



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 31 December 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 January 2026, Mandaluyong City, Philippines.

BDO Unibank, Inc. - Trust and Investments Group

A handwritten signature in black ink, appearing to read "Doel M. Torres".

Doel M. Torres

Assistant Vice President

A handwritten signature in black ink, appearing to read "Concepcion E. Foronda".

Concepcion E. Foronda

Manager 1

BDO Unibank, Inc.
BDO Towers Valero
8741 Paseo De Roxas
Salcedo Village
Makati City 1226
Philippines
Swift Code BNORPHMM
Tel +632 8840-7000

MREIT, Inc.

Computation of Public Ownership level as of December 31, 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

	% to total Outstanding Common Shares	Number of Common Shares
Less:		
Directors		
Chairman Kevin Andrew L. Tan		
Direct	0.00%	1,000
Indirect	0.27%	9,994,000
Dir. Jose Arnulfo C. Batac		
Direct	0.00%	1,000
Indirect	0.00%	100,000
Dir. Francis 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/	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	1,151,632,881	✓
Indirect	858,079,100	-
Sub-total/	54.00%	2,009,711,981
Affiliates		
Emperador, Inc.		
Indirect	0.78%	28,902,900
Total		2,048,715,881
Total Number of Common Shares Owned by the Public		1,673,267,500

PUBLIC OWNERSHIP PERCENTAGE

Total Number of Common Shares Owned by the Public	
Total Issued and Outstanding Common Shares	
1,673,267,500	=
3,721,983,381	44.96%
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	3,721,983,381
Number of Foreign-Owned Shares	24,935,048
Foreign Ownership Level (%)	0.67%
Foreign Ownership Limit (%)	40%

As of 31 December 2025