



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 19 December 2025.

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

Issued on 22nd day of December 2025, Mandaluyong City, Philippines.

BDO Unibank, Inc. - Trust and Investments Group


Doer M. Torres
Assistant Vice President


Concepcion E. Noronda
Manager 1

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MREIT, Inc.

Computation of Public Ownership level as of December 19, 2025

Number of Issued Common Shares	3,721,983,381
Less: Number of Treasury Shares	3,721,983,381
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	<hr/> 0.27%	<hr/> 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	<hr/>	<hr/>
Principal/Substantial Stockholders		
Megaworld Corporation		
Direct	1,151,632,881 ✓	-
Indirect	858,079,100	-
Sub-total	<hr/> 54.00%	<hr/> 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	=	44.96%
Total Issued and Outstanding Common Shares		
1,673,267,500		
3,721,983,381		
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		25,939,348
Foreign Ownership Level (%)		0.70%
Foreign Ownership Limit (%)		40%

As of 19 December 2025