The Exchange does not warrant and holds no responsibility for the veracity of the facts and representations contained in all corporate disclosures, including financial reports. All data contained herein are prepared and submitted by the disclosing party to the Exchange, and are disseminated solely for purposes of information. Any questions on the data contained herein should be addressed directly to the Corporate Information Officer of the disclosing party.

MREIT, Inc.
MREIT

PSE Disclosure Form 17-12-A - List of Top 100 Stockholders (Common Shares)
Reference: Section 17.12 of the Revised Disclosure Rules

Type of Securities

☑ Common

For the period ended	Sep 30, 2026

Description of the Disclosure
List of Top 100 Stockholders of MREIT, Inc. as of 30 September 2026

Number of Issued Common Shares	6,356,067,034
Number of Treasury Common Shares, if any	0
Number of Outstanding Common Shares	6,356,067,034
Number of Listed Common Shares	3,721,983,381
Number of Lodged Common Shares	2,464,050,400
PCD Nominee - Filipino	2,426,841,813
PCD Nominee - Non-Filipino	37,208,587
Number of Certificated Common Shares	3,892,016,634

Change from previous submission
1. Number of Issued Common Shares changed from 4,718,849,053 to 6,356,067,034 2. Number of Outstanding Common Shares changed from 4,718,849,053 to 6,356,067,034 3. Number of Lodged Common Shares changed from 2,566,989,200 to 2,464,050,400 4. Number of common shares held by Filipinos lodged with the Philippine Depository and Trust Corp. (“PDTC”) under PCD Nominee Corporation changed from 2,542,512,815 to 2,426,841,813 5. Number of common shares held by Non-Filipinos lodged with the PDTC under PCD Nominee Corporation changed from 24,476,385 to 37,208,587 6. Number of certificated common shares changed from 2,151,859,853 to 3,892,016,634

Filed on behalf by:

Name	Angeli Tristeza
Designation	Legal Counsel

COMPANY NAME : MREIT, INC.

LIST OF TOP 100 STOCKHOLDERS
As Of September 30, 2026

STOCKHOLDER'S NAME	OUTSTANDING & ISSUED SHARES (FULLY PAID)	OUTSTANDING & ISSUED SHARES (PARTIALLY PAID)	TOTAL HOLDINGS (SUBSCRIBED)	PERCENTAGE TO TOTAL
MEGAWORLD CORPORATION	3,358,307,979	0	3,358,307,979	52.836
PCD NOMINEE CORP. (FILIPINO)	2,426,841,813	0	2,426,841,813	38.182
TRAVELLERS INTERNATIONAL HOTEL GROUP, INC.	309,372,835	0	309,372,835	4.867
SOUTHWOODS MALL, INC.	118,035,720	0	118,035,720	1.857
PRYCE GASES, INC.	103,971,700	0	103,971,700	1.636
PCD NOMINEE CORP. (NON-FILIPINO)	37,208,587	0	37,208,587	0.585
AIM SCIENTIFIC RESEARCH FOUNDATION, INC.	1,250,000	0	1,250,000	0.020
PRYCE CORPORATION	851,400	0	851,400	0.013
JAMES ESTEVES TAKANO	124,000	0	124,000	0.002
MEIYAN JIANG	32,000	0	32,000	0.001
DHAWAL VASANT KAMATH	31,700	0	31,700	0.000
LEOVILLO DELA CRUZ AGUSTIN	11,000	0	11,000	0.000
MYRA P. VILLANUEVA	10,000	0	10,000	0.000
MILAGROS P. VILLANUEVA	4,000	0	4,000	0.000
MYRNA P. VILLANUEVA	4,000	0	4,000	0.000
JOSE ARNULFO CRUZ BATAC	1,000	0	1,000	0.000
JUAN CARLOS V. CABREZA	1,000	0	1,000	0.000
MARIETTA V. CABREZA	1,000	0	1,000	0.000
FRANCISCO CASTANEDA CANUTO	1,000	0	1,000	0.000
LOURDES T. GUTIERREZ-ALFONSO	1,000	0	1,000	0.000
ANTONIO E. LLANTADA JR.	1,000	0	1,000	0.000
SERGIO R. ORTIZ LUIS JR.	1,000	0	1,000	0.000
KATHERINE L. TAN	1,000	0	1,000	0.000
KEVIN ANDREW LIM TAN	1,000	0	1,000	0.000
JESUS B. VARELA	1,000	0	1,000	0.000
JENNIFER T. RAMOS	100	0	100	0.000
JENNIFER T. RAMOS	100	0	100	0.000
FRANCIS J. RICAMORA	100	0	100	0.000
GRAND TOTAL (28)	6,356,067,034	0	6,356,067,034	

THIS IS A COMPUTER GENERATED REPORT AND IF ISSUED WITHOUT ALTERATION, DOES NOT REQUIRE ANY SIGNATURE.

