

GENERAL INFORMATION SHEET (GIS)

FOR THE YEAR 2025

STOCK CORPORATION

GENERAL INSTRUCTIONS:

- FOR USER CORPORATION: THIS GIS SHOULD BE SUBMITTED WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF THE ANNUAL STOCKHOLDERS' MEETING. **DO NOT LEAVE ANY ITEM BLANK.** WRITE "N.A." IF THE INFORMATION REQUIRED IS NOT APPLICABLE TO THE CORPORATION OR "NONE" IF THE INFORMATION IS NON-EXISTENT. IF THE ANNUAL STOCKHOLDERS' MEETING IS HELD ON A DATE OTHER THAN THAT STATED IN THE BY-LAWS, THE GIS SHALL BE SUBMITTED WITHIN THIRTY (30) CALENDAR DAYS AFTER THE ELECTION OF THE DIRECTORS, TRUSTEES AND OFFICERS OF THE CORPORATION AT THE ANNUAL MEMBERS' MEETING.
- IF NO MEETING IS HELD, THE CORPORATION SHALL SUBMIT THE GIS NOT LATER THAN JANUARY 30 OF THE FOLLOWING YEAR. HOWEVER, SHOULD AN ANNUAL STOCKHOLDERS' MEETING BE HELD THEREAFTER, A NEW GIS SHALL BE SUBMITTED/FILED.
- THIS GIS SHALL BE ACCOMPLISHED IN ENGLISH AND CERTIFIED AND SWORN TO BY THE **CORPORATE SECRETARY** OF THE CORPORATION.
- THE SEC SHOULD BE TIMELY APPRISED OF RELEVANT CHANGES IN THE SUBMITTED INFORMATION AS THEY ARISE. FOR CHANGES RESULTING FROM ACTIONS THAT AROSE BETWEEN THE ANNUAL MEETINGS, THE CORPORATION SHALL SUBMIT AMENDED GIS CONTAINING THE NEW INFORMATION TOGETHER WITH A COVER LETTER SIGNED THE CORPORATE SECRETARY OF THE CORPORATION. THE AMENDED GIS AND COVER LETTER SHALL BE SUBMITTED WITHIN SEVEN (7) DAYS AFTER SUCH CHANGE OCCURED OR BECAME EFFECTIVE.
- SUBMIT FOUR (4) COPIES OF THE GIS TO THE RECEIVING SECTION AT THE SEC MAIN OFFICE, OR TO SEC SATELLITE OFFICES OR EXTENSION OFFICES. ALL COPIES SHALL UNIFORMLY BE ON A4 OR LETTER-SIZED PAPER. THE PAGES OF ALL COPIES SHALL USE ONLY ONE SIDE
- ONLY THE GIS ACCOMPLISHED IN ACCORDANCE WITH THESE INSTRUCTIONS SHALL BE CONSIDERED AS HAVING BEEN FILED.**
- THIS GIS MAY BE USED AS EVIDENCE AGAINST THE CORPORATION AND ITS RESPONSIBLE DIRECTORS/OFFICERS FOR ANY VIOLATION OF EXISTING LAWS, RULES AND REGULATIONS

