MINUTES OF THE VIRTUAL ANNUAL MEETING
OF THE STOCKHOLDERS OF

DDMP REIT, INC.
("Corporation")

On 19 December 2025; 3:30 PM

	No. of Outstanding and Voting Shares	Percentage
STOCKHOLDERS PRESENT:	**11,360,275,087**	**63.72%**

DIRECTORS PRESENT:

EDGAR J. SIA II
TONY TAN CAKTIONG
FERDINAND J. SIA
JESUS EMMANUEL YUJUICO
JAIME RAFAEL YUJUICO
ANTONIO L. GO
RENE D. BUENAVENTURA

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I. CALL TO ORDER

The Chairman, Mr. Edgar J. Sia II, called the meeting to order and presided over the same.

Marriana H. Yulo-Luccini, Chief Investment Officer, was designated the host of the virtual meeting.

The Chairman announced the precautionary measures in the event of an internet connectivity issue be encountered by him and/or other Directors in charge of this virtual meeting.

II. CERTIFICATION ON NOTICE AND DETERMINATION OF QUORUM

The Corporate Secretary reported that the notice of the meeting, together with copies of the Information Statement and the Audited and Interim Financial Statements of the Company, were posted on the Company's website and disclosed through PSE EDGE. The notice of meeting was published in the business sections of the Manila Bulletin and The Manila Times, on 26-27 November 2025 both online and in print, in accordance with the

requirements of SEC Memorandum Circular on the attendance and participation of directors and stockholders in a meeting through remote or electronic means of communications.

The Corporate Secretary, with the assistance of the PNB Trust Banking Group, the Stock and Transfer Agent of the Company, certified that there being present at the virtual meeting, in person or by proxy, stockholders representing Eleven Billion Three Hundred Sixty Million Two Hundred Seventy Five Thousand Eighty Seven shares (11,360,275,087) or 63.72% shares, which constitute more than majority of the total issued an outstanding common shares, a quorum was present for the transaction of business.

III. APPROVAL OF THE MINUTES OF THE PREVIOUS STOCKHOLDERS' MEETING

The Corporate Secretary certified that an electronic copy of the minutes of the previous Stockholders meeting was made available on the Company's website.

The minutes of the Annual Stockholders' Meeting held on December 13, 2024 were approved by at least a majority of the stockholders or total voting shares in a meeting based on the following tabulation of votes:

	For	Against	Abstain
No of shares voted	11,360,275,087	-	-
Percentage based on shares present at the meeting	100%	-	-

"**RESOLVED,** that the minutes of the Annual Stockholders' Meeting held on December 13, 2024 was unanimously adopted and approved."

IV. COMPANY UPDATES AND REPORT

The Chairman called the Corporations' Chief Investment Officer to present the pre-recorded report on the highlights and achievements of DDMP REIT, Inc. for the year 2023-2024. Upon motion duly made and seconded, the Company's updates and report was duly noted.

V. APPROVAL OF THE 2024 AUDITED FINANCIAL STATEMENTS AND 2024 ANNUAL REPORT

The Chairman sought the approval of the stockholders of the Audited Financial Statements for the year ended December 31, 2024 and the 2024 Annual Report. The 2024 Audited Financial Statements and the 2024 Annual Report were annexed to and made

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part of the Definitive Information Statement, which was posted in the Company's website and disclosed through PSE EDGE.

The 2024 Audited Financial Statements and 2024 Annual Report were approved by at least a majority of the stockholders or total voting shares in the meeting based on the following tabulation of votes:

	For	Against	Abstain
No of shares voted	11,360,275,087	-	-
Percentage based on shares present at the meeting	100%	-	-

"**RESOLVED,** that the stockholders of DDMP REIT, INC. hereby approve the Annual Report for the year 2024 and the Audited Financial Statements for the year ended December 31, 2024."

VI. RATIFICATION OF THE ACTIONS OF THE BOARD OF DIRECTORS AND MANAGEMENT

The Chairman then sought the ratification by the stockholders of all the actions taken by the Board of Directors and Management of the Corporation for the period from its last shareholders' meeting on December 13, 2024 up to this date.

A Summary of the actions to be ratified was included in the Definitive Information Statement.

