



April 11, 2025

**PHILIPPINE STOCK EXCHANGE**

9th Floor, Philippine Stock Exchange Tower,  
28<sup>th</sup> Street corner 5<sup>th</sup> Avenue, BGC Taguig City  
Attention: Atty. Johanne Daniel M. Negre  
OIC, Disclosure Department

**PHILIPPINE DEALING AND EXCHANGE CORPORATION**

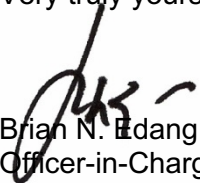
29th Floor, BDO Equitable Tower  
Paseo de Roxas, Makati City  
Attention: Atty. Suzy Claire R. Selleza  
Head - Issuer Compliance and Disclosure Department

Subject: Vista Land & Lifescapes, Inc.: **Top 100 Stockholders (Common Shares) as of March 31, 2025**

Gentlemen:

Please see attached list of Vista Land & Lifescapes, Inc.'s Top 100 Stockholders with the PCD participants as of March 31, 2025 based on the records of our stock and transfer agent, BDO Unibank, Inc. – Trust and Investments Group.

Very truly yours,



Brian N. Edang  
Officer-in-Charge

**VISTA LAND & LIFESCAPES, INC.**  
**LIST OF TOP 100 STOCKHOLDERS**  
**AS OF MARCH 31, 2025**

<b>Name</b>	<b>No. of Shares</b>	<b>Percentage</b>
1 FINE PROPERTIES, INC. <sup>1</sup>	7,125,545,458	56.12%
2 PCD NOMINEE CORPORATION (FILIPINO)	2,217,647,453	17.46%
3 PCD NOMINEE CORPORATION (FOREIGN)	1,260,634,819	9.93%
4 ALTHORP HOLDINGS, INC. <sup>2</sup>	1,235,292,469	9.73%
5 MANUELA CORPORATION <sup>3</sup>	752,208,215	5.92%
6 MANUEL B. VILLAR, JR. <sup>3</sup>	293,969,986	2.32%
7 MANUEL PAOLO AGUILAR VILLAR <sup>4</sup>	222,796,324	1.75%
8 JOHN T. LAO	2,853,000	0.02%
9 SULFICIO TAGUD JR. &/OR ESTER TAGUD	401,000	0.00%
10 CHRISTIAN A. AGUILAR	290,617	0.00%
11 ALBERTO S. FLORES	200,000	0.00%
12 BENJAMARIE THERESE N. SERRANO	200,000	0.00%
13 MARIBETH TOLENTINO	200,000	0.00%
14 CHERYL JOYCE YOUNG	200,000	0.00%
15 LUCIO W. YAN &/OR CLARA Y. YAN	150,000	0.00%
16 MAXIMO S. UY &/OR LIM HUE HUA	120,000	0.00%
17 LUCIO WONG YAN	100,000	0.00%
18 ALBERTO MENDOZA &/OR OR JEANIE MENDOZA	94,635	0.00%
19 LUCIANO H. TAN	50,000	0.00%
20 ALEXANDER TANYA	40,000	0.00%
21 ANTONIO ABRERA	30,000	0.00%
22 JAN REINER B. UY	30,000	0.00%
23 MARIA CHARITO B. UY	30,000	0.00%
24 PEDRO V. LUCERO JR.	25,000	0.00%
25 BARING SECURITIES (PHILS.) INC	24,375	0.00%
26 BENJAMIN S. GELI &/OR NELIA O. GELI	24,000	0.00%
27 LAWRENCE MENDOZA &/OR ALBERTO MENDOZA	21,000	0.00%
28 JOSE BANGAYAN &/OR RAQUEL BANGAYAN	20,000	0.00%
29 VISITACION LILIA CHANG	20,000	0.00%
30 GILBERT DU	20,000	0.00%
31 FRANK JOEL F. GACETA	20,000	0.00%
32 TERESITA B. VELASQUEZ	20,000	0.00%
33 ZENAIDA P. ALCANTARA *OR LUIS M. ALCANTARA	19,000	0.00%
34 ANDREW B. CU UNJIENG	16,000	0.00%
35 ALMA PENALES VILLADOLID	15,350	0.00%
36 DIOSCORO R. JAVAREZ	15,000	0.00%
37 MARILYN J. JAVIER	15,000	0.00%
38 ROBERTO R. (NO ID) REJANO	14,000	0.00%
39 PHILIP D. CHUA & VIOLETA M. CHUA	12,855	0.00%
40 LORENZO A. SALVADOR	11,500	0.00%
41 JOSE M. ESTEBAN JR.	10,500	0.00%
42 ESTHER GAW GAN	10,500	0.00%
43 ANTOINETTE E. CEJUDO	10,000	0.00%
44 KENNETH LI CHUA	10,000	0.00%
45 PAMELA TOMBOC DY	10,000	0.00%
46 AMY EDULLANTES	10,000	0.00%
47 FREDERICK E. FERRARIS &/OR ESTER E. FERRARIS	10,000	0.00%
48 BERNARDO A. HAO	10,000	0.00%
49 PATRICK HENRY LOO	10,000	0.00%
50 MARIAN MENDOZA	10,000	0.00%

