



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

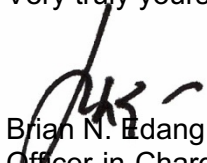
29th Floor, BDO Equitable Tower
Paseo de Roxas, Makati City
Attention: Atty. Suzy Claire R. Selleza
Head - Issuer Compliance and Disclosure Department

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

Gentlemen:

Please see attached list of Vista Land & Lifescapes, Inc.'s Top 100 Stockholders with the PCD participants as of December 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 DECEMBER 31, 2025

<u>Name</u>	<u>No. of Shares</u>	<u>Percentage</u>
1 FINE PROPERTIES, INC. ¹	7,125,545,458	56.12%
2 PCD NOMINEE CORPORATION (FILIPINO)	2,285,452,281	18.00%
3 ALTHORP HOLDINGS, INC. ²	1,235,292,469	9.73%
4 PCD NOMINEE CORPORATION (FOREIGN)	1,193,032,891	9.40%
5 MANUELA CORPORATION ³	752,208,215	5.92%
6 MANUEL B. VILLAR, JR. ³	293,969,986	2.32%
7 MANUEL PAOLO AGUILAR VILLAR ⁴	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 BENJAMARIE THERESE N. SERRANO	200,000	0.00%
12 MARIBETH TOLENTINO	200,000	0.00%
13 CHERYL JOYCE YOUNG	200,000	0.00%
14 LUCIO W. YAN &/OR CLARA Y. YAN	150,000	0.00%
15 MAXIMO S. UY &/OR LIM HUE HUA	120,000	0.00%
16 LUCIO WONG YAN	100,000	0.00%
17 ALBERTO MENDOZA &/OR OR JEANIE MENDOZA	94,635	0.00%
18 LUCIANO H. TAN	50,000	0.00%
19 ALEXANDER TANYA	40,000	0.00%
20 ANTONIO ABRERA	30,000	0.00%
21 JAN REINER B. UY	30,000	0.00%
22 MARIA CHARITO B. UY	30,000	0.00%
23 PEDRO V. LUCERO JR.	25,000	0.00%
24 BARING SECURITIES (PHILS.) INC	24,375	0.00%
25 BENJAMIN S. GELI &/OR NELIA O. GELI	24,000	0.00%
26 LAWRENCE MENDOZA &/OR ALBERTO MENDOZA	21,000	0.00%
27 JOSE BANGAYAN &/OR RAQUEL BANGAYAN	20,000	0.00%
28 VISITACION LILIA CHANG	20,000	0.00%
29 GILBERT DU	20,000	0.00%
30 TERESITA B. VELASQUEZ	20,000	0.00%
31 ZENAIDA P. ALCANTARA *OR LUIS M. ALCANTARA	19,000	0.00%
32 JOSHUA ALBERT GOPIAO GO OR FAITH ANN GOPIAO GO	18,000	0.00%
33 ANDREW B. CU UNJIENG	16,000	0.00%
34 ALMA PENALES VILLADOLID	15,350	0.00%
35 DIOSCORO R. JAVAREZ	15,000	0.00%
36 MARILYN J. JAVIER	15,000	0.00%
37 ROBERTO R. (NO ID) REJANO	14,000	0.00%
38 PHILIP D. CHUA & VIOLETA M. CHUA	12,855	0.00%
39 LORENZO A. SALVADOR	11,500	0.00%
40 JOSE M. ESTEBAN JR.	10,500	0.00%
41 ESTHER GAW GAN	10,500	0.00%
42 ANTOINETTE E. CEJUDO	10,000	0.00%
43 KENNETH LI CHUA	10,000	0.00%
44 PAMELA TOMBOC DY	10,000	0.00%
45 AMY EDULLANTES	10,000	0.00%
46 FREDERICK E. FERRARIS &/OR ESTER E. FERRARIS	10,000	0.00%
47 BERNARDO A. HAO	10,000	0.00%
48 PATRICK HENRY LOO	10,000	0.00%
49 MARIAN MENDOZA	10,000	0.00%
50 ALEXANDER A. PADILLA	10,000	0.00%

