

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 21 July 2023.

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

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Issued on 21st day of July 2023, Mandaluyong City, Philippines.

BDO Unibank, Inc. - Trust and Investments Group

Concepción E. Foronda Assistant Manager

Oliver L. Galvez Assistant Vice President

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 21 July 2023

Number of Issued Common Shares Less: Number of Treasury Shares Number of Issued and Outstading Common Shares

2,795,821,381 2,795,821,381

	s:	% to total Outstanding Common Shares C	Number of common Shares		
Indirect 0.00% 1,000 Dir. Kevin Andrew L. Tan 0.36% 9,995,000 Dir. Katherine L. Tan 0.00% 1,000 Dir. Lourdes T. Gutierrez-Alfonso 0.00% 1,000 Dir. Jesus B. Varela 0.00% 1,000 Dir. Jesus B. Varela 0.00% 1,000 Dir. Jesus B. Varela 0.00% 1,000 Dir. Antonio E. Llantada, Jr. 0.00% 1,000 Dir. Antonio E. Llantada, Jr. 0.00% 1,000 Dir. Antonio E. Llantada, Jr. 0.00% - Direct 0.00% - Sub-total 0.00% - Treasurer 0.00% - Englebert G. Teh 0.00% - Corporate Secretary 0.00% - Karren Mae C. De Chavez-Reodica 0.00% - Compliance Officer and Data Protection Officer 0.00% - And Willing Dela Corey and Data Protection Officer 0.00% - Irretations Officer 0.00% - - Sub-total <t< th=""><th>Directors</th><th></th><th></th><th></th><th></th></t<>	Directors				
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Corporate Secretary 0.00% - Compliance Officer and Data Protection Officer 0.00% - Andy Willing Dela Cruz, Jr. 0.00% - Investor Relations Officer 0.00% - Sub-total - - Principal/Substantial Stockholders - - Megaworld Corporation 552,612,500 - Direct 1,002,720,381 1,555,332,881 Affiliates 55.63% 1,555,332,881 Affiliates 0.59% 16,427,040 Total 0.59% 15,51,764	Chief Finance Officer				
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Compliance Officer and Data Protection Officer 0.00% - Andy Willing Dela Cruz, Jr. 0.00% - Investor Relations Officer - - Sub-total - - Principal/Substantial Stockholders - - Megaworld Corporation 552,612,500 - Direct 1,002,720,381 - Sub-total 55.63% 1,555,332,881 Affiliates Emperador, Inc. 0.59% 16,427,040 Total 0.59% 15,51,764	Corporate Secretary				
Andy Willing Dela Cruz, Jr. 0.00% Investor Relations Officer 0.00% Sub-total - Principal/Substantial Stockholders - Megaworld Corporation 552,612,500 Direct 1,002,720,381 Sub-total 55.63% Affiliates - Emperador, Inc. 0.59% Indirect 0.59% 16,427,040 1,581,76	Karren Mae C. De Chavez-Reodica	0.00%	-		
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Sub-total - Principal/Substantial Stockholders - Megaworld Corporation 552,612,500 Indirect 1,002,720,381 Sub-total 55.63% Affiliates Emperador, Inc. 0.59% Indirect 0.59% Total 1,581,76	Andy Willing Dela Cruz, Jr.	0.00%	-		
Principal/Substantial Stockholders Megaworld Corporation Direct 552,612,500 Indirect 1,002,720,381 Sub-total 55.63% 1,555,332,881 Affiliates Emperador, Inc. 0.59% 16,427,040 Total 1,581,76	Investor Relations Officer				
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Emperador, Inc. 0.59% 16,427,040 Total 1,581,76	Sub-total	55.63%		1,555,332,881	
Indirect 0.59% 16,427,040 Total 1,581,76	Affiliates				
Indirect 0.59% 16,427,040 Total 1,581,76	Emperador, Inc.				
	•	0.59%		16,427,040	
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	al Number of Common Shares Owned by the Public				1,214,060

= 43.42%
2,795,821,381
2,795,821,381
-
2,532,121,381
47,378,048 *
1.69% *
40%

* As of 30 June 2023