




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 December 2024.

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

Issued on 14th day of January 2025, Mandaluyong City, Philippines.

BDO Unibank, Inc. - Trust and Investments Group


Doel M. Torres
Assistant Vice President


Concepcion E. Foronda
Manager 1

BDO Unibank, Inc.
BDO Towers Valero
8741 Paseo De Roxas
Salcedo Village
Makati City 1226
Philippines
Swift Code BNORPHMM
Tel +632 8840-7000

bdo.com.ph

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MREIT, Inc.

Computation of Public Ownership level as of December 31, 2024

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:	<u>% to total Outstanding Common Shares</u>	<u>Number of Common Shares</u>	
Directors			
Chairman Francis C. Canuto			
Indirect	0.00%	1,000	
Dir. Kevin Andrew L. Tan			
Indirect	0.27%	9,995,000	
Dir. Katherine L. Tan			
Direct	0.00%	1,000	
Dir. Lourdes T. Gutierrez-Alfonso			
Indirect	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>0.27%</u>	<u>10,001,000</u>	
Officers			
Giovanni C. Ng	0.00%	-	
Treasurer			
Jose Arnulfo C. Batac	0.00%	-	
Chief Operating Officer			
Maria Carla T. Uykim	0.00%	-	
Corporate Secretary			
Angeli S. Tristeza	0.00%	-	
Compliance Officer			
Andy Willing Dela Cruz, Jr.	0.00%	-	
Investor Relations Officer			
Sub-total			
Principal/Substantial Stockholders			
Megaworld Corporation			
Direct		2,077,794,881	
Indirect		283,350,000	
Sub-total	<u>63.44%</u>	<u>2,361,144,881</u>	
Affiliates			
Emperador, Inc.			
Indirect	0.78%		28,902,900
Total			2,400,048,781
Total Number of Common Shares Owned by the Public			<u>1,321,934,600</u>

PUBLIC OWNERSHIP PERCENTAGE

<u>Total Number of Common Shares Owned by the Public</u>			
<u>Total Issued and Outstanding Common Shares</u>			
	1,321,934,600	=	35.52%
	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			2,795,821,381
Number of Foreign-Owned Shares			27,432,843
Foreign Ownership Level (%)			0.73%
Foreign Ownership Limit (%)			40%

As of 31 December 2024