1,742,767,500</u></u>

PUBLIC OWNERSHIP PERCENTAGE

Total Number of Common Shares Owned by the Public

Total Issued and Outstanding Common Shares

1,742,767,500

4,718,849,053

=

36.93%

Number of Issued and Outstanding Shares		4,718,849,053
Number of Outstanding Shares		4,718,849,053
Number of Treasury Shares		-
Number of Listed Shares		3,721,983,381
Number of Foreign-Owned Shares		25,960,998
Foreign Ownership Level (%)		0.55%
Foreign Ownership Limit (%)		40%

As of March 31, 2026