<sup>1</sup> Includes 1,338,599,797 shares lodged under PCD Nominee Corp. (Filipino)

<sup>2</sup> Includes 10,983,363 shares owned by ML&H Corporation which have been merged with Althorp Holdings, Inc. and 1,224,309,106 shares lodged under PCD Nominee Corp. (Filipino)

<sup>3</sup> Lodged under PCD Nominee Corp. (Filipino)

<sup>4</sup> Includes 222,596,324 shares lodged under PCD Nominee Corp. (Filipino)

**VISTA LAND & LIFESCAPES, INC.**  
**LIST OF TOP 100 STOCKHOLDERS**  
**AS OF MARCH 31, 2025**

	<b>Name</b>	<b>No. of Shares</b>	<b>Percentage</b>
51	ALEXANDER A. PADILLA	10,000	0.00%
52	PILAR L. QUIROS	10,000	0.00%
53	MICHAEL GONZALES REGINO	10,000	0.00%
54	VIRGINIA DY SEANGIO	10,000	0.00%
55	BENJAMIN S. GELI	9,500	0.00%
56	CARLOS A. VELEZ	9,000	0.00%
57	BENIGNO T. CABRIETO JR.	8,620	0.00%
58	ZENaida P. ALCANTARA	8,000	0.00%
59	MA. CHRISTMAS R. NOLASCO	8,000	0.00%
60	ANASTACIO CRUZ ADRIANO JR.	7,800	0.00%
61	ALEXANDRA Q. CANIZA	7,080	0.00%
62	JAVIER ANTONIO Y. QUIROS	7,080	0.00%
63	JORGE ENRIQUE Y. QUIROS	7,080	0.00%
64	MIGUEL ALFONSO Y. QUIROS	7,080	0.00%
65	CYNTHIA MARIE SORDAN DELFIN	7,050	0.00%
66	MICHAEL GONZALES REGINO	6,950	0.00%
67	MARCELINO C. MENDOZA	6,690	0.00%
68	ROBERT LIM TAN	6,600	0.00%
69	MANUELITO P. JUGUETA	6,300	0.00%
70	ELLSPERMANN THOMAS HELMUT	6,000	0.00%
71	JIMMY C. TAN	6,000	0.00%
72	LORETO D. JUNSAY	5,750	0.00%
73	JUSTINO H. CACANINDIN	5,450	0.00%
74	NANCY N. O. HUI	5,100	0.00%
75	MYRLA R. ALCANTARA	5,000	0.00%
76	RAMON MONZON	5,000	0.00%
77	MA. CHRISTMAS RENIVA NOLASCO	5,000	0.00%
78	FLORO REGENCIA &/OR SHIRLEY REGENCIA	5,000	0.00%
79	ELAINE H. S. TY	4,500	0.00%
80	ERNESTO SIEVERT	4,200	0.00%
81	FRANCES ROSALIE TORIBIO COLOMA	4,140	0.00%
82	ARNOLD VILLAR VISTAN	4,140	0.00%
83	INTERSPHERE BUILDERS & DEVELOPMENT GROUP	4,000	0.00%
84	NIEVES QUINTOS LIM &/OR LENZ EARL QUINTOS LIM	4,000	0.00%
85	RANDY MANALOTO	4,000	0.00%
86	GEORGE UYTENG SU YOUNG JR.	3,615	0.00%
87	FRANCIS C. ZOSA	3,500	0.00%
88	OSCAR T. LEE	3,360	0.00%
89	CONCEPCION C. DON	3,300	0.00%
90	YU PEK KIAN	3,000	0.00%
91	CENTURY SAVINGS BANK CORPORATION	3,000	0.00%
92	ROBRINA LIM GO	3,000	0.00%
93	FELIPE M. LEGASPI	3,000	0.00%
94	ERIC LIMSUI	3,000	0.00%
95	PRISCILA E. MANABAT	3,000	0.00%
96	BELINDA NGO	3,000	0.00%
97	MA. CLEMENTINA L. PABLO	3,000	0.00%
98	CELSO A. RAMIREZ	3,000	0.00%
99	JOSEFINO R. SANTOS &/OR RHODORA M. SANTOS	3,000	0.00%
100	BELINDA C. YAP	3,000	0.00%
	<b>TOTAL OUTSTANDING - TOP 100 STOCKHOLDERS</b>	<b>13,113,774,941</b>	<b>103.27%</b>
	OTHER STOCKHOLDERS	361,435	0.00%
	TREASURY SHARES	(416,128,700)	-3.28%
	<b>TOTAL OUTSTANDING, ISSUED AND SUBSCRIBED (COMMON SHARES)</b>	<b>12,698,007,676</b>	<b>100.00%</b>

