



## 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 22<sup>nd</sup> 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

BDO Unibank, Inc.  
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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                | -             |
| Number of Issued and Outstanding Common Shares | 3,721,983,381 |

| Less:   | % to total<br>Outstanding<br>Common Shares | Number of<br>Common Shares |               |
|---|--|----------------------------|---------------|
| <b>Directors</b>                                  |  |                            |               |
| 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                 |               |
| <b>Officers</b>                                   |  |                            |               |
| Giovanni C. Ng                                    | 0.00%                                      | -                          |               |
| Treasurer   |  |                            |               |
| Marla 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   |  |                            |               |
| <b>Principal/Substantial Stockholders</b>         |  |                            |               |
| Megaworld Corporation                             |  |                            |               |
| Direct  |  | 1,151,632,881              |               |
| Indirect  |  | 858,079,100                |               |
| Sub-total   | 54.00%                                     | 2,009,711,981              |               |
| <b>Affiliates</b>                                 |  |                            |               |
| 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**

|  |   |               |
|--|---|---------------|
| $\frac{\text{Total Number of Common Shares Owned by the Public}}{\text{Total Issued and Outstanding Common Shares}}$ |   |               |
| $\frac{1,673,267,500}{3,721,983,381}$  | = | <b>44.96%</b> |
| 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