



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


Doel M. Torres
Assistant Vice President


Concepcion E. Foronda
Manager 1

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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

Less:	% to total Outstanding Common Shares	Number of Common Shares	
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

$\frac{\text{Total Number of Common Shares Owned by the Public}}{\text{Total Issued and Outstanding Common Shares}}$		
$\frac{1,673,267,500}{3,721,983,381}$	=	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