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

² 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)

³ Lodged under PCD Nominee Corp. (Filipino)

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

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

	Name	No. of Shares	Percentage
51	PILAR L. QUIROS	10,000	0.00%
52	MICHAEL GONZALES REGINO	10,000	0.00%
53	VIRGINIA DY SEANGIO	10,000	0.00%
54	BENJAMIN S. GELI	9,500	0.00%
55	CARLOS A. VELEZ	9,000	0.00%
56	BENIGNO T. CABRIETO JR.	8,620	0.00%
57	ZENAIDA P. ALCANTARA	8,000	0.00%
58	MA. CHRISTMAS R. NOLASCO	8,000	0.00%
59	ANASTACIO CRUZ ADRIANO JR.	7,800	0.00%
60	ALEXANDRA Q. CANIZA	7,080	0.00%
61	JAVIER ANTONIO Y. QUIROS	7,080	0.00%
62	JORGE ENRIQUE Y. QUIROS	7,080	0.00%
63	MIGUEL ALFONSO Y. QUIROS	7,080	0.00%
64	CYNTHIA MARIE SORDAN DELFIN	7,050	0.00%
65	MICHAEL GONZALES REGINO	6,950	0.00%
66	MARCELINO C. MENDOZA	6,690	0.00%
67	ROBERT LIM TAN	6,600	0.00%
68	MANUELITO P. JUGUETA	6,300	0.00%
69	ELLSPERMANN THOMAS HELMUT	6,000	0.00%
70	JIMMY C. TAN	6,000	0.00%
71	LORETO D. JUNSAY	5,750	0.00%
72	JUSTINO H. CACANINDIN	5,450	0.00%
73	NANCY N. O. HUI	5,100	0.00%
74	MYRLA R. ALCANTARA	5,000	0.00%
75	RAMON MONZON	5,000	0.00%
76	MA. CHRISTMAS RENIVA NOLASCO	5,000	0.00%
77	FLORO REGENCIA &/OR SHIRLEY REGENCIA	5,000	0.00%
78	ELAINE H. S. TY	4,500	0.00%
79	ERNESTO SIEVERT	4,200	0.00%
80	FRANCES ROSALIE TORIBIO COLOMA	4,140	0.00%
81	ARNOLD VILLAR VISTAN	4,140	0.00%
82	INTERSPHERE BUILDERS & DEVELOPMENT GROUP	4,000	0.00%
83	NIEVES QUINTOS LIM &/OR LENZ EARL QUINTOS LIM	4,000	0.00%
84	RANDY MANALOTO	4,000	0.00%
85	GEORGE UYTENGUSU YOUNG JR.	3,615	0.00%
86	FRANCIS C. ZOSA	3,500	0.00%
87	OSCAR T. LEE	3,360	0.00%
88	CONCEPCION C. DON	3,300	0.00%
89	YU PEK KIAN	3,000	0.00%
90	CENTURY SAVINGS BANK CORPORATION	3,000	0.00%
91	ROBRINA LIM GO	3,000	0.00%
92	FELIPE M. LEGASPI	3,000	0.00%
93	ERIC LIMSUJ	3,000	0.00%
94	PRISCILA E. MANABAT	3,000	0.00%
95	BELINDA NGO	3,000	0.00%
96	MA. CLEMENTINA L. PABLO	3,000	0.00%
97	CELSO A. RAMIREZ	3,000	0.00%
98	JOSEFINO R. SANTOS &/OR RHODORA M. SANTOS	3,000	0.00%
99	BELINDA C. YAP	3,000	0.00%
100	ROMEO ROJALES DATILES	2,790	0.00%
	TOTAL OUTSTANDING - TOP 100 STOCKHOLDERS	13,113,778,631	103.27%
	OTHER STOCKHOLDERS	357,745	0.00%
	TREASURY SHARES	(416,128,700)	-3.28%
	TOTAL OUTSTANDING, ISSUED AND SUBSCRIBED (COMMON SHARES)	12,698,007,676	100.00%

