



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

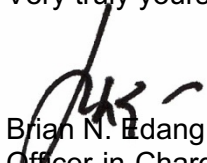
29th Floor, BDO Equitable Tower
Paseo de Roxas, Makati City
Attention: Atty. Suzy Claire R. Selleza
Head - Issuer Compliance and Disclosure Department

Subject: Vista Land & Lifescapes, Inc.: **Top 100 Stockholders (Preferred Shares) as of September 30, 2025**

Gentlemen:

Please see attached list of Vista Land & Lifescapes, Inc.'s Preferred Series 2A 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. - PREFERRED SERIES 2A
LIST OF TOP 100 STOCKHOLDERS
AS OF SEPTEMBER 30, 2025

Name	No. of Shares	Percentage
1 PCD NOMINEE CORPORATION (FILIPINO)	14,231,710	99.27%
2 PCD NOMINEE CORPORATION (NON-FILIPINO)	105,330	0.73%
TOTAL OUTSTANDING, ISSUED AND SUBSCRIBED (PREFERRED SERIES 2A)	14,337,040	100%

VISTA LAND & LIFESCAPES, INC. - PREFERRED SERIES 2A
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
ABACUS SECURITIES CORPORATION	5,730	0.04%
PHILSTOCKS FINANCIAL INC	11,790	0.08%
BA SECURITIES, INC.	15,000	0.10%
AB CAPITAL SECURITIES, INC.	59,710	0.42%
SARANGANI SECURITIES, INC.	10,000	0.07%
SB EQUITIES, INC.	1,547,400	10.79%
ASIASEC EQUITIES, INC.	12,800	0.09%
CHINA BANK SECURITIES CORPORATION	2,485,880	17.34%
BPI SECURITIES CORPORATION	178,770	1.25%
EASTERN SECURITIES DEVELOPMENT CORPORATION	1,900	0.01%
F. YAP SECURITIES, INC.	30,230	0.21%
JSG SECURITIES, INC.	35,000	0.24%
GOLDSTAR SECURITIES, INC.	49,580	0.35%
CNN SECURITIES, INC.	2,557,890	17.84%
IMPERIAL, DE GUZMAN, ABALOS & CO., INC.	3,000	0.02%
LUCKY SECURITIES, INC.	497,480	3.47%
COL Financial Group, Inc.	266,340	1.86%
MDR SECURITIES, INC.	10,000	0.07%
OPTIMUM SECURITIES CORPORATION	2,500	0.02%
RCBC SECURITIES, INC.	113,870	0.79%
PAN ASIA SECURITIES CORP.	29,000	0.20%
PAPA SECURITIES CORPORATION	234,330	1.63%
MAYBANK SECURITIES, INC.	386,000	2.69%
PNB SECURITIES, INC.	500	0.00%
REGINA CAPITAL DEVELOPMENT CORPORATION	4,500	0.03%
AAA SOUTHEAST EQUITIES, INCORPORATED	2,700	0.02%
TOWER SECURITIES, INC.	1,960	0.01%
DRAGONFI SECURITIES, INC.	6,337	0.04%
LANDBANK SECURITIES, INC.	5,000	0.03%
FIRST METRO SECURITIES BROKERAGE CORP.	574,943	4.01%
BDO SECURITIES CORPORATION	1,554,730	10.84%
UNICAPITAL SECURITIES INC.	5,500	0.04%
TIMSON SECURITIES, INC.	7,440	0.05%
CITIBANK N.A.	67,000	0.47%
CHINA BANKING CORPORATION - TRUST GROUP	2,381,500	16.61%
RCBC TRUST CORPORATION	294,530	2.05%
RCBC TRUST CORPORATION	250,200	1.75%
BPI ASSET MANAGEMENT AND TRUST CORPORATION	370,000	2.58%
BDO PRIVATE BANK, INC.-TRUST GROUP	266,000	1.86%
	14,337,040	100.00%

RECAP:

PCD NOMINEE CORPORATION (FOREIGN)	14,231,710
PCD NOMINEE CORPORATION (FILIPINO)	105,330
TOTAL	14,337,040