**VISTA LAND & LIFESCAPES, INC.**  
**LIST OF TOP 100 STOCKHOLDERS**  
**AS OF MARCH 31, 2025**

**Beneficial Owner Report**  
**Vista Land & Lifescapes, Inc.**  
**As of March 31, 2025**

<b>Participants Name</b>	<b>No. of Shares</b>	<b>Percentage</b>
UPCC SECURITIES CORP.	1,399,050	0.02%
A & A SECURITIES, INC.	2,449,990	0.03%
ABACUS SECURITIES CORPORATION	23,998,188	0.33%
PHILSTOCKS FINANCIAL INC	13,784,086	0.19%
A. T. DE CASTRO SECURITIES CORP.	92,550	0.00%
ALL ASIA SECURITIES MANAGEMENT CORP.	438,800	0.01%
ALPHA SECURITIES CORP.	20,650	0.00%
BA SECURITIES, INC.	3,411,165	0.05%
AP SECURITIES INCORPORATED	3,079,355	0.04%
ANSALDO, GODINEZ & CO., INC.	3,089,445	0.04%
AB CAPITAL SECURITIES, INC.	13,582,406	0.19%
SARANGANI SECURITIES, INC.	300	0.00%
SB EQUITIES, INC.	71,957,245	0.98%
ASIA PACIFIC CAPITAL EQUITIES & SECURITIES CORP.	69,745	0.00%
ASIASEC EQUITIES, INC.	276,178,249	3.78%
CHINA BANK SECURITIES CORPORATION	3,665,000	0.05%
BELSON SECURITIES, INC.	1,326,465	0.02%
BENJAMIN CO CA & CO., INC.	315	0.00%
B. H. CHUA SECURITIES CORPORATION	2,036,500	0.03%
JAKA SECURITIES CORP.	32,000	0.00%
BPI SECURITIES CORPORATION	65,250,042	0.89%
CAMPOS, LANUZA & COMPANY, INC.	211,675	0.00%
SINCERE SECURITIES CORPORATION	3,000	0.00%
CTS GLOBAL EQUITY GROUP, INC.	1,174,190	0.02%
TRITON SECURITIES CORP.	1,013,925	0.01%
IGC SECURITIES INC.	252,225	0.00%
CUALOPING SECURITIES CORPORATION	250	0.00%
DAVID GO SECURITIES CORP.	30,532,650	0.42%
DIVERSIFIED SECURITIES, INC.	531,385	0.01%
E. CHUA CHIACO SECURITIES, INC.	1,402,190	0.02%
EQUITABLE SECURITIES (PHILS.) INC.	760	0.00%
EAST WEST CAPITAL CORPORATION	17,650	0.00%
EASTERN SECURITIES DEVELOPMENT CORPORATION	2,600,030	0.04%
EQUITIWORLD SECURITIES, INC.	219,625	0.00%
EVERGREEN STOCK BROKERAGE & SEC., INC.	6,035,400	0.08%
FIRST ORIENT SECURITIES, INC.	226,275	0.00%
F. YAP SECURITIES, INC.	87,134,065	1.19%
AURORA SECURITIES, INC.	111,200	0.00%
GLOBALINKS SECURITIES & STOCKS, INC.	231,625	0.00%
JSG SECURITIES, INC.	766,900	0.01%
GOLDSTAR SECURITIES, INC.	190,325	0.00%
GUILD SECURITIES, INC.	45,589,050	0.62%
HDI SECURITIES, INC.	121,811,450	1.67%
H. E. BENNETT SECURITIES, INC.	88,389,100	1.21%
HK SECURITIES, INC.	5	0.00%
I. ACKERMAN & CO., INC.	1,283,882	0.02%
I. B. GIMENEZ SECURITIES, INC.	277,525	0.00%
INVESTORS SECURITIES, INC.	102,850	0.00%
IMPERIAL, DE GUZMAN, ABALOS & CO., INC.	264,100	0.00%
INTRA-INVEST SECURITIES, INC.	470,475	0.01%

