



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 June 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 July 2025, Mandaluyong City, Philippines.

BDO Unibank, Inc. - Trust and Investments Group


Doel M. Torres
Assistant Vice President


Concepcion E. Foronda
Manager 1

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MREIT, Inc.

Computation of Public Ownership level as of June 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 and Compliance Officer		
Andy Willing Dela Cruz, Jr.	0.00%	-
Investor Relations Officer		
Sub-total		

Prii Megaworld Corporation

Direct	2,077,794,881	
Indirect	283,350,000	
Sub-total	63.44%	2,361,144,881

Affi Emperor, Inc.

Indirect	0.78%	28,902,900
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Total		2,400,148,781
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Total Number of Common Shares Owned by the Public	1,321,834,600
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PUBLIC OWNERSHIP PERCENTAGE

Total Number of Common Shares Owned by the Public
Total Issued and Outstanding Common Shares

1,321,834,600
3,721,983,381

=

35.51%

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

27,653,727

Foreign Ownership Level (%)

0.74%

Foreign Ownership Limit (%)

40%

As of 30 June 2025