



## 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 10 February 2026.

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

Issued on 13<sup>th</sup> day of February 2026, Mandaluyong City, Philippines.

BDO Unibank, Inc. - Trust and Investments Group

  
Doel M. Torres  
Assistant Vice President

  
Concepcion E. Foronda  
Manager 1

BDO Unibank, Inc.  
BDO Towers Valero  
8741 Paseo De Roxas  
Salcedo Village  
Makati City 1226  
Philippines  
Swift Code BNORPHMM  
Tel +632 8840-7000

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MREIT, Inc.

Computation of Public Ownership level as of February 10, 2026

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 Outstanding Common Shares	Number of Common Shares	
<b>Directors</b>			
<b>Chairman Kevin Andrew L. Tan</b>			
Direct	0.00%	1,000 ✓	
Indirect	0.28%	10,494,000	
<b>Dir. Jose Arnulfo C. Batac</b>			
Direct	0.00%	1,000 ✓	
Indirect	0.00%	100,000	
<b>Dir. Francis C. Canuto</b>			
Direct	0.00%	1,000 ✓	
<b>Dir. Lourdes T. Gutierrez-Alfonso</b>			
Direct	0.00%	1,000 ✓	
<b>Dir. Jesus B. Varela</b>			
Direct	0.00%	1,000 ✓	
<b>Dir. Sergio R. Ortiz-Luis, Jr.</b>			
Direct	0.00%	1,000 ✓	
<b>Dir. Antonio E. Llantada, Jr.</b>			
Direct	0.00%	1,000 ✓	
<b>Sub-total</b>	<b>0.28%</b>	<b>10,601,000</b>	
<b>Officers</b>			
<b>Giovanni C. Ng</b>			
Treasurer	0.00%	-	
<b>Maria Carla T. Uykim</b>			
Corporate Secretary	0.00%	-	
<b>Giancarlo V. Inacay</b>			
Chief Financial Officer	0.00%	-	
<b>Vince Zyrence T. Bariongay</b>			
Compliance Officer	0.00%	-	
<b>Andy Willing Dela Cruz, Jr.</b>			
Investor Relations Officer	0.00%	-	
<b>Sub-total</b>		<b>-</b>	
<b>Principal/Substantial Stockholders</b>			
<b>Megaworld Corporation</b>			
Direct		1,151,632,881 ✓	
Indirect		858,079,100	
<b>Sub-total</b>	<b>54.00%</b>	<b>2,009,711,981</b>	
<b>Affiliates</b>			
<b>Emperador, Inc.</b>			
Indirect	0.78%	28,902,900	
<b>Total</b>			<b>2,049,215,881</b>
<b>Total Number of Common Shares Owned by the Public</b>			<b>1,672,767,500</b>

**PUBLIC OWNERSHIP PERCENTAGE**

<u>Total Number of Common Shares Owned by the Public</u>			
<u>Total Issued and Outstanding Common Shares</u>			
	1,672,767,500	=	44.94%
	<u>3,721,983,381</u>		
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			24,126,248
Foreign Ownership Level (%)			0.65%
Foreign Ownership Limit (%)			40%

As of 10 February 2026