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

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

Participants Name	No. of Shares	Percentage
UPCC SECURITIES CORP.	1,395,050	0.02%
A & A SECURITIES, INC.	1,096,690	0.02%
ABACUS SECURITIES CORPORATION	26,703,834	0.37%
PHILSTOCKS FINANCIAL INC	15,273,412	0.21%
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	3,067,355	0.04%
ANSALDO, GODINEZ & CO., INC.	3,288,445	0.04%
AB CAPITAL SECURITIES, INC.	21,408,535	0.29%
SARANGANI SECURITIES, INC.	300	0.00%
SB EQUITIES, INC.	7,114,745	0.10%
ASIA PACIFIC CAPITAL EQUITIES & SECURITIES CORP.	69,745	0.00%
ASIASEC EQUITIES, INC.	302,837,749	4.14%
CHINA BANK SECURITIES CORPORATION	3,850,000	0.05%
BELSON SECURITIES, INC.	1,287,465	0.02%
BENJAMIN CO CA & CO., INC.	315	0.00%
B. H. CHUA SECURITIES CORPORATION	1,815,500	0.02%
JAKA SECURITIES CORP.	32,000	0.00%
BPI SECURITIES CORPORATION	76,339,311	1.04%
CAMPOS, LANUZA & COMPANY, INC.	406,675	0.01%
SINCERE SECURITIES CORPORATION	3,000	0.00%
CTS GLOBAL EQUITY GROUP, INC.	1,269,190	0.02%
TRITON SECURITIES CORP.	1,443,925	0.02%
IGC SECURITIES INC.	312,225	0.00%
CUALOPING SECURITIES CORPORATION	250	0.00%
DAVID GO SECURITIES CORP.	34,729,900	0.48%
DIVERSIFIED SECURITIES, INC.	531,385	0.01%
E. CHUA CHIACO SECURITIES, INC.	1,372,958	0.02%
EQUITABLE SECURITIES (PHILS.) INC.	760	0.00%
EAST WEST CAPITAL CORPORATION	17,650	0.00%
EASTERN SECURITIES DEVELOPMENT CORPORATION	2,031,030	0.03%
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.	87,148,065	1.19%
AURORA SECURITIES, INC.	111,200	0.00%
GLOBALINKS SECURITIES & STOCKS, INC.	227,550	0.00%
JSG SECURITIES, INC.	766,900	0.01%
GOLDSTAR SECURITIES, INC.	250,325	0.00%
GUILD SECURITIES, INC.	48,537,050	0.66%
CNN SECURITIES, INC.	121,769,450	1.67%
H. E. BENNETT SECURITIES, INC.	89,154,100	1.22%
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.	417,850	0.01%
IMPERIAL, DE GUZMAN, ABALOS & CO., INC.	264,100	0.00%
INTRA-INVEST SECURITIES, INC.	149,475	0.00%

