



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 30 September 2025.

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 October 2025, Mandaluyong City, Philippines.

BDO Unibank, Inc. - Trust and Investments Group


Doel M. Torres
Assistant Vice President


Concepcion E. Foronda
Manager 1

A stylized signature, possibly of a witness or another official, located to the right of the Manager 1 signature.

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bdo.com.ph

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MREIT, Inc.

Computation of Public Ownership level as of September 30, 2025

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			
Indirect	0.27%	9,995,000	
Dir. Jose Arnulfo C. Batac			
Direct	0.00%	1,000 ✓	
Indirect		100,000	
Dir. Francis C. Canuto			
Indirect	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	0.27%		10,101,000
Officers			
Giovanni C. Ng	0.00%	-	
Treasurer			
Maria Carla T. Uykim	0.00%	-	
Corporate Secretary			
Giancarlo V. Inacay	0.00%	-	
Chief Financial Officer			
Vince Zyrence T. Barlongay	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		29,917,100	
Sub-total	56.63%		2,107,711,981
Affiliates			
Emperador, Inc.			
Indirect	0.78%		28,902,900
Total			2,146,715,881
Total Number of Common Shares Owned by the Public			<u>1,575,267,500</u>

PUBLIC OWNERSHIP PERCENTAGE

Total Number of Common Shares Owned by the Public Total Issued and Outstanding Common Shares			
	1,575,267,500	=	42.32%
	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			35,346,608
Foreign Ownership Level (%)			0.95%
Foreign Ownership Limit (%)			40%

As of 30 September 2025