



October 10, 2025

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 September 30, 2025**

Gentlemen:

Please see attached list of Vista Land & Lifescapes, Inc.'s Top 100 Stockholders with the PCD participants as of September 30, 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 SEPTEMBER 30, 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)	2,251,420,500	17.73%
3 ALTHORP HOLDINGS, INC. ²	1,235,292,469	9.73%
4 PCD NOMINEE CORPORATION (FOREIGN)	1,226,626,672	9.66%
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 GLENN R. GATUSLAO	418,000	0.00%
10 SULFICIO TAGUD JR. &/OR ESTER TAGUD	401,000	0.00%
11 CHRISTIAN A. AGUILAR	290,617	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 JOSHUA ALBERT GOPIAO GO OR FAITH ANN GOPIAO GO	18,000	0.00%
35 ANDREW B. CU UNJIENG	16,000	0.00%
36 ALMA PENALES VILLADOLID	15,350	0.00%
37 DIOSCORO R. JAVAREZ	15,000	0.00%
38 MARILYN J. JAVIER	15,000	0.00%
39 ROBERTO R. (NO ID) REJANO	14,000	0.00%
40 PHILIP D. CHUA & VIOLETA M. CHUA	12,855	0.00%
41 LORENZO A. SALVADOR	11,500	0.00%
42 JOSE M. ESTEBAN JR.	10,500	0.00%
43 ESTHER GAW GAN	10,500	0.00%
44 ANTOINETTE E. CEJUDO	10,000	0.00%
45 KENNETH LI CHUA	10,000	0.00%
46 PAMELA TOMBOC DY	10,000	0.00%
47 AMY EDULLANTES	10,000	0.00%
48 FREDERICK E. FERRARIS &/OR ESTER E. FERRARIS	10,000	0.00%
49 BERNARDO A. HAO	10,000	0.00%
50 PATRICK HENRY LOO	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 SEPTEMBER 30, 2025

	Name	No. of Shares	Percentage
51	MARIAN MENDOZA	10,000	0.00%
52	ALEXANDER A. PADILLA	10,000	0.00%
53	PILAR L. QUIROS	10,000	0.00%
54	MICHAEL GONZALES REGINO	10,000	0.00%
55	VIRGINIA DY SEANGIO	10,000	0.00%
56	BENJAMIN S. GELI	9,500	0.00%
57	CARLOS A. VELEZ	9,000	0.00%
58	BENIGNO T. CABRIETO JR.	8,620	0.00%
59	ZENAIDA P. ALCANTARA	8,000	0.00%
60	MA. CHRISTMAS R. NOLASCO	8,000	0.00%
61	ANASTACIO CRUZ ADRIANO JR.	7,800	0.00%
62	ALEXANDRA Q. CANIZA	7,080	0.00%
63	JAVIER ANTONIO Y. QUIROS	7,080	0.00%
64	JORGE ENRIQUE Y. QUIROS	7,080	0.00%
65	MIGUEL ALFONSO Y. QUIROS	7,080	0.00%
66	CYNTHIA MARIE SORDAN DELFIN	7,050	0.00%
67	MICHAEL GONZALES REGINO	6,950	0.00%
68	MARCELINO C. MENDOZA	6,690	0.00%
69	ROBERT LIM TAN	6,600	0.00%
70	MANUELITO P. JUGUETA	6,300	0.00%
71	ELLSPERMANN THOMAS HELMUT	6,000	0.00%
72	JIMMY C. TAN	6,000	0.00%
73	LORETO D. JUNSAY	5,750	0.00%
74	JUSTINO H. CACANINDIN	5,450	0.00%
75	NANCY N. O. HUI	5,100	0.00%
76	MYRLA R. ALCANTARA	5,000	0.00%
77	RAMON MONZON	5,000	0.00%
78	MA. CHRISTMAS RENIVA NOLASCO	5,000	0.00%
79	FLORO REGENCIA &/OR SHIRLEY REGENCIA	5,000	0.00%
80	ELAINE H. S. TY	4,500	0.00%
81	ERNESTO SIEVERT	4,200	0.00%
82	FRANCES ROSALIE TORIBIO COLOMA	4,140	0.00%
83	ARNOLD VILLAR VISTAN	4,140	0.00%
84	INTERSPHERE BUILDERS & DEVELOPMENT GROUP	4,000	0.00%
85	NIEVES QUINTOS LIM &/OR LENZ EARL QUINTOS LIM	4,000	0.00%
86	RANDY MANALOTO	4,000	0.00%
87	GEORGE UYTENGUSU YOUNG JR.	3,615	0.00%
88	FRANCIS C. ZOSA	3,500	0.00%
89	OSCAR T. LEE	3,360	0.00%
90	CONCEPCION C. DON	3,300	0.00%
91	YU PEK KIAN	3,000	0.00%
92	CENTURY SAVINGS BANK CORPORATION	3,000	0.00%
93	ROBRINA LIM GO	3,000	0.00%
94	FELIPE M. LEGASPI	3,000	0.00%
95	ERIC LIMSUI	3,000	0.00%
96	PRISCILA E. MANABAT	3,000	0.00%
97	BELINDA NGO	3,000	0.00%
98	MA. CLEMENTINA L. PABLO	3,000	0.00%
99	CELSO A. RAMIREZ	3,000	0.00%
100	JOSEFINO R. SANTOS &/OR RHODORA M. SANTOS	3,000	0.00%
	TOTAL OUTSTANDING - TOP 100 STOCKHOLDERS	13,113,772,841	103.27%
	OTHER STOCKHOLDERS	363,535	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 SEPTEMBER 30, 2025