===== PLEASE PRINT LEGIBLY =====

CORPORATE NAME: VISTA LAND & LIFESCAPES, INC.			DATE REGISTERED: 2/28/2007
BUSINESS/TRADE NAME: VISTA LAND & LIFESCAPES, INC.			FISCAL YEAR END: December 31
SEC REGISTRATION NUMBER: CS200703145			CORPORATE TAX IDENTIFICATION NUMBER (TIN): 006-652-678
DATE OF ANNUAL MEETING PER BY-LAWS: EVERY 15TH DAY OF JUNE			WEBSITE/URL ADDRESS: https://vistaland.com.ph
ACTUAL DATE OF ANNUAL MEETING: JUNE 25, 2025			E-MAIL ADDRESS: brian_edang@vistaland.com.ph ir@vistaland.com.ph
COMPLETE PRINCIPAL OFFICE ADDRESS: LGF, BUILDING B, EVIA LIFESTYLE CENTER, VISTA CITY, DAANGHARI, ALMANZA II, LAS PIÑAS CITY			FAX NUMBER: 3226-3552 ext 0046
COMPLETE BUSINESS ADDRESS: LGF, BUILDING B, EVIA LIFESTYLE CENTER, VISTA CITY, DAANGHARI, ALMANZA II, LAS PIÑAS CITY	OFFICIAL E-MAIL ADDRESS ir@vistaland.com.ph	ALTERNATE E-MAIL ADDRESS brian_edang@vistaland.com.ph	OFFICIAL MOBILE NUMBER +63 (2) 226-3552 ext 0088;
ALTERNATE MOBILE NUMBER +63 9178576513	NAME OF EXTERNAL AUDITOR & ITS SIGNING PARTNER: SYCIP GORRES VELAYO & CO. - CYRIL JASMIN B. VALENCIA	SEC ACCREDITATION NUMBER (if applicable): 0064-AR-1 (GROUP A)	TELEPHONE NUMBER(S): 3226-3552/ 8874-5758
PRIMARY PURPOSE/ACTIVITY/INDUSTRY PRESENTLY ENGAGED IN: To invest in, purchase or otherwise acquire and hold, use, sell, assign, transfer, lease, mortgage, exchange, develop or otherwise dispose of real or personal property of every kind and description	INDUSTRY CLASSIFICATION:	GEOGRAPHICAL CODE:	
===== INTERCOMPANY AFFILIATIONS =====			
PARENT COMPANY	SEC REGISTRATION NO.	ADDRESS	
FINE PROPERTIES, INC.	105578	LGF, BUILDING B, EVIA LIFESTYLE CENTER, VISTA CITY, DAANGHARI, ALMANZA II, LAS PIÑAS CITY	
SUBSIDIARY/AFFILIATE	SEC REGISTRATION NO.	ADDRESS	
BRITTANY CORPORATION	120834	LGF, BUILDING B, EVIA LIFESTYLE CENTER, VISTA CITY, DAANGHARI, ALMANZA II, LAS PIÑAS CITY	
CROWN ASIA PROPERTIES, INC.	AS095-008559	LGF, BUILDING B, EVIA LIFESTYLE CENTER, VISTA CITY, DAANGHARI, ALMANZA II, LAS PIÑAS CITY	
CAMELLA HOMES, INC.	AS094-00011164	3L STARMALL LAS PIÑAS, C.V. STARR AVENUE, PHILAMLIFE VILLAGE, PAMPLONA, LAS PIÑAS CITY	
COMMUNITIES PHILIPPINES, INC.	AS096-003882	LGF, BUILDING B, EVIA LIFESTYLE CENTER, VISTA CITY, DAANGHARI, ALMANZA II, LAS PIÑAS CITY	
VISTA RESIDENCES, INC.	CS200340920	LGF, BUILDING B, EVIA LIFESTYLE CENTER, VISTA CITY, DAANGHARI, ALMANZA II, LAS PIÑAS CITY	
VLL INTERNATIONAL, INC.	01-278876	P.O. BOX 31119 GRAND PAVILION, HIBISCUS WAY, 802 WEST BAY ROAD, GRAND CAYMAN, KY1-1205 CAYMAN ISLANDS	
VISTAMALLS, INC.	39587	LGF, BUILDING B, EVIA LIFESTYLE CENTER, VISTA CITY, DAANGHARI, ALMANZA II, LAS PIÑAS CITY	

NOTE: USE ADDITIONAL SHEET IF NECESSARY

GENERAL INFORMATION SHEET

STOCK CORPORATION

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Corporate Name: VISTA LAND & LIFESCAPES, INC.

A. Is the Corporation a covered person under the Anti Money Laundering Act (AMLA), as amended? (Rep. Acts. 9160/9164/10167/10365) Yes No

Please check the appropriate box:

