



October 6, 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.: **Quarterly Public Ownership Report  
as of September 30, 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 September 30, 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 (09/30/2025)**

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**

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

9,629,821,847

**Total Number Of Shares Owned by the Public** **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%

Complied  Not Complied

**Market Capitalization:**

Total Issued and Outstanding Shares 12,698,007,676  
 Closing Market Price (in Php) 1.12

**Market Capitalization (in Php) 14,221,768,597.12**

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	=	1,226,660,897
Number of Foreign-Owned Shares - Preferred Series 1	=	-
Number of Foreign-Owned Shares - Preferred Series 2A	=	105,330
Number of Foreign-Owned Shares - Preferred Series 2B	=	278,030
Foreign Ownership Level ( % )	=	7.66%
Foreign Ownership Limit ( % )	=	40.00%
Number of Common Stockholders	=	918
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	=	228
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