

CERTIFICATION

As Stock Transfer Agent of MREIT, Inc. ("the Corporation"), we hereby certify that the <u>direct shares</u> indicated in the Public Ownership Report of the Corporation, is in accordance with our records as of 19 November 2024.

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

Issued on 19th day of November 2024, Mandaluyong City, Philippines.

BDO Unibank, Inc. - Trust and Investments Group

Concepcion El Foronda

Manager 1

Doel M. Torres

Assistant Vice President

MREIT, Inc.

Computation of Public Ownership level as of November 19, 2024

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

3,721,983,381

3,721,983,381

Directors Chairman Francis C. Canuto Indirect 0.00% 1,000		
Chairman Francis C. Canuto Indirect 0.00% 1,000 Dir. Kevin Andrew L. Tan Indirect 0.27% 9,995,000 Dir. Katherine L. Tan 0.00% 1,000 Dir. Lourdes T. Gutierrez-Alfonso 1,000 Dir. Jesus B. Varela 0.00% 1,000 Dir. Jesus B. Varela 0.00% 1,000 Dir. Sergio R. Ortiz-Luls, Jr. 0.00% 1,000 Dir. Antonio E. Llantada, Jr. 0.00% 1,000 Dir. Antonio E. Llantada, Jr. 0.00% 1,000 Direct 0.00% 1,000 Direct 0.00% 1,000 Officers 0.27% Officers 0.00% - Comparison 0.00% 0.00% - Compar		
Dir. Kevin Andrew L. Tan Indirect		
Indirect Dir. Katherine L Tan Direct Dir. Katherine L Tan Direct Direct Dir. Lourdes T. Gutierrez-Alfonso Indirect Direct Direc		
Dir. Katherine L. Tan Direct Dir. Lourdes T. Gutierrez-Alfonso Indirect Dir. Jesus B. Varela Direct Direct		
Direct Dir. Lourdes T. Gutlerrez-Alfonso Indirect Dir. Lourdes T. Gutlerrez-Alfonso Indirect Dir. Jesus B. Varela Direct Dir. Sergio R. Ortiz-Luls, Jr. Direct Dir. Sergio R. Ortiz-Luls, Jr. Direct Dir. Antonio E. Llantada, Jr. Direct Dir. Antonio E. Llantada, Jr. Direct Direct		
Dir. Lourdes T. Gutierrez-Alfonso Indirect Indire		
Dir. Lourdes T. Gutierrez-Alfonso Indirect Dir. Jesus B. Varela Direct Dir. Sergio R. Ortiz-Luis, Jr. Direct Dir. Sergio R. Ortiz-Luis, Jr. Direct Dir. Antonio E. Llantada, Jr. Direct Dir. Antonio E. Llantada, Jr. Direct Dir. Antonio E. Unitada, Jr. Direct Direct Dir. Antonio E. Unitada, Jr. Direct		
Dir. Jesus B. Varela Direct Direc		
Direct Dir. Sergio R. Ortiz-Luis, Jr.		
Dir. Serglo R. Ortiz-Luls, Jr.		
Dir. Sergio R. Ortiz-Luis, Jr. Direct Dir. Antonio E. Liantada, Jr. Direct		
Direct Dir. Antonio E. Llantada, Jr. Direct Direc		
Dir. Antonio E. Llantada, Jr. Direct Sub-total O.00% 1,000		
Direct Sub-total 1,000		
Comparison		4.
Giovanni C. Ng	10,001,000	
Treasurer Jose Arnulfo C. Batac Chief Operating Officer Maria Carla T. Uykim Corporate Secretary Angeli S. Tristeza Compliance Officer Andy Willing Dela Cruz, Jr. Investor Relations Officer Sub-total Principal/Substantial Stockholders Megaworld Corporation Direct Indirect Sub-total Affiliates Emperador, Inc. Indirect O.78%		
Treasurer Jose Arnulfo C. Batac Chief Operating Officer Maria Carla T. Uykim Corporate Secretary Angeli S. Tristeza Compliance Officer Andy Willing Dela Cruz, Jr. Investor Relations Officer Sub-total Principal/Substantial Stockholders Megaworld Corporation Direct Indirect Sub-total Affiliates Emperador, Inc. Indirect O.78%		
Jose Arnulfo C, Batac Chief Operating Officer Maria Carla T. Uykim Corporate Secretary Angeli S. Tristeza Compliance Officer Andy Willing Dela Cruz, Jr. Investor Relations Officer Sub-total Principal/Substantial Stockholders Megaworld Corporation Direct Indirect Sub-total Affiliates Emperador, Inc. Indirect O.78%		
Chief Operating Officer Maria Carla T. Uykim Corporate Secretary Angeli S. Tristeza Compliance Officer Andy Willing Dela Cruz, Jr. Investor Relations Officer Sub-total Principal/Substantial Stockholders Megaworld Corporation Direct Indirect Sub-total Affiliates Emperador, Inc. Indirect O.78%		
Maria Carla T. Uykim 0.00% Corporate Secretary 0.00% Angeli S. Tristeza 0.00% Compliance Officer 0.00% Andy Willing Dela Cruz, Jr. 0.00% Investor Relations Officer 0.00% Sub-total 2.077,794,881 Indirect 2.077,794,881 Indirect 283,350,000 Sub-total 63,44% Affiliates Emperador, Inc. Indirect 0.78%		
Corporate Secretary		
Compliance Officer Andy Willing Dela Cruz, Jr. Investor Relations Officer Sub-total Principal/Substantial Stockholders Megaworld Corporation Direct 2,077,794,881 Indirect 283,350,000 Sub-total 63.44% Affiliates Emperador, Inc. Indirect 0.78%		
Andy Willing Dela Cruz, Jr. Investor Relations Officer Sub-total Principal/Substantial Stockholders Megaworld Corporation Direct 2,077,794,881 Indirect 283,350,000 Sub-total 63.44% Affiliates Emperador, Inc. Indirect 0.78%		
Investor Relations Officer Sub-total Principal/Substantial Stockholders Megaworld Corporation Direct 2,077,794,881 Indirect 283,350,000 Sub-total 63.44% Affiliates Emperador, Inc. Indirect 0.78%		
Principal/Substantial Stockholders Megaworld Corporation		
Megaworld Corporation 2,077,794,881 283,350,000	* •	
Direct 2,077,794,881 283,350,000 Sub-total 63.44% Affiliates Emperador, Inc. Indirect 0.78%		
Indirect		
Sub-total 63.44% Affiliates Emperador, Inc. Indirect 0.78%		
Affiliates Emperador, Inc. Indirect 0.78%		
Emperador, Inc. Indirect 0.78%	2,361,144,881	
Indirect 0.78%		
Indirect 0.78%		
Total	28,902,900	
		2,400,048,78

PUBLIC OWNERS	HIP PERCENTAGE
Total Number of Common Shares Owned by the Publ Total Issued and Outstanding Common Shares	ic
1,321,934,600 3,721,983,381	= 35.52%
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	27,924,300 *
Foreign Ownership Level (%)	0.99% *
Foreign Ownership Limit (%)	40%
* Ap of 21 October 2024	