<p>1.</p> <ul style="list-style-type: none"> <input type="checkbox"/> a. Banks <input type="checkbox"/> b. Offshore Banking Units <input type="checkbox"/> c. Quasi-Banks <input type="checkbox"/> d. Trust Entities <input type="checkbox"/> e. Non-Stock Savings and Loan Associations <input type="checkbox"/> f. Pawnshops <input type="checkbox"/> g. Foreign Exchange Dealers <input type="checkbox"/> h. Money Changers <input type="checkbox"/> i. Remittance Agents <input type="checkbox"/> j. Electronic Money Issuers <input type="checkbox"/> k. Financial Institutions which Under Special Laws are subject to Bangko Sentral ng Pilipinas' (BSP) supervision and/or regulation, including their subsidiaries and affiliates. 	<p>4. <input type="checkbox"/> Jewelry dealers in precious metals, who, as a business, trade in precious metals</p>
<p>2.</p> <ul style="list-style-type: none"> <input type="checkbox"/> a. Insurance Companies <input type="checkbox"/> b. Insurance Agents <input type="checkbox"/> c. Insurance Brokers <input type="checkbox"/> d. Professional Reinsurers <input type="checkbox"/> e. Reinsurance Brokers <input type="checkbox"/> f. Holding Companies <input type="checkbox"/> g. Holding Company Systems <input type="checkbox"/> h. Pre-need Companies <input type="checkbox"/> i. Mutual Benefit Association <input type="checkbox"/> j. All Other Persons and entities supervised and/or regulated by the Insurance Commission (IC) 	<p>5. <input type="checkbox"/> Jewelry dealers in precious stones, who, as a business, trade in precious stone</p> <p>6. Company service providers which, as a business, provide any of the following services to third parties:</p> <ul style="list-style-type: none"> <input type="checkbox"/> a. acting as a formation agent of juridical persons <input type="checkbox"/> b. acting as (or arranging for another person to act as) a director or corporate secretary of a company, a partner of a partnership, or a similar position in relation to other juridical persons <input type="checkbox"/> c. providing a registered office, business address or accommodation, correspondence or administrative address for a company, a partnership or any other legal person or arrangement <input type="checkbox"/> d. acting as (or arranging for another person to act as) a nominee shareholder for another person
<p>3.</p> <ul style="list-style-type: none"> <input type="checkbox"/> a. Securities Dealers <input type="checkbox"/> b. Securities Brokers <input type="checkbox"/> c. Securities Salesman <input type="checkbox"/> d. Investment Houses <input type="checkbox"/> e. Investment Agents and Consultants <input type="checkbox"/> f. Trading Advisors <input type="checkbox"/> g. Other entities managing Securities or rendering similar services <input type="checkbox"/> h. Mutual Funds or Open-end Investment Companies <input type="checkbox"/> i. Close-end Investment Companies <input type="checkbox"/> j. Common Trust Funds or Issuers and other similar entities <input type="checkbox"/> k. Transfer Companies and other similar entities <input type="checkbox"/> l. Other entities administering or otherwise dealing in currency, commodities or financial derivatives based there on <input type="checkbox"/> m. Entities administering or otherwise dealing in valuable objects <input type="checkbox"/> n. Entities administering or otherwise dealing in cash Substitutes and other similar monetary instruments or property supervised and/or regulated by the Securities and Exchange Commission (SEC) 	<p>7. Persons who provide any of the following services:</p> <ul style="list-style-type: none"> <input type="checkbox"/> a. managing of client money, securities or other assets <input type="checkbox"/> b. management of bank, savings or securities accounts <input type="checkbox"/> c. organization of contributions for the creation, operation or management of companies <input type="checkbox"/> d. creation, operation or management of juridical persons or arrangements, and buying and selling business entities <p>8. <input type="checkbox"/> None of the above</p> <p>Describe nature of business:</p>

B. Has the Corporation complied with the requirements on Customer Due Diligence (CDD) or Know Your Customer (KYC), record-keeping, and submission of reports under the AMLA, as amended, since the last filing of its GIS? Yes No

