



January 7, 2026

PHILIPPINE STOCK EXCHANGE

9th Floor, Philippine Stock Exchange Tower,
28th Street corner 5th 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.: **Quarterly Public Ownership Report
as of December 31, 2025**

Gentlemen:

In compliance with PSE Memorandum No. 2008-0356, attached is the report on the public ownership level of Vista Land & Lifescapes, Inc. as of December 31, 2025 based on the records of our stock transfer agent, BDO Unibank, Inc. – Trust and Investments Group, using the prescribed format.

Very truly yours,



Brian N. Edang
Officer-in-Charge

VISTA LAND & LIFESCAPES, INC.
Computation of Public Ownership as of (12/31/2025)

Number of Issued & Outstanding Shares	13,114,136,376
Less: Number of Treasury Shares (if any)	416,128,700

Number of Outstanding Shares	12,698,007,676
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Less:	% to total Outstanding Shares	Number of Shares		Total
		A	B	
Directors:				
Manuel B. Villar				
Direct	0.00 %	-	-	-
Indirect (thru PCD Nominee)	2.32 %	293,969,986	-	293,969,986
Manuel Paolo A. Villar				
Direct	0.00 %	200,000	-	200,000
Indirect (thru PCD Nominee)	1.75 %	222,596,324	-	222,596,324
Camille A. Villar				
Direct	0.00 %	1,000	-	1,000
Indirect	0.00 %	-	-	-
Cynthia J. Javarez				
Direct	0.00 %	160	-	160
Indirect	0.00 %	-	-	-
Frances Rosalie T. Coloma				
Direct	0.00 %	4,815	-	4,815
Indirect	0.00 %	-	-	-
Justina F. Callangan				
Direct	0.00 %	75	-	75
Indirect	0.00 %	-	-	-
Cherrylyn P. Caoile				
Direct	0.00 %	-	-	-
Indirect (thru PCD Nominee)	0.00 %	1,000	-	1,000
Sub-total	4.07 %			516,773,360
Officer/s:				
Manuel Paolo A. Villar				
Direct		Accounted as above		
Indirect (thru PCD Nominee)		Accounted as above		
Camille A. Villar				
Direct		Accounted as above		
Indirect (thru PCD Nominee)		Accounted as above		
Cynthia J. Javarez				
Direct		Accounted as above		
Indirect (thru PCD Nominee)		Accounted as above		
Mary Lee S. Sadiasa				
Direct	0.00 %	1,345	-	1,345
Indirect	0.00 %	-	-	-
Brian N. Edang				
Direct	0.00 %	-	-	-
Indirect	0.00 %	-	-	-
Gemma M. Santos				
Direct	0.00 %	1,000	-	1,000
Indirect	0.00 %	-	-	-
Ma. Nalen SJ Rosero				
Direct	0.00 %	-	-	-
Indirect	0.00 %	-	-	-
Michelle E. Hernandez				
Direct	0.00 %	-	-	-
Indirect	0.00 %	-	-	-
Leamor S. Harlea				
Direct	0.00 %	-	-	-
Indirect	0.00 %	-	-	-
Sub-total	0.00 %			2,345
Principal Stockholders:				
Fine Properties, Inc.				
Direct	45.57 %	5,786,945,661	-	5,786,945,661
Indirect (thru PCD Nominee)	10.54 %	1,338,599,797	-	1,338,599,797
Althorp Holdings, Inc.				
Direct	0.09 %	10,983,363	-	10,983,363
Indirect (thru PCD Nominee)	9.64 %	1,224,309,106	-	1,224,309,106
Manuela Corporation				
Direct	0.00 %	-	-	-
Indirect (thru PCD Nominee)	5.92 %	752,208,215	-	752,208,215
Sub-total	71.76 %			9,113,046,142
Banks	- %	-	-	-
Employees	- %	-	-	-
Total Number Of Shares Owned by the Public				9,629,821,847
				3,068,185,829

PUBLIC OWNERSHIP PERCENTAGE

Total Number of Shares Owned by the Public
Total Issued and Outstanding Shares

$$\frac{3,068,185,829}{12,698,007,676} = \underline{\underline{24.16\%}}$$

Required Public Ownership % = 10%

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Complied Not Complied

Market Capitalization:

Total Issued and Outstanding Shares 12,698,007,676
Closing Market Price (in Php) 1.04

Market Capitalization (in Php) 13,205,927,983.04

Number of Issued Shares - Common	=	13,114,136,376
Number of Issued Shares - Preferred Series 1	=	3,300,000,000
Number of Issued Shares - Preferred Series 2A	=	14,337,040
Number of Issued Shares - Preferred Series 2B	=	15,662,960
Number of Outstanding Shares - Common Stock	=	12,698,007,676
Number of Outstanding Shares - Preferred Series 1	=	3,300,000,000
Number of Outstanding Shares - Preferred Series 2B	=	14,337,040
Number of Outstanding Shares - Preferred Series 2B	=	15,662,960
Number of shares for Foreign ownership calculation	=	16,028,007,676
Number of Treasury Shares - Common	=	416,128,700
Number of Treasury Shares - Preferred Series 1	=	-
Number of Treasury Shares - Preferred Series 2A	=	-
Number of Treasury Shares - Preferred Series 2B	=	-
Number of Listed Shares - Common	=	13,114,136,376
Number of Listed Shares - Preferred Series 1	=	-
Number of Listed Shares - Preferred Series 2A	=	14,337,040
Number of Listed Shares - Preferred Series 2B	=	15,662,960
Number of Foreign-Owned Shares - Common	=	1,193,067,116
Number of Foreign-Owned Shares - Preferred Series 1	=	-
Number of Foreign-Owned Shares - Preferred Series 2A	=	109,374
Number of Foreign-Owned Shares - Preferred Series 2B	=	269,340
Foreign Ownership Level (%)	=	7.45%
Foreign Ownership Limit (%)	=	40.00%
Number of Common Stockholders	=	916
Number of Preferred Series 1 Stockholders	=	1
Number of Preferred Series 2A Stockholders	=	2
Number of Preferred Series 2B Stockholders	=	2
Number of Stockholders owning at least one Board Lot each - Common Stock	=	226
Number of Stockholders owning at least one Board Lot each - Preferred Series 1 Stock	=	1
Number of Stockholders owning at least one Board Lot each - Preferred Series 2A Stock	=	2
Number of Stockholders owning at least one Board Lot each - Preferred Series 2B Stock	=	2