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OUTSTANDING BALANCES FOR SPECIFIC COMPANY

September 30, 2026

MREIT0000000

BPNAME	QUANTITY
UPCC SECURITIES CORP.	20,300
A & A SECURITIES, INC.	214,800
ABACUS SECURITIES CORPORATION	12,201,030
PHILSTOCKS FINANCIAL INC	4,141,534
A. T. DE CASTRO SECURITIES CORP.	127,300
ALPHA SECURITIES CORP.	571,100
BA SECURITIES, INC.	138,000
AP SECURITIES INCORPORATED	1,842,700
ANSALDO, GODINEZ & CO., INC.	257,700
AB CAPITAL SECURITIES, INC.	8,832,545
SB EQUITIES,INC.	75,176,055
ASIA PACIFIC CAPITAL EQUITIES & SECURITIES CORP.	22,000
ASIASEC EQUITIES, INC.	5,450,300
ASTRA SECURITIES CORPORATION	65,500
CHINA BANK SECURITIES CORPORATION	19,921,900
BELSON SECURITIES, INC.	683,600
B. H. CHUA SECURITIES CORPORATION	1,648,000
BPI SECURITIES CORPORATION	59,963,606
CAMPOS, LANUZA & COMPANY, INC.	232,800
SINCERE SECURITIES CORPORATION	1,011,000
CTS GLOBAL EQUITY GROUP, INC.	112,000
LUNA SECURITIES, INC.	12,800
TRITON SECURITIES CORP.	1,128,700
IGC SECURITIES INC.	520,200
CUALOPING SECURITIES CORPORATION	829,900
DAVID GO SECURITIES CORP.	2,528,400
DIVERSIFIED SECURITIES, INC.	1,010,700
E. CHUA CHIACO SECURITIES, INC.	464,800
EASTERN SECURITIES DEVELOPMENT CORPORATION	1,344,000
EQUITIWORLD SECURITIES, INC.	32,000
EVERGREEN STOCK BROKERAGE & SEC., INC.	511,700
FIRST ORIENT SECURITIES, INC.	1,711,400
F. YAP SECURITIES, INC.	8,435,770
AURORA SECURITIES, INC.	405,191,021
GLOBALINKS SECURITIES & STOCKS, INC.	1,305,200
JSG SECURITIES, INC.	1,448,400
GOLDSTAR SECURITIES, INC.	1,184,300
GUILD SECURITIES, INC.	2,598,800
CNN SECURITIES, INC.	1,275,100
H. E. BENNETT SECURITIES, INC.	399,600
I. B. GIMENEZ SECURITIES, INC.	60,200

INVESTORS SECURITIES, INC,	266,912
IMPERIAL,DE GUZMAN,ABALOS & CO.,INC.	482,600
INTRA-INVEST SECURITIES, INC.	1,406,600
VALUE QUEST SECURITIES CORPORATION	2,928,000
STRATEGIC EQUITIES CORP.	587,000
LOPEZ, LOCSIN, LEDESMA & CO., INC.	33,200
LUCKY SECURITIES, INC.	225,900
LUYS SECURITIES COMPANY, INC.	181,600
MANDARIN SECURITIES CORPORATION	1,152,300
COL Financial Group, Inc.	107,950,323
DA MARKET SECURITIES, INC.	494,900
MERCANTILE SECURITIES CORP.	68,100
MERIDIAN SECURITIES, INC.	357,400
MDR SECURITIES, INC.	259,000
REGIS PARTNERS, INC.	240,000
MOUNT PEAK SECURITIES, INC.	600
NEW WORLD SECURITIES CO., INC.	2,232,400
OPTIMUM SECURITIES CORPORATION	107,400
RCBC SECURITIES, INC.	4,070,011
PAN ASIA SECURITIES CORP.	247,000
PAPA SECURITIES CORPORATION	4,931,761
MAYBANK SECURITIES, INC.	9,107,900
PLATINUM SECURITIES, INC.	7,226,100
PNB SECURITIES, INC.	4,480,900
PREMIUM SECURITIES, INC.	560,000
SALISBURY SECURITIES CORPORATION	662,000
QUALITY INVESTMENTS & SECURITIES CORPORATION	917,700
R. COYIUTO SECURITIES, INC.	549,700
REGINA CAPITAL DEVELOPMENT CORPORATION	3,383,300
R. NUBLA SECURITIES, INC.	2,547,400
AAA SOUTHEAST EQUITIES, INCORPORATED	2,890,400
R. S. LIM & CO., INC.	3,441,000
RTG & COMPANY, INC.	68,400
S.J. ROXAS & CO., INC.	26,000
SECURITIES SPECIALISTS, INC.	814,100
SUMMIT SECURITIES, INC.	1,209,800
STANDARD SECURITIES CORPORATION	460,700
SUPREME STOCKBROKERS, INC	187,000
TANSENGCO & CO., INC.	262,000
THE FIRST RESOURCES MANAGEMENT & SECURITIES CORP.	203,400
TOWER SECURITIES, INC.	731,700
APEX PHILIPPINES EQUITIES CORPORATION	13,200
DRAGONFI SECURITIES, INC.	19,405,932
LANDBANK SECURITIES, INC.	1,484,600
VENTURE SECURITIES, INC.	956,400
FIRST METRO SECURITIES BROKERAGE CORP.	54,929,492
WEALTH SECURITIES, INC.	5,763,348