GENERAL INFORMATION SHEET

STOCK CORPORATION

PLEASE PRINT LEGIBLY

CORPORATE NAME:		VISTA LAND & LIFESCAPES, INC.					
CAPITAL STRUCTURE¹							
AUTHORIZED CAPITAL STOCK							
	TYPE OF SHARES *	NUMBER OF SHARES	PAR/STATED VALUE	AMOUNT (PhP) (No. of shares X Par/Stated Value)			
	Common	17,900,000,000	1.00	17,900,000,000.00			
	Preferred S1	8,000,000,000	0.01	80,000,000.00			
	Preferred S2	200,000,000	0.10	20,000,000.00			
TOTAL		26,100,000,000	TOTAL P	18,000,000,000.00			
SUBSCRIBED CAPITAL							
FILIPINO	NO. OF STOCK-HOLDERS	TYPE OF SHARES *	NUMBER OF SHARES	NUMBER OF SHARES IN THE HANDS OF THE PUBLIC **	PAR/STATED VALUE	AMOUNT (PhP)	% OF OWNERSHIP
	912	Common ²	11,451,024,532	1,821,202,685	1.00	11,451,024,532.00	71.44%
	1	Preferred S1	3,300,000,000		0.01	33,000,000.00	20.59%
	1	Preferred 2A	14,230,520	14,230,520	0.10	1,423,052.00	0.09%
	1	Preferred 2B	15,384,960	15,384,960	0.10	1,538,496.00	0.10%
TOTAL		14,780,640,012	1,850,818,165	TOTAL P	11,486,986,080.00		92.22%
FOREIGN (INDICATE BY NATIONALITY)	NO. OF STOCK-HOLDERS	TYPE OF SHARES *	NUMBER OF SHARES	NUMBER OF SHARES IN THE HANDS OF THE PUBLIC **	PAR/STATED VALUE	AMOUNT (PhP)	% OF OWNERSHIP
American	2	Common	450	450	1.00	450.00	0.00%
British	1	Common	24,375	24,375	1.00	24,375.00	0.00%
Chinese	2	Common	2,400	2,400	1.00	2,400.00	0.00%
Italian	1	Common	1,000	1,000	1.00	1,000.00	0.00%
Others	2	Common	1,246,954,919	1,246,954,919	1.00	1,246,954,919.00	7.78%
Others	1	Preferred 2A	106,520	106,520	0.10	10,652.00	0.00%
Others	1	Preferred 2B	278,000	278,000	0.10	27,800.00	0.00%
Percentage of Foreign Equity :		TOTAL	1,247,367,664	1,246,983,144	TOTAL P	1,247,021,596.00	7.78%
TOTAL SUBSCRIBED³ P						12,734,007,676.00	100.00%
PAID-UP CAPITAL							
FILIPINO	NO. OF STOCK-HOLDERS	TYPE OF SHARES *	NUMBER OF SHARES	PAR/STATED VALUE	AMOUNT (PhP)	% OF OWNERSHIP	
	912	Common ²	11,451,024,532	1.00	11,451,024,532.00	71.44%	
	1	Preferred S1	3,300,000,000	0.01	33,000,000.00	20.59%	
	1	Preferred 2A	14,230,520	0.10	1,423,052.00	0.09%	
	1	Preferred 2B	15,384,960	0.10	1,538,496.00	0.10%	
TOTAL		14,780,640,012	TOTAL P	11,486,986,080.00		92.22%	
FOREIGN (INDICATE BY NATIONALITY)	NO. OF STOCK-HOLDERS	TYPE OF SHARES *	NUMBER OF SHARES	PAR/STATED VALUE	AMOUNT (PhP)	% OF OWNERSHIP	
American	2	Common	450	1.00	450.00	0.00%	
British	1	Common	24,375	1.00	24,375.00	0.00%	
Chinese	2	Common	2,400	1.00	2,400.00	0.00%	
Italian	1	Common	1,000	1.00	1,000.00	0.00%	
Others	2	Common	1,246,954,919	1.00	1,246,954,919.00	7.78%	
Others	1	Preferred 2A	106,520	0.10	10,652.00	0.00%	
Others	1	Preferred 2B	278,000	0.10	27,800.00	0.00%	
TOTAL		1,247,367,664	TOTAL P	1,247,021,596.00		7.78%	
TOTAL PAID-UP³ P						12,734,007,676.00	100.00%

