




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 30 September 2024.

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

Issued on 4th day of October 2024, Mandaluyong City, Philippines.

BDO Unibank, Inc. - Trust and Investments Group


Concepcion E. Foronda
Manager 1


Doel M. Torres
Assistant Vice President

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MREIT, Inc.

Computation of Public Ownership level as of September 30, 2024

Number of Issued Common Shares	2,795,821,381
Less: Number of Treasury Shares	-
Number of Issued and Outstanding Common Shares	2,795,821,381

Less:	% to total Outstanding Common Shares	Number of Common Shares	
Directors			
Chairman Francis C. Canuto			
Indirect	0.00%	1,000	
Dir. Kevin Andrew L. Tan			
Indirect	0.36%	9,995,000	
Dir. Katherine L. Tan			
Direct	0.00%	1,000	
Dir. Lourdes T. Gutierrez-Alfonso			
Indirect	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	0.36%	10,001,000	
Officers			
Giovanni C. Ng	0.00%	-	
Treasurer			
Jose Arnulfo C. Batac	0.00%	-	
Chief Operating Officer			
Maria Carla T. Uykim	0.00%	-	
Corporate Secretary			
Angell S. Tristeza	0.00%	-	
Compliance Officer			
Andy Willing Dela Cruz, Jr.	0.00%	-	
Investor Relations Officer			
Sub-total			
Principal/Substantial Stockholders			
Megaworld Corporation			
Direct		1,151,632,881	
Indirect		283,350,000	
Sub-total	51.33%		1,434,982,881
Affiliates			
Emperador, Inc.			
Indirect	1.03%		28,902,900
Total			1,473,886,781
Total Number of Common Shares Owned by the Public			1,321,934,600

PUBLIC OWNERSHIP PERCENTAGE	
$\frac{\text{Total Number of Common Shares Owned by the Public}}{\text{Total Issued and Outstanding Common Shares}}$	
$\frac{1,321,934,600}{2,795,821,381}$	= 47.28%
Number of Issued and Outstanding Shares	2,795,821,381
Number of Outstanding Shares	2,795,821,381
Number of Treasury Shares	-
Number of Listed Shares	2,795,821,381
Number of Foreign-Owned Shares	26,884,118 *
Foreign Ownership Level (%)	0.96% *
Foreign Ownership Limit (%)	40%

* As of 30 September 2024