The Actions of the Board of Directors and Management were approved by at least a majority of the stockholders or total voting shares in the meeting based on the following tabulation of votes:

	For	Against	Abstain
No of shares voted	11,360,275,087	-	-
Percentage based on shares present at the meeting	100%	-	-

"**RESOLVED**, that the stockholders of DDMP REIT, Inc. confirm, ratify, and approve all acts done or caused to be done by the Board of Directors and Officers of the Corporation for the period from its last shareholders' meeting on December 13, 2024 up to this date."

VII. ELECTION OF MEMBERS OF BOARD OF DIRECTORS

The meeting proceeded to the election of members of the Board of Directors for the ensuing year 2025-2026. The Chairman informed the body that pursuant to the pertinent provisions of the By-Laws of the Corporation as well as the guidelines adopted by the

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Nomination Committee, the following nine (9) members of the Board of Directors were duly nominated for re-election:

Mr. Edgar J. Sia II
Mr. Ferdinand J. Sia
Mr. Tony Tan Caktiong
Mr. William Tan Untiong
Mr. Jesus Emmanuel M. Yujuico
Mr. Jaime Rafael M. Yujuico

Mr. Antonio L. Go, Mr. Rene D. Buenaventura, and Mr. Gary Emersson P. Cheng were duly nominated as independent directors.

There being no other nominations, it was declared that the nine (9) stockholders who were nominated as directors for the ensuing year be declared elected for nine (9) board seats of the Corporation.

Name	For (No. of shares voted and percentage based on shares present at the meeting)	Against (No. of shares voted and percentage based on shares present at the meeting)	Abstain (No. of shares voted and percentage based on shares present at the meeting)
Mr. Edgar J. Sia II	11,360,275,087 (100%)	- (0.000%)	-
Mr. Tony Tan Caktiong	11,360,275,087 (100%)	- (0.000%)	-
Mr. Ferdinand J. Sia	11,360,275,087 (100%)	- (0.000%)	-
Mr. William Tan Untiong	11,360,275,087 (100%)	- (0.000%)	-
Jesus Emmanuel M. Yujuico	11,360,275,087 (100%)	- (0.000%)	-
Jaime Rafael M. Yujuico	11,360,275,087 (100%)	- (0.000%)	-
Antonio L. Go	11,360,275,087 (100%)	- (0.000%)	-
Rene D. Buenaventura	11,360,275,087 (100%)	- (0.000%)	-
Gary Emersson P. Cheng	11,352,894,087 (99.94%)	- (0.000%)	7,381,000 (0.06%)

The following directors were thus elected to serve for the year 2025-2026 and until their successors have been duly elected and qualified:

A. DIRECTORS:
   Mr. Edgar J. Sia II
   Mr. Ferdinand J. Sia
   Mr. Tony Tan Caktiong

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Mr. William Tan Untiong
Mr. Jesus Emmanuel M. Yujuico
Mr. Jaime Rafael M. Yujuico

B. INDEPENDENT DIRECTORS:
Mr. Antonio L. Go
Mr. Rene D. Buenaventura
Mr. Gary Emersson P. Cheng

The organizational meeting of the newly elected directors shall be held immediately after this meeting.

VIII. APPOINTMENT OF EXTERNAL AUDITORS

The next item on the agenda was the appointment of the external auditor of the Corporation. R.G. Manabat & Co., the Philippine member firm of KPMG International, was endorsed by the Audit Committee as the independent external auditor of DDMPR REIT, INC., to examine the books of the Corporation for the year ended December 31, 2025.

The appointment of R.G. Manabat and Co., the Philippine member firm of KPMG International was approved by at least a majority of the stockholders or total voting shares in the meeting based on the following tabulation of votes:

	For	Against	Abstain
No of shares voted	11,352,894,087	-	7,381,000
Percentage based on shares present	99.94%	-	0.06%

"**RESOLVED,** that the stockholders of DDMP REIT, Inc. approve the appointment of the firm of KPMG R.G. Manabat & Co. as independent external auditors of the Corporation, to examine the books of the Corporation for the year ended December 31, 2025."

IX. ADJOURNMENT

As provided for in the Procedures for Participating in the 2025 Stockholders Meeting annexed to the Information Statement and posted on the Company's website, Stockholders were given the opportunity to ask questions by sending their questions through email at asm2025@ddmpreit.com.ph on or before 6:00 PM of December 15, 2025.

The Company did not receive any questions from the stockholders.

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There being no further business to transact, the meeting was thereupon adjourned.

BY:

William Tan Untiong
Corporate Secretary

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