NOTE: USE ADDITIONAL SHEET IF NECESSARY

* Common, Preferred or other classification

** Other than Directors, Officers, Shareholders owning 10% of outstanding shares.

¹ Capital Structure as of June 30, 2025

GENERAL INFORMATION SHEET
STOCK CORPORATION

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CORPORATE NAME: VISTA LAND & LIFESCAPES, INC.								
DIRECTORS / OFFICERS								
NAME/CURRENT RESIDENTIAL ADDRESS	NATIONALITY	INC'R	BOARD	GENDER	STOCK HOLDER	OFFICER	EXEC. COMM.	TAX IDENTIFICATION NUMBER
1. MANUEL B. VILLAR, JR. Caroline Masibay Street, BF Resort Village, Talon, Las Piñas City	Filipino	N	C	M	Y	Chairman of the Board	N/C G/M	199-622-297
2. MANUEL PAOLO A. VILLAR Caroline Masibay Street, BF Resort Village, Talon, Las Piñas City	Filipino	N	M	M	Y	Vice Chairman, President & CEO	M/M C/C	218-221-293
3. CYNTHIA J. JAVAREZ Block 3A Lot 2 Vetta Di Citta Italia, Imus Cavite	Filipino	N	M	F	Y	Treasurer & CRO	N/M B/M	119-618-513
4. CAMILLE A. VILLAR Caroline Masibay Street, BF Resort Village, Talon, Las Piñas City	Filipino	N	M	F	Y	Managing Director	C/M M/M	235-183-601
5. FRANCES ROSALIE T. COLOMA 1-10 Granwood Villas, BF Homes, Quezon City	Filipino	N	M	F	Y	N/A	A/M R/M	119-619-435
6. JUSTINA F. CALLANGAN Block 164 Lot 17 Castello Street, Casa Milan, North Fairview, Quezon City	Filipino	N	I	F	Y	N/A	N/M; A/M G/C; B/M R/C	116-240-934
7. CHERRYLYN P. CAOILE U12 Verde De Pasadena Townhomes, 209 Pasadena Drive, San Juan City	Filipino	N	I	F	Y	N/A	C/M; A/C; G/M; B/C; R/M	206-382-494
8. MARY LEE S. SADIASA Block 1 Lot 17 Merida, BF Resort Village, Las Piñas City	Filipino	N		F	Y	Chief Operating Officer	M/M	119-619-153
9. BRIAN N. EDANG B5L2 Auburn St., Marina Heights, Sucat, Muntinlupa City	Filipino	N		M	N	CFO & Head Investor Relations	M/M	206-574-221
10. GEMMA M. SANTOS 17 Matungao, Bulacan, Bulacan	Filipino	N		F	Y	Corporate Secretary		114-272-159
11. MA. NALEN SJ ROSERO Blk 5 Lot 1A New Victorianna Row, La Posada Subd., Sucat, Muntinlupa	Filipino	N		F	N	Asst Corp Sec, Chief CO, CIO,		123-254-535
12. MICHELLE E. HERNANDEZ Blk 22 Lot 7 R-5 City Homes Resortville, Dasmariñas, Cavite	Filipino	N		F	Y	Controller		303-068-667
13. LEAMOR S. HARLEA Block 3 Lot 20 Via Regina Roma di Citta Italia, Molino 3, Bacoor Cavite	Filipino	N		F	N	Chief Audit Executive		201-923-433
INSTRUCTION: FOR SEX COLUMN, PUT "F" FOR FEMALE, "M" FOR MALE. FOR BOARD COLUMN, PUT "C" FOR CHAIRMAN, "M" FOR MEMBER, "I" FOR INDEPENDENT DIRECTOR. FOR INC'R COLUMN, PUT "Y" IF AN INCORPORATOR, "N" IF NOT. FOR STOCKHOLDER COLUMN, PUT "Y" IF A STOCKHOLDER, "N" IF NOT. FOR OFFICER COLUMN, INDICATE PARTICULAR POSITION IF AN OFFICER, FROM VP UP INCLUDING THE POSITION OF THE TREASURER, SECRETARY, COMPLIANCE OFFICER AND/OR ASSOCIATED PERSON. FOR EXECUTIVE COMMITTEE, INDICATE "C" IF MEMBER OF THE COMPENSATION COMMITTEE; "A" FOR AUDIT COMMITTEE; "N" FOR NOMINATION AND ELECTION COMMITTEE; "G" FOR CORPORATE GOVERNANCE COMMITTEE; "B" FOR BOARD RISK OVERSIGHT COMMITTEE; "R" FOR RELATED PARTY TRANSACTIONS COMMITTEE; "M" FOR MANAGEMENT COMMITTEE. ADDITIONALLY WRITE "C" AFTER SLASH IF CHAIRMAN AND "M" IF MEMBER.								