Beneficial Owner Report
Vista Land & Lifescapes, Inc.
As of September 30, 2025

Participants Name	No. of Shares	Percentage
UPCC SECURITIES CORP.	1,395,050	0.02%
A & A SECURITIES, INC.	1,123,690	0.02%
ABACUS SECURITIES CORPORATION	25,653,516	0.35%
PHILSTOCKS FINANCIAL INC	15,875,932	0.22%
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	2,981,355	0.04%
ANSALDO, GODINEZ & CO., INC.	3,214,445	0.04%
AB CAPITAL SECURITIES, INC.	18,531,425	0.25%
SARANGANI SECURITIES, INC.	300	0.00%
SB EQUITIES, INC.	6,764,745	0.09%
ASIA PACIFIC CAPITAL EQUITIES & SECURITIES CORP.	69,745	0.00%
ASIASEC EQUITIES, INC.	287,155,749	3.93%
CHINA BANK SECURITIES CORPORATION	3,792,000	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	70,904,580	0.97%
CAMPOS, LANUZA & COMPANY, INC.	171,675	0.00%
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.	252,225	0.00%
CUALOPING SECURITIES CORPORATION	250	0.00%
DAVID GO SECURITIES CORP.	33,229,900	0.45%
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	2,031,030	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.	87,123,065	1.19%
AURORA SECURITIES, INC.	111,200	0.00%
GLOBALINKS SECURITIES & STOCKS, INC.	230,125	0.00%
JSG SECURITIES, INC.	766,900	0.01%
GOLDSTAR SECURITIES, INC.	290,325	0.00%
GUILD SECURITIES, INC.	47,537,050	0.65%
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.	165,850	0.00%
IMPERIAL, DE GUZMAN, ABALOS & CO., INC.	264,100	0.00%
INTRA-INVEST SECURITIES, INC.	52,475	0.00%

