



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 25 July 2025.

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

Issued on 30th day of July 2025, Mandaluyong City, Philippines.

BDO Unibank, Inc. - Trust and Investments Group


Doel M. Torres
Assistant Vice President


Concepcion E. Foronda
Manager 1

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MREIT, Inc.

Computation of Public Ownership level as of July 25, 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

	% to total Outstanding Common Shares	Number of Common Shares	
Less:			
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	0.27%	10,101,000	
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		198,549,000	
Sub-total	61.16%	2,276,343,881	
Affiliates			
Emperador, Inc.			
Indirect	0.78%	28,902,900	
Total			2,315,347,781
Total Number of Common Shares Owned by the Public			1,406,635,600

PUBLIC OWNERSHIP PERCENTAGE

$$\frac{\text{Total Number of Common Shares Owned by the Public}}{\text{Total Issued and Outstanding Common Shares}}$$

$$\frac{1,406,635,600}{3,721,983,381} = 37.79\%$$

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	27,653,727
Foreign Ownership Level (%)	0.74%
Foreign Ownership Limit (%)	40%

As of 30 June 2025