

The PSE makes no representation on the accuracy, validity, correctness and completeness of the information stated in the respective PORs of listed companies. The PSE shall use the information contained in the POR submitted by the company in computing a company's weight in the index and this may be updated or adjusted consistent with the policy of the Exchange in managing the PSEi and sector indices.



MREIT, Inc. MREIT

PSE Disclosure Form POR-1 - Public Ownership Report Reference: Amended Rule on Minimum Public Ownership

Report Type

- ☐ Monthly
☐ Quarterly
☒ Others

Report Date	Sep 22, 2026
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Computation of Public Ownership

Number of Issued Common Shares	6,356,067,034
Less: Number of Treasury Common Shares, if any	0
Number of Outstanding Common Shares	6,356,067,034

Less :

A. Directors

Name	Direct	Indirect	Total direct & indirect shares	% to Total Outstanding Shares
Kevin Andrew L. Tan	1,000	10,494,000	10,495,000	0.17
Jose Arnulfo C. Batac	1,000	100,000	101,000	0
Francisco C. Canuto	1,000	0	1,000	0
Lourdes T. Gutierrez-Alfonso	1,000	0	1,000	0
Jesus B. Varela	1,000	0	1,000	0
Sergio R. Ortiz-Luis, Jr.	1,000	0	1,000	0

Antonio E. Llantada, Jr.	1,000	0	1,000	0
	7,000	10,594,000	10,601,000	0.17

B. Officers

Name	Direct	Indirect	Total direct & indirect shares	% to Total Outstanding Shares
Giovanni C. Ng	0	0	0	0
Maria Carla T. UyKim	0	0	0	0
Mabel P. Tacorda	0	0	0	0
Andy Willing Dela Cruz, Jr.	0	0	0	0
Ma. Melody Ibanez-Garcia	0	0	0	0
	0	0	0	0

C. Principal/Substantial Stockholders

Name	Direct	Indirect	Total direct & indirect shares	% to Total Outstanding Shares
Megaworld Corporation	3,358,307,979	372,788,221	3,731,096,200	58.7
	3,358,307,979	372,788,221	3,731,096,200	58.7

D. Affiliates

Name	Direct	Indirect	Total direct & indirect shares	% to Total Outstanding Shares
Emperador, Inc.	0	28,902,900	28,902,900	0.45
Travellers International Hotel Group, Inc.	309,372,835	0	309,372,835	4.87
Southwoods Mall, Inc.	118,035,720	0	118,035,720	1.86
	427,408,555	28,902,900	456,311,455	7.18

E. Government

Name	Direct	Indirect	Total direct & indirect shares	% to Total Outstanding Shares
0	0	0	0	0
	0	0	0	0

F. Banks

Name	Direct	Indirect	Total direct & indirect shares	% to Total Outstanding Shares
0	0	0	0	0
	0	0	0	0

G. Employees

Name	Direct	Indirect	Total direct & indirect shares	% to Total Outstanding Shares
0	0	0	0	0
	0	0	0	0

H. Lock-Up Shares

Name	Direct	Indirect	Total direct & indirect shares	% to Total Outstanding Shares
0	0	0	0	0
	0	0	0	0

I. Others

Name	Direct	Indirect	Total direct & indirect shares	% to Total Outstanding Shares	
0	0	0	0	0	
	0	0	0	0	

Number of Listed Common Shares	3,721,983,381
Total Number of Non-Public Shares	4,198,008,655
Total Number of Shares Owned by the Public	2,158,058,379
Public Ownership Percentage	33.95

Other Relevant Information
Please see attached Certification from the Stock Transfer Agent.

Filed on behalf by:

Name	Angeli Tristeza
Designation	Legal Counsel



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 22 September 2026.

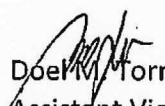
This certification is being issued upon the request of the Corporation for their disclosure to the Philippine Stock Exchange, Inc.

Issued on 22nd day of September 2026, Mandaluyong City, Philippines.

BDO Unibank, Inc. - Trust and Investments Group


Oliver L. Galvez

Senior Assistant Vice President


Doel M. Torres

Assistant Vice President



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MREIT, Inc.

Computation of Public Ownership level as of September 22, 2026

Number of Issued Common Shares	6,356,067,034
Less: Number of Treasury Shares	-
Number of Issued and Outstanding Common Shares	6,356,067,034

Less:	Outstanding Common Shares	Number of Common Shares	
Directors			
Chairman Kevin Andrew L. Tan			
Direct	0.00%	1,000 ✓	
Indirect	0.17%	10,494,000	
Dir. Jose Arnulfo C. Batac			
Direct	0.00%	1,000 ✓	
Indirect	0.00%	100,000	
Dir. Francisco 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	0.17%		10,601,000
Officers			
Giovanni C. Ng	0.00%	-	
Treasurer			
Maria Carla T. Uykim	0.00%	-	
Corporate Secretary			
Mabel P. Tacorda	0.00%	-	
Chief Financial Officer and Compliance Officer			
Andy Willing Dela Cruz, Jr.	0.00%	-	
Investor Relations Officer			
Ma. Melody Ibanez-Garcia	0.00%	-	
Chief Risk Officer			
Sub-total			
Principal/Substantial Stockholders			
Megaworld Corporation			
Direct		3,358,307,979 ✓	
Indirect		372,788,221	
Sub-total	58.70%		3,731,096,200
Affiliates			
Emperador, Inc.			
Indirect	0.45%		28,902,900
Travellers International Hotel Group, Inc.			
Direct	4.87%		309,372,835 ✓
Southwoods Mall, Inc.			
Direct	1.86%		118,035,720 ✓
Sub-total	65.88%		4,187,407,655
Total			4,198,008,655
Total Number of Common Shares Owned by the Public			2,158,058,379

PUBLIC OWNERSHIP PERCENTAGE

Total Number of Common Shares Owned by the Public

Total Issued and Outstanding Common Shares

2,158,058,379

=

33.95%

6,356,067,034

Number of Issued and Outstanding Shares

6,356,067,034

Number of Outstanding Shares

6,356,067,034

Number of Treasury Shares

-

Number of Listed Shares

3,721,983,381

Number of Foreign-Owned Shares

27,966,287

Foreign Ownership Level (%)

0.44%

Foreign Ownership Limit (%)

40%

As of September 22, 2026