VISTA LAND & LIFESCAPES, INC.
LIST OF TOP 100 STOCKHOLDERS
AS OF SEPTEMBER 30, 2025

Beneficial Owner Report
Vista Land & Lifescapes, Inc.
As of September 30, 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.	130,872,581	1.79%
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.	701,472	0.01%
MOUNT PEAK SECURITIES, INC.	5,675	0.00%
NEW WORLD SECURITIES CO., INC.	166,081,225	2.27%
OPTIMUM SECURITIES CORPORATION	454,927	0.01%
RCBC SECURITIES, INC.	8,157,739	0.11%
PAN ASIA SECURITIES CORP.	1,028,350	0.01%
PAPA SECURITIES CORPORATION	123,770,949	1.69%
MAYBANK SECURITIES, INC.	3,719,184,557	50.88%
PNB SECURITIES, INC.	4,561,590	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	1,874,125	0.03%
R & L INVESTMENTS, INC.	1,475	0.00%
ALAKOR SECURITIES CORPORATION	8,600	0.00%
R. COYIUTO SECURITIES, INC.	1,693,338	0.02%
REGINA CAPITAL DEVELOPMENT CORPORATION	106,487,905	1.46%
R. NUBLA SECURITIES, INC.	13,180,082	0.18%
AAA SOUTHEAST EQUITIES, INCORPORATED	749,805	0.01%
R. S. LIM & CO., INC.	1,246,450	0.02%
RTG & COMPANY, INC.	92,904	0.00%
S.J. ROXAS & CO., INC.	326,880	0.00%
SECURITIES SPECIALISTS, INC.	305,000	0.00%
FIDELITY SECURITIES, INC.	231,750	0.00%
SUMMIT SECURITIES, INC.	845,469	0.01%
STANDARD SECURITIES CORPORATION	4,899,500	0.07%
TANSENGCO & CO., INC.	2,653,950	0.04%
THE FIRST RESOURCES MANAGEMENT & SECURITIES CORP.	699,375	0.01%
TOWER SECURITIES, INC.	13,778,942	0.19%
APEX PHILIPPINES EQUITIES CORPORATION	1,045	0.00%
DRAGONFI SECURITIES, INC.	1,253,975	0.02%
LANDBANK SECURITIES, INC.	1,845,655	0.03%
VENTURE SECURITIES, INC.	80,845	0.00%
FIRST METRO SECURITIES BROKERAGE CORP.	46,581,207	0.64%
WEALTH SECURITIES, INC.	14,876,985	0.20%
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 SEPTEMBER 30, 2025

Beneficial Owner Report
Vista Land & Lifescapes, Inc.
As of September 30, 2025

WONG SECURITIES CORPORATION	2,550	0.00%
YAO & ZIALCITA, INC.	566,500	0.01%
YU & COMPANY, INC.	452,865	0.01%
BDO SECURITIES CORPORATION	69,624,102	0.95%
EAGLE EQUITIES, INC.	141,025	0.00%
GOLDEN TOWER SECURITIES & HOLDINGS, INC.	1,073,010	0.01%
SOLAR SECURITIES, INC.	1,864,850	0.03%
G.D. TAN & COMPANY, INC.	738,775	0.01%
CLSA PHILIPPINES, INC.	150,000	0.00%
PHILIPPINE EQUITY PARTNERS, INC.	36,340,627	0.50%
UNICAPITAL SECURITIES INC.	3,068,100	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	43,170,192	0.59%
CITIBANK N.A.	148,751,597	2.03%
DEUTSCHE BANK MANILA-CLIENTS A/C	14,116,792	0.19%
THE HONGKONG AND SHANGHAI BANKING CORP. LTD. -CLIENTS' ACCT.	995,185,888	13.61%
DEUTSCHE BANK MANILA-CLIENTS A/C	103,535,300	1.42%
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%
	7,309,730,600	100.00%

RECAP:

PCD NOMINEE CORPORATION (FOREIGN)	1,226,626,672
PCD NOMINEE CORPORATION (FILIPINO)	2,251,420,500
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	7,309,730,600

VISTA LAND & LIFESCAPES, INC. - PREFERRED SERIES 1
LIST OF TOP 100 STOCKHOLDERS
AS OF SEPTEMBER 30, 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%	