GENERAL INFORMATION SHEET
STOCK CORPORATION

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CORPORATE NAME: VISTA LAND & LIFESCAPES, INC.						
TOTAL NUMBER OF STOCKHOLDERS: 925		NO. OF STOCKHOLDERS WITH 100 OR MORE SHARES EACH: 799				
TOTAL ASSETS BASED ON LATEST AUDITED FINANCIAL STATEMENTS: Php 377,939,168,584						
STOCKHOLDER'S INFORMATION ⁴						
NAME, NATIONALITY AND CURRENT RESIDENTIAL ADDRESS	SHARES SUBSCRIBED			% OF OWNERSHIP	AMOUNT PAID (PhP)	TAX IDENTIFICATION NUMBER
	TYPE	NUMBER	AMOUNT (PhP)			
1. FINE PROPERTIES, INC. ⁵ Filipino LGF, Bldg B, Evia Lifestyle Center, Daanghari, Almanza Dos, Las Piñas City	Common	7,125,545,458	7,125,545,458.00	65.05%	7,158,545,458.00	001-221-699
	Preferred	3,300,000,000	33,000,000.00			
	TOTAL	10,425,545,458	7,158,545,458.00			
2. PCD NOMINEE CORP. ⁹ Filipino 37/F Tower One, The Enterprise Center, Ayala Avenue, Makati City	Common	1,814,986,653	1,814,986,653.00	11.51%	1,817,948,201.00	004-774-849
	Preferred	29,615,480	2,961,548.00			
	TOTAL	1,844,602,133	1,817,948,201.00			
3. PCD NOMINEE CORP. Foreign 37/F Tower One, The Enterprise Center, Ayala Avenue, Makati City	Common	1,246,948,919	1,246,948,919.00	7.78%	1,246,987,371.00	004-774-849
	Preferred	384,520	38,452.00			
	TOTAL	1,247,333,439	1,246,987,371.00			
4. ALTHORP HOLDINGS, INC. ⁶ Filipino Las Piñas Business Center, Alabang-Zapote Road, Talon, Las Piñas City	Common	1,235,292,469	1,235,292,469.00	7.71%	1,235,292,469.00	005-823-392
	TOTAL	1,235,292,469	1,235,292,469.00			
5. MANUELA CORPORATION ⁷ Filipino 3L Star Mall Las Piñas, C.V. Starr Avenue, Pamplona, Las Piñas City	Common	752,208,215	752,208,215.00	4.69%	752,208,215.00	000-185-616
	TOTAL	752,208,215	752,208,215.00			
6. MANUEL B. VILLAR, JR. ⁷ Filipino Caroline Masibay Street, BF Resort Village, Talon, Las Piñas City	Common	293,969,986	293,969,986.00	1.83%	293,969,986.00	199-622-297
	TOTAL	293,969,986	293,969,986.00			
7. MANUEL PAOLO A. VILLAR ⁸ Filipino Caroline Masibay Street, BF Resort Village, Talon, Las Piñas City	Common	222,796,324	222,796,324.00	1.39%	222,796,324.00	218-221-293
	TOTAL	222,796,324	222,796,324.00			
TOTAL AMOUNT OF SUBSCRIBED CAPITAL			<i>Please see page 7</i>			
			TOTAL AMOUNT OF PAID-UP CAPITAL		<i>Please see page 7</i>	

INSTRUCTION: SPECIFY THE TOP 20 STOCKHOLDERS AND INDICATE THE REST AS OTHERS

Note: For PDTC Nominee included in the list, please indicate further the beneficial owners owning more than 5% of any class of the company's voting securities. Attach separate sheet, if necessary.

⁴ Stockholders' Information as of June 30, 2024

⁵ Includes 1,338,599,797 shares lodged under PCD Nominee Corp. (Filipino)

⁶ Includes 10,983,363 shares owned by ML&H Corporation which have been merged with Althorp Holdings, Inc. and 1,224,309,106 lodged under PCD Nominee Corp. (Filipino)

⁷ Lodged under PCD Nominee Corp. (Filipino)

⁸ Includes 222,596,324 shares lodged under PCD Nominee Corp. (Filipino)

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CORPORATE NAME:		VISTA LAND & LIFESCAPES, INC.				
TOTAL NUMBER OF STOCKHOLDERS:		925		NO. OF STOCKHOLDERS WITH 100 OR MORE SHARES EACH: 799		
TOTAL ASSETS BASED ON LATEST AUDITED FS:		Php 377,939,168,584				
STOCKHOLDER'S INFORMATION						
NAME, NATIONALITY AND CURRENT RESIDENTIAL ADDRESS	SHARES SUBSCRIBED				AMOUNT PAID (PhP)	TAX IDENTIFICATION NUMBER
	TYPE	NUMBER	AMOUNT (PhP)	% OF OWNERSHIP		
8. JOHN T. LAO Filipino 318 Gunao Street, Quiapo, Manila	Common	2,853,000	2,853,000.00	0.02%	2,853,000.00	106-982-777
	TOTAL	2,853,000	2,853,000.00			
9. GLENN R. GATUSLAO Filipino Unit 1201 - 1204 Cityland 10 Tower 2 H.V De La Costa St. Makati City	Common	418,000	418,000.00	0.00%	418,000.00	105-816-605
	TOTAL	418,000	418,000.00			
10. SULFICIO TAGUD JR. &/OR ESTER TAGUD Filipino 14 Atienza St., BFRV Las Pinas City	Common	401,000	401,000.00	0.00%	401,000.00	108-729-387
	TOTAL	401,000	401,000.00			
11. CHRISTIAN A. AGUILAR Filipino 1204 Tropical Avenue, BF International Village, Las Pinas	Common	290,617	290,617.00	0.00%	290,617.00	108-729-387
	TOTAL	290,617	290,617.00			
12. BENJAMARIE THERESE N. SERRANO Filipino 103 Parklane St. La Marea Subdivision, San Pedro, Laguna	Common	200,000	200,000.00	0.00%	200,000.00	119-618-951
	TOTAL	200,000	200,000.00			
13. MARIBETH TOLENTINO Filipino B5 L11 Daisy St., Camella Homes Townhomes Classic, Las Piñas City	Common	200,000	200,000.00	0.00%	200,000.00	123-236-077
	TOTAL	200,000	200,000.00			
14. CHERYL JOYCE YOUNG Filipino 552-554 Sevilla Street Binondo, Manila	Common	200,000	200,000.00	0.00%	200,000.00	203-192-248
	TOTAL	200,000	200,000.00			
TOTAL AMOUNT OF SUBSCRIBED CAPITAL			<i>Please see page 7</i>		<i>Please see page 7</i>	
TOTAL AMOUNT OF PAID-UP CAPITAL						
INSTRUCTION: SPECIFY THE TOP 20 STOCKHOLDERS AND INDICATE THE REST AS OTHERS						
<small>Note: For PDTC Nominee included in the list, please indicate further the beneficial owners owning more than 5% of any class of the company's voting securities. Attach separate sheet, if necessary.</small>						