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

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

ASIAN CAPITAL EQUITIES, INC.	26,840	0.00%
STRATEGIC EQUITIES CORP.	460,490	0.01%
LARRGO SECURITIES CO., INC.	26,950	0.00%
LOPEZ, LOCSIN, LEDESMA & CO., INC.	21,525	0.00%
LUCKY SECURITIES, INC.	11,784,450	0.16%
LUYS SECURITIES COMPANY, INC.	914,300	0.01%
MANDARIN SECURITIES CORPORATION	812,325	0.01%
MARINO OLONDRIZ Y CIA	830	0.00%
COL Financial Group, Inc.	137,909,027	1.89%
DA MARKET SECURITIES, INC.	2,369,285	0.03%
MERCANTILE SECURITIES CORP.	509,923	0.01%
MERIDIAN SECURITIES, INC.	94,590,425	1.29%
MDR SECURITIES, INC.	99,240	0.00%
REGIS PARTNERS, INC.	1,301,472	0.02%
MOUNT PEAK SECURITIES, INC.	5,675	0.00%
NEW WORLD SECURITIES CO., INC.	168,906,525	2.31%
OPTIMUM SECURITIES CORPORATION	454,927	0.01%
RCBC SECURITIES, INC.	8,156,739	0.11%
PAN ASIA SECURITIES CORP.	1,028,350	0.01%
PAPA SECURITIES CORPORATION	123,770,949	1.69%
MAYBANK SECURITIES, INC.	3,721,130,457	50.90%
PNB SECURITIES, INC.	4,956,590	0.07%
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	1,874,125	0.03%
R & L INVESTMENTS, INC.	1,475	0.00%
R. COYUTO SECURITIES, INC.	1,723,338	0.02%
REGINA CAPITAL DEVELOPMENT CORPORATION	108,604,905	1.49%
R. NUBLA SECURITIES, INC.	13,145,082	0.18%
AAA SOUTHEAST EQUITIES, INCORPORATED	730,805	0.01%
R. S. LIM & CO., INC.	1,335,450	0.02%
RTG & COMPANY, INC.	102,904	0.00%
S.J. ROXAS & CO., INC.	326,880	0.00%
SECURITIES SPECIALISTS, INC.	355,000	0.00%
FIDELITY SECURITIES, INC.	231,750	0.00%
SUMMIT SECURITIES, INC.	841,469	0.01%
STANDARD SECURITIES CORPORATION	4,899,500	0.07%
TANSENGCO & CO., INC.	2,818,950	0.04%
THE FIRST RESOURCES MANAGEMENT & SECURITIES CORP.	699,375	0.01%
TOWER SECURITIES, INC.	13,728,942	0.19%
APEX PHILIPPINES EQUITIES CORPORATION	1,045	0.00%
DRAGONFI SECURITIES, INC.	1,951,908	0.03%
LANDBANK SECURITIES, INC.	1,845,655	0.03%
VENTURE SECURITIES, INC.	80,845	0.00%
FIRST METRO SECURITIES BROKERAGE CORP.	47,203,873	0.65%
WEALTH SECURITIES, INC.	14,030,585	0.19%
WESTLINK GLOBAL EQUITIES, INC.	51,465	0.00%
BERNAD SECURITIES, INC.	50,650	0.00%
WONG SECURITIES CORPORATION	2,550	0.00%

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

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

YAO & ZIALCITA, INC.	566,500	0.01%
META CAPITAL SECURITIES INC	452,865	0.01%
BDO SECURITIES CORPORATION	74,299,725	1.02%
EAGLE EQUITIES, INC.	138,225	0.00%
GOLDEN TOWER SECURITIES & HOLDINGS, INC.	1,073,010	0.01%
SOLAR SECURITIES, INC.	1,815,850	0.02%
G.D. TAN & COMPANY, INC.	888,775	0.01%
CLSA PHILIPPINES, INC.	150,000	0.00%
PHILIPPINE EQUITY PARTNERS, INC.	33,726,627	0.46%
UNICAPITAL SECURITIES INC.	3,109,100	0.04%
SunSecurities, Inc.	411,882,000	5.63%
ARMSTRONG SECURITIES, INC.	3,005	0.00%
TIMSON SECURITIES, INC.	236,000	0.00%
STANDARD CHARTERED BANK	38,627,192	0.53%
CITIBANK N.A.	120,289,597	1.65%
DEUTSCHE BANK MANILA-CLIENTS A/C	14,116,792	0.19%
THE HONGKONG AND SHANGHAI BANKING CORP. LTD. - CLIENTS' ACCT.	993,208,888	13.59%
DEUTSCHE BANK MANILA-CLIENTS A/C	84,641,400	1.16%
THE HONGKONG & SHANGHAI BANKING CORP. LTD. - OWN ACCOUNT	1,799	0.00%
SOCIAL SECURITY SYSTEM	150,910,400	2.06%
SEEDBOX SECURITIES, INC.	30,000	0.00%
BPI ASSET MANAGEMENT AND TRUST CORPORATION	6,520,500	0.09%
CABALLES GO SECURITIES INC	8,413,000	0.12%
	7,310,168,600	100.00%

RECAP:

PCD NOMINEE CORPORATION (FOREIGN)	1,193,032,891
PCD NOMINEE CORPORATION (FILIPINO)	2,285,452,281
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
TOTAL	7,310,168,600

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

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