



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 11 November 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 November 2025, Mandaluyong City, Philippines.

BDO Unibank, Inc. - Trust and Investments Group


Oliver L. Galvez
Senior Assistant Vice President


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

bdo.com.ph

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MREIT, Inc.

Computation of Public Ownership level as of November 11, 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		2,077,794,881 ✓	
Indirect		29,917,100	
Sub-total	56.63%	2,107,711,981	
Affiliates			
Emperador, Inc.			
Indirect	0.78%		28,902,900
Total			2,146,715,881
Total Number of Common Shares Owned by the Public			1,575,267,500

PUBLIC OWNERSHIP PERCENTAGE

<u>Total Number of Common Shares Owned by the Public</u>			
<u>Total Issued and Outstanding Common Shares</u>			
	1,575,267,500	=	42.32%
	<u>3,721,983,381</u>		
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			26,955,912
Foreign Ownership Level (%)			0.72%
Foreign Ownership Limit (%)			40%

As of 11 November 2025