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TOTAL ASSETS BASED ON LATEST AUDITED FS:		Php 377,939,168,584				
STOCKHOLDER'S INFORMATION						
NAME, NATIONALITY AND CURRENT RESIDENTIAL ADDRESS	SHARES SUBSCRIBED				AMOUNT PAID (PhP)	TAX IDENTIFICATION NUMBER
	TYPE	NUMBER	AMOUNT (PhP)	% OF OWNERSHIP		
15. LUCIO W. YAN &/OR CLARA Y. YAN Filipino 537 LAFAYETTE ST., GREENHILLS, MANDALUYONG CITY	Common	150,000	150,000.00	0.00%	150,000.00	102-646-906
	TOTAL	150,000	150,000.00			
	16. MAXIMO S. UY &/OR LIM HUE HUA Filipino Cedar Exec. Bldg., 6F, 26 Timog Ave. Cor. Scout Tobias St., Q.C.	Common	120,000	120,000.00	0.00%	120,000.00
TOTAL		120,000	120,000.00			
17. LUCIO WONG YAN Filipino 537 LAFAYETTE ST., GREENHILLS, MANDALUYONG CITY		Common	100,000	100,000.00	0.00%	100,000.00
	TOTAL	100,000	100,000.00			
	18. ALBERTO MENDOZA &/OR OR JEANIE MENDOZA Filipino 1145 AGUILAR STREET, TONDO, MANILA	Common	94,635	94,635.00	0.00%	94,635.00
TOTAL		94,635	94,635.00			
19. LUCIANO H. TAN Filipino 3122 SECOND STREET, STA. MESA, MANILA		Common	50,000	50,000.00	0.00%	50,000.00
	TOTAL	50,000	50,000.00			
	20. ALEXANDER TANYA Filipino 14 D TUAZON STREET, BARANGAY DON MANUEL, QUEZON CITY 1113	Common	40,000	40,000.00	0.00%	40,000.00
TOTAL		40,000	40,000.00			
21. OTHERS (Indicate the number of the remaining stockholders) 900 Stockholders		Common	1,142,400	1,142,400.00	0.01%	1,142,400.00
	TOTAL	1,142,400	1,142,400.00			
	TOTAL AMOUNT OF SUBSCRIBED CAPITAL⁹			12,734,007,676.00	100.00%	12,734,007,676.00
			TOTAL AMOUNT OF PAID-UP CAPITAL¹⁰			
INSTRUCTION: SPECIFY THE TOP 20 STOCKHOLDERS AND INDICATE THE REST AS OTHERS						
Note: For PDTC Nominee included in the list, please indicate further the beneficial owners owning more than 5% of any class of the company's voting securities. Attach separate sheet, if						

