



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 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


Doel M. Torres
Assistant Vice President

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MREIT, Inc.

Computation of Public Ownership level as of September 17, 2025

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	
Directors			
Chairman Kevin Andrew L. Tan			
Indirect	0.27%	9,995,000	
Dir. Jose Arnulfo C. Batac			
Direct	0.00%	1,000 ✓	
Indirect		100,000	
Dir. Francis C. Canuto			
Indirect	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	<u>0.27%</u>	<u>10,101,000</u>	
Officers			
Giovanni C. Ng	0.00%	-	
Treasurer			
Maria Carla T. Uykim	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		29,917,100	
Sub-total	<u>56.63%</u>	<u>2,107,711,981</u>	
Affiliates			
Emperador, Inc.			
Indirect	0.78%	28,902,900	
Total			2,146,715,881
Total Number of Common Shares Owned by the Public			<u>1,575,267,500</u>

PUBLIC OWNERSHIP PERCENTAGE

<u>Total Number of Common Shares Owned by the Public</u>			
<u>Total Issued and Outstanding Common Shares</u>			
	1,575,267,500	=	42.32%
	3,721,983,381		
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			2,795,821,381
Number of Foreign-Owned Shares			27,768,106
Foreign Ownership Level (%)			0.75%
Foreign Ownership Limit (%)			40%

As of 17 September 2025