**VISTA LAND & LIFESCAPES, INC.**  
**LIST OF TOP 100 STOCKHOLDERS**  
**AS OF MARCH 31, 2025**

**Beneficial Owner Report**  
**Vista Land & Lifescapes, Inc.**  
**As of March 31, 2025**

ASIAN CAPITAL EQUITIES, INC.	26,840	0.00%
STRATEGIC EQUITIES CORP.	462,490	0.01%
LARRGO SECURITIES CO., INC.	26,950	0.00%
LOPEZ, LOCSIN, LEDESMA & CO., INC.	21,525	0.00%
LUCKY SECURITIES, INC.	11,684,450	0.16%
LUYS SECURITIES COMPANY, INC.	894,300	0.01%
MANDARIN SECURITIES CORPORATION	822,325	0.01%
MARINO OLONDRIZ Y CIA	830	0.00%
COL Financial Group, Inc.	124,318,839	1.70%
DA MARKET SECURITIES, INC.	2,059,285	0.03%
MERCANTILE SECURITIES CORP.	509,923	0.01%
MERIDIAN SECURITIES, INC.	94,790,425	1.30%
MDR SECURITIES, INC.	99,240	0.00%
REGIS PARTNERS, INC.	701,472	0.01%
MOUNT PEAK SECURITIES, INC.	5,675	0.00%
NEW WORLD SECURITIES CO., INC.	94,174,225	1.29%
OPTIMUM SECURITIES CORPORATION	324,927	0.00%
RCBC SECURITIES, INC.	6,100,739	0.08%
PAN ASIA SECURITIES CORP.	1,028,350	0.01%
PAPA SECURITIES CORPORATION	122,787,949	1.68%
MAYBANK SECURITIES, INC.	3,723,837,007	50.94%
PNB SECURITIES, INC.	4,372,590	0.06%
PREMIUM SECURITIES, INC.	576,500	0.01%
PRYCE SECURITIES, INC.	35,030	0.00%
SALISBURY SECURITIES CORPORATION	78,659	0.00%
QUALITY INVESTMENTS & SECURITIES CORPORATION	1,881,125	0.03%
R & L INVESTMENTS, INC.	1,475	0.00%
ALAKOR SECURITIES CORPORATION	8,600	0.00%
R. COYIUTO SECURITIES, INC.	1,693,450	0.02%
REGINA CAPITAL DEVELOPMENT CORPORATION	99,319,905	1.36%
R. NUBLA SECURITIES, INC.	11,802,082	0.16%
AAA SOUTHEAST EQUITIES, INCORPORATED	1,180,805	0.02%
R. S. LIM & CO., INC.	1,246,870	0.02%
RTG & COMPANY, INC.	68,104	0.00%
S.J. ROXAS & CO., INC.	357,330	0.00%
SECURITIES SPECIALISTS, INC.	205,000	0.00%
FIDELITY SECURITIES, INC.	231,750	0.00%
SUMMIT SECURITIES, INC.	858,469	0.01%
STANDARD SECURITIES CORPORATION	4,913,500	0.07%
TANSENGCO & CO., INC.	2,792,950	0.04%
THE FIRST RESOURCES MANAGEMENT & SECURITIES CORP.	699,375	0.01%
TOWER SECURITIES, INC.	13,578,942	0.19%
APEX PHILIPPINES EQUITIES CORPORATION	1,045	0.00%
DRAGONFI SECURITIES, INC.	454,138	0.01%
LANDBANK SECURITIES, INC.	1,835,430	0.03%
VENTURE SECURITIES, INC.	80,845	0.00%
FIRST METRO SECURITIES BROKERAGE CORP.	44,862,235	0.61%
WEALTH SECURITIES, INC.	23,619,685	0.32%
WESTLINK GLOBAL EQUITIES, INC.	51,465	0.00%
BERNAD SECURITIES, INC.	50,650	0.00%