⁹ Excludes the 416,128,700 treasury shares

¹⁰ Excludes the Php 416,128,700.00 fully paid treasury shares

GENERAL INFORMATION SHEET
STOCK CORPORATION

===== PLEASE PRINT LEGIBLY =====			
CORPORATE NAME: VISTA LAND & LIFESCAPES, INC.			
1. INVESTMENT OF CORPORATE FUNDS IN ANOTHER CORPORATION	AMOUNT (PhP)	DATE OF BOARD RESOLUTION	
1.1 STOCKS	None	None	
1.2 BONDS/COMMERCIAL PAPER (Issued by Private Corporations)	None	None	
1.3 LOANS/ CREDITS/ ADVANCES	None	None	
1.4 GOVERNMENT TREASURY BILLS	None	None	
1.5 OTHERS	None	None	
2. INVESTMENT OF CORPORATE FUNDS IN ACTIVITIES UNDER ITS SECONDARY PURPOSES (PLEASE SPECIFY:)	DATE OF BOARD RESOLUTION	DATE OF STOCKHOLDERS RATIFICATION	
N/A	N/A	N/A	
3. TREASURY SHARES (as of June 30, 2025)	NO. OF SHARES	% AS TO THE TOTAL NO. OF SHARES ISSUED	
Php 7,740,264,387	416,128,700	2.53%	
4. UNRESTRICTED/UNAPPROPRIATED RETAINED EARNINGS AS OF END OF LAST FISCAL YEAR Php 78,311,116,523			
5. DIVIDENDS DECLARED DURING THE IMMEDIATELY PRECEDING YEAR:			
TYPE OF DIVIDEND	AMOUNT (PhP)	DATE DECLARED	
5.1 CASH - Regular	1,606,759,617.69	Nov 14, 2024, Jan 2, 2025	
5.2 STOCK	None	None	
5.3 PROPERTY	None	None	
6. ADDITIONAL SHARES ISSUED DURING THE PERIOD:			
DATE	NO. OF SHARES	AMOUNT	
10/4/24	30,000,000 Preferred Series 2 Shares	Php 3,000,000,000	
N/A	None	None	
N/A	None	None	
N/A	None	None	
SECONDARY LICENSE/REGISTRATION WITH SEC AND OTHER GOV'T AGENCY:			
NAME OF AGENCY:	SEC	B S P	I C
TYPE OF LICENSE/REGN.	N/A	N/A	N/A
DATE ISSUED:	N/A	N/A	N/A
DATE STARTED OPERATIONS:	N/A	N/A	N/A
TOTAL ANNUAL COMPENSATION OF DIRECTORS DURING THE PRECEDING FISCAL YEAR (in PhP)	TOTAL NO. OF OFFICERS*	TOTAL NO. OF RANK & FILE EMPLOYEES**	TOTAL MANPOWER COMPLEMENT***
1,875,000.00	265	836	1,101

NOTE: USE ADDITIONAL SHEET IF NECESSARY

*includes officers of the Company and its subsidiaries as of June 30, 2025

** includes rank and file employees of the Company and its subsidiaries as of June 30, 2025

*** includes total manpower complement of the Company and its subsidiaries as of June 30, 2025

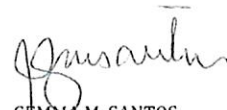
I, Gemma M. Santos, Corporate Secretary of Vista Land & Lifescapes, Inc. declare under penalty of perjury that all matters set forth in this GIS have been made in good faith, duly verified by me and to the best of my knowledge and belief are true and correct.

I hereby attest that all the information in this GIS are being submitted in compliance with the rules and regulations of the Securities and Exchange Commission (SEC) the collection, processing, storage and sharing of said information being necessary to carry out the functions of public authority for the performance of the constitutionally and statutorily mandated functions of the SEC as a regulatory agency.

I further attest that I have been authorized by the Board of Directors/Trustees to file this GIS with the SEC.

I understand that the Commission may place the corporation under delinquent status for failure to submit the reportorial requirements three (3) times, consecutively or intermittently, within a period of five (5) years (Section 177, RA No. 11232).

Done this JUL 15 2025 in Makati City.




GEMMA M. SANTOS

(Signature over printed name)

SUBSCRIBED AND SWORN TO before me in Makati City on JUL 15 2025 by affiant who personally appeared before me and exhibited to me his/her competent evidence of identity consisting of Passport ID No. P0067627C issued at DFA Malolos on 14 May 2022.

Doc. No. 422 ;
Page No. 86 ;
Book No. 17 ;
Series of 2025.



NOTARY PUBLIC
KRISTINE ISABELLE S. SESPENE
Appointment No. M-457
Notary Public for Makati City
Until December 31, 2025
Liberty Center-Picazo Law
104 H.V. Dela Costa Street, Makati City
Roll of Attorney's No. 87427
PTR No. 10468812/Makati City/01-03-2025
IBP No. 510904/Makati City/12-17-2024
Admitted to the bar in 2023
MCLE No. VIII-0012000/Aug. 19, 2024