



CERTIFICATION

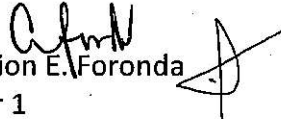
As Stock Transfer Agent of MREIT, Inc. ("the Corporation"), we hereby certify that the direct shares indicated in the Public Ownership Report of the Corporation, is in accordance with our records as of 29 April 2026.

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

Issued on 5th day of May 2026, Mandaluyong City, Philippines.

BDO Unibank, Inc. - Trust and Investments Group


Doel M. Torres
Assistant Vice President


Concepcion E. Foronda
Manager 1

MREIT, Inc.

Computation of Public Ownership level as of April 29, 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:	% to total Outstanding Common Shares	Number of Common Shares	
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			
Treasurer	0.00%	-	
Maria Carla T. Uykim			
Corporate Secretary	0.00%	-	
Mabel P. Tacorda			
Chief Financial Officer and Compliance Officer	0.00%	-	
Andy Willing Dela Cruz, Jr.			
Investor Relations Officer	0.00%	-	
Sub-total			
Principal/Substantial Stockholders			
Megaworld Corporation			
Direct		2,148,498,553 ✓	
Indirect		696,914,700	
Sub-total	<u>60.30%</u>	<u>2,845,413,253</u>	
Affiliates			
Emperador, Inc.			
Indirect	0.61%	28,902,900	
Total			2,884,917,153
Total Number of Common Shares Owned by the Public			<u><u>1,833,931,900</u></u>

PUBLIC OWNERSHIP PERCENTAGE

<u>Total Number of Common Shares Owned by the Public</u>			
<u>Total Issued and Outstanding Common Shares</u>			
	1,833,931,900	=	38.86%
	4,718,849,053		
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			25,798,258
Foreign Ownership Level (%)			0.55%
Foreign Ownership Limit (%)			40%

As of April 29, 2026