**VISTA LAND & LIFESCAPES, INC.  
LIST OF TOP 100 STOCKHOLDERS  
AS OF MARCH 31, 2025**

**Beneficial Owner Report  
Vista Land & Lifescapes, Inc.  
As of March 31, 2025**

WONG SECURITIES CORPORATION	2,550	0.00%
YAO & ZIALCITA, INC.	569,500	0.01%
YU & COMPANY, INC.	452,865	0.01%
BDO SECURITIES CORPORATION	68,671,302	0.94%
EAGLE EQUITIES, INC.	140,950	0.00%
GOLDEN TOWER SECURITIES & HOLDINGS, INC.	1,419,010	0.02%
SOLAR SECURITIES, INC.	2,044,850	0.03%
G.D. TAN & COMPANY, INC.	738,775	0.01%
CLSA PHILIPPINES, INC.	150,000	0.00%
PHILIPPINE EQUITY PARTNERS, INC.	31,388,627	0.43%
UNICAPITAL SECURITIES INC.	3,009,100	0.04%
SunSecurities, Inc.	411,882,000	5.63%
ARMSTRONG SECURITIES, INC.	3,005	0.00%
TIMSON SECURITIES, INC.	376,000	0.01%
STANDARD CHARTERED BANK	48,873,692	0.67%
CITIBANK N.A.	168,116,097	2.30%
DEUTSCHE BANK MANILA-CLIENTS A/C	13,716,792	0.19%
THE HONGKONG AND SHANGHAI BANKING CORP. LTD. -CLIENTS' ACCT.	1,010,354,888	13.82%
BANK OF COMMERCE - TRUST SERVICES GROUP	100	0.00%
DEUTSCHE BANK MANILA-CLIENTS A/C	108,922,300	1.49%
THE HONGKONG & SHANGHAI BANKING CORP. LTD. -OWN ACCOUNT	1,799	0.00%
SOCIAL SECURITY SYSTEM	150,910,400	2.06%
UNITED FUND, INC.	9,950,000	0.14%
SEEDBOX SECURITIES, INC.	30,000	0.00%
	<b>7,309,965,700</b>	<b>100.00%</b>

**RECAP:**

PCD NOMINEE CORPORATION (FOREIGN)	1,260,634,819
PCD NOMINEE CORPORATION (FILIPINO)	2,217,647,453
PCD NOMINEE CORPORATION (FILIPINO):	
Beneficial Owner - Fine Properties, Inc.	1,338,599,797
Beneficial Owner - Althorp Holdings, Inc.	1,224,309,106
Beneficial Owner - Manuela Corporation	752,208,215
Beneficial Owner - Manuel B. Villar, Jr.	293,969,986
Beneficial Owner - Manuel Paolo A. Villar	222,596,324
<b>TOTAL</b>	<b>7,309,965,700</b>

VISTA LAND & LIFESCAPES, INC. - PREFERRED SERIES 1  
LIST OF TOP 100 STOCKHOLDERS  
AS OF MARCH 31, 2025

Name	No. of Shares	Percentage
1 FINE PROPERTIES, INC.	3,300,000,000	100%
<b>TOTAL OUTSTANDING, ISSUED AND SUBSCRIBED (PREFERRED SERIES 1)</b>	<b>3,300,000,000</b>	<b>100%</b>