

CERTIFICATION

As Stock Transfer Agent of MREIT, Inc. ("the Corporation"), we hereby certify that the <u>direct shares</u> indicated in the Public Ownership Report of the Corporation, is in accordance with our records as of 17 September 2025.

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

Issued on 19th day of September 2025, Mandaluyong City, Philippines.

BDO Unibank, Inc. - Trust and Investments Group

Oliver L. Galvez

Senior Assistant Vice President

Assistant Vice President

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

MREIT, Inc.

Computation of Public Ownership level as of September 17, 2025

Number of Issued Common Shares

Less: Number of Treasury Shares

Number of Issued and Outstanding Common Shares

3,721,983,381

3,721,983,381

Directors Chairman Kevin Andrew L. Tan Indirect 0.27% 9,995,000 Dir. Jose Amulto G. Batac Direct 0.00% 1,000 Direct 100,000 Dir. Francis G. Canuto 100,000 Dir. Francis G. Canuto Dir. Francis G. Canuto Dir. Lourdes T. Gutlerrez-Alfonso Indirect 0.00% 1,000 Dir. Lourdes T. Gutlerrez-Alfonso Indirect 0.00% 1,000 Dir. Jesus B. Varela Direct 0.00% 1,000 Dir. Jesus B. Varela Direct 0.00% 1,000 Dir. Antonio E. Liantada, Jr. Direct 0.00% 1,000 Dir. Antonio E. Liantada, Jr. Direct 0.27% 10,101,000 Dir. Antonio E. Liantada, Jr. Direct 0.27% 10,101,000 Dir. Antonio E. Liantada, Jr. Direct 0.00% 1,000 Direct 0.27% 10,101,000 Direct 0.27% 10,101,000 Direct Direct 0.00% Direct	ess:	% to total Outstanding Common Shares	Number of Common Shares		
Chairman Kevin Andrew L. Tan Indirect 0.27% 9,995,000 Dir. Jose Armilto C. Batac Direct 1.000 1.000 1.000 1.000 1.000 Dir. Francis C. Canuto Indirect 0.00% 1.000 Dir. Lourdes T. Gutlerrez-Alfonso Indirect 0.00% 1.000 Dir. Jesus B. Varela 0.00% 1.000 Dir. Jesus B. Varela 0.00% 1.000 Dir. Jesus B. Ortiz-Luis, Jr. 0.00% 1.000 Dir. Antonio E. Liantada, Jr. 0.00% 1.000 Direct 0.00% 1.000 Officers Giovanni C. Ng 0.00% Treasurer 0.00% Giovanni C. Ng 0.00% Treasurer 0.00% Corporate Secretary Giancarlo V. Inacay 0.00% Chief Financial Officer and Compliance Officer Andy Willing Dela Cruz, Jr. 0.00% Investor Relations Officer Sub-total Principal/Substantial Stockholders Megaworld Corporation Direct 2.077,794,881 Indirect 2.9,917,100 Sub-total Arfillates Emperador, Inc. 1.016ec	Directors				
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Direct	5070,000,000		7,000		
Indirect		0.00%	1.000 💉	ri .	
Dir. Francis C. Canuto Indirect 0.00% 1,000 Dir. Lourdes T. Gutterrez-Alfonso Indirect 0.00% 1,000 Dir. Josus B. Varela 0.00% 1,000 Dir. Sergio R. Ortiz-Luis, Jr. 0.00% 1,000 Dir. Antonio E. Llantada, Jr. 0.00% 1,000 Direct 0.00% 1,000 Direct 0.00% 1,000 Direct 0.00% 1,000 Direct 0.00% 1,000 Officers 0.00% 1,		0.000.000.000	111-11111111111111111111111111111111111		
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Dir. Jesus B. Varela Direct Direct Dir. Sergio R. Ortiz-Luts, Jr. Direct Dir. Antonio E. Llantada, Jr. Direct Di		0.00%	1.000		
Direct 0.00% 1,000 ✓ Dir. Sergio R. Ortiz-Luis, Jr. 0.00% 1,000 ✓ Dir. Antonio E. Llantada, Jr. 0.00% 1,000 ✓ Direct 0.00% 1,000 ✓ Sub-total 0.00% 1,000 ✓ Officers Glovanni C. Ng 0.00% - Treasurer Marla Carta T. Uykim 0.00% - Corporate Secretary Glancarlo V. Inacay 0.00% - Chief Financial Officer and Compliance Officer 0.00% - And Willing Dela Cruz, Jr. 0.00% - Investor Relations Officer 0.00% - Sub-total Principal/Substantial Stockholders Megaworld Corporation Direct 2,077,794,881 ✓ Indirect 29,917,100 Sub-total Affiliates Emperador, Inc. 0.78% 28,902,900		0.00,70	1,000		
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Direct 2,077,794,881	Principal/Substantial Stockholders				
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Indirect			2,077,794,881 🖈	•	
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Emperador, Inc. Indirect 0.78% 28,902,900					
Indirect 0.78% 28,902,900	Affiliates				
	Emperador, Inc.				
Total 2,146,7	Indirect	0.78%		28,902,900	
	Total				2,146,715,881
otal Number of Common Shares Owned by the Public 1,575,2	otal Number of Common Shares Owned by the Public				1,575,267,500

PUBLIC OWNERSHIP PERCENTAGE Total Number of Common Shares Owned by the Public Total Issued and Outstanding Common Shares 42.32% 1,575,267,500 3,721,983,381 3,721,983,381 Number of Issued and Outstanding Shares 3,721,983,381 Number of Outstanding Shares Number of Treasury Shares 2,795,821,381 Number of Listed Shares 27,768,106 Number of Foreign-Owned Shares 0.75% Foreign Ownership Level (%) 40% Foreign Ownership Limit (%)

As of 17 September 2025