WESTLINK GLOBAL EQUITIES, INC.	32,000
BERNAD SECURITIES, INC.	130,000
WONG SECURITIES CORPORATION	60,000
YAO & ZIALCITA, INC.	1,501,600
META CAPITAL SECURITIES INC	507,200
BDO SECURITIES CORPORATION	109,361,944
EAGLE EQUITIES, INC.	1,663,700
GOLDEN TOWER SECURITIES & HOLDINGS, INC.	920,300
SOLAR SECURITIES, INC.	1,630,286
G.D. TAN & COMPANY, INC.	762,700
CLSA PHILIPPINES, INC.	260,863
PHILIPPINE EQUITY PARTNERS, INC.	4,721,686
UNICAPITAL SECURITIES INC.	7,962,340
SunSecurities, Inc.	712,200
COHERCO SECURITIES, INC.	1,477,800
TIMSON SECURITIES, INC.	487,100
VC SECURITIES CORPORATION	978,000
STANDARD CHARTERED BANK	59,884,052
CITIBANK N.A.	93,971,485
DEUTSCHE BANK MANILA-CLIENTS A/C	9,418,438
THE HONGKONG AND SHANGHAI BANKING CORP. LTD. -CLIENTS' ACCT.	1,413,512
BANK OF COMMERCE - TRUST SERVICES GROUP	926,600
AB CAPITAL & INVESTMENT CORP. - TRUST & INVESTMENT DIV.	5,296,600
MBTC - TRUST BANKING GROUP	62,219,431
GOVERNMENT SERVICE INSURANCE SYSTEM	464,619,400
BANCO DE ORO - TRUST BANKING GROUP	235,328,410
BDO-TIG SECURITIES SERVICES	1,323,200
COCOPLANS, INC.	80,000
CHINA BANKING CORPORATION - TRUST GROUP	13,800,000
COL Inv Mgt Inc as Investment Company Adviser for Various Mutual Funds	213,300
DEUTSCHE BANK MANILA-CLIENTS A/C	63,231,559
THE HONGKONG AND SHANGHAI BANKING CORP. LTD. -CLIENTS' ACCT.	1,490,000
LAND BANK OF THE PHILIPPINES-TRUST BANKING GROUP	31,000
UCPB GENERAL INSURANCE CO., INC.	459,200
ASIA UNITED BANK - TRUST & INVESTMENT GROUP	2,559,700
SSS PROVIDENT FUND	5,446,272
PNB TRUST BANKING GROUP	1,988,200
RCBC TRUST CORPORATION	3,144,700
RCBC TRUST CORPORATION	11,682,455
SOCIAL SECURITY SYSTEM	393,053,807
LBP-TBG THIRD PARTY CUSTODIANSHIP & REGISTRY DEPT	430,000
LAND BANK OF THE PHILIPPINES	94,100
SEEDBOX SECURITIES, INC.	6,600
MAAGAP INSURANCE INC	1,566,400
BPI ASSET MANAGEMENT AND TRUST CORPORATION	19,784,620
CABALLES GO SECURITIES INC	2,285,400
TOTAL LODGED SHARES	**2,464,050,400**