

March 31, 2026

MS. STEPHANIE MARIE A. ZULUETA
President
PHILIPPINE DEALING & EXCHANGE CORP.
29th Floor, BDO Equitable Tower
8751 Paseo de Roxas
Makati City

Dear Ms. Zulueta:

In connection with Philippine Rating Services Corporation's (PhilRatings) continued regular monitoring of Vista Land & Lifescapes, Inc.'s (VLL) Issue Credit Rating for its outstanding ₱6.0 billion bonds, we are sending a press release in relation to recent developments and news releases involving the Villar Group.

Thank you very much and best regards.

Very truly yours,


ANGELICA B. VILORIA
Chairperson, Rating Committee and President

cc: **MS. MA. THERESA B. RAVALO**
President, Philippine Depository and Trust Corporation

MS. ZELITA KRISTINE SACIL
Listing Officer, Philippine Dealing & Exchange Corp.

MS. SUZY CLAIRE R. SELLEZA
Head – Issuer Compliance and Disclosure Department

PhilRatings Continues to Monitor Villar Group Developments Considering Vista Land & Lifescapes, Inc.'s Outstanding Rated Bonds

On January 31, 2026, the Securities and Exchange Commission (SEC) disclosed that it had filed a criminal complaint against Villar Land Holdings Corp. (Villar Land), its related entities, and their respective officers for alleged market manipulation, insider trading, and misleading disclosures that distorted the company's share prices and misled the investing public. Former Senator Manuel Villar Jr., however, denied these allegations, saying that Villar Land has consistently complied with regulatory requirements and maintained the highest standards of corporate governance. He added that the company will fully cooperate with the SEC's investigation.

PhilRatings notes that these allegations pertain to Villar Land Holdings Corp. and not to Vista Land & Lifescapes, Inc. (VLL), the latter being the entity subject in relation to PhilRatings' credit ratings. PhilRatings' credit opinion relates solely to the creditworthiness of VLL and does not constitute a view on legal or regulatory matters involving other entities within the Villar Group.

VLL, a company with outstanding bonds rated by PhilRatings, is a distinct corporate entity within the broader Villar Group. Villar Land and VLL have the same majority owner but do not hold shares in one another. According to VLL, these developments involving Villar Land, its related entities, and their respective officers have no direct impact on its operations and financial performance.

PhilRatings is independently evaluating these developments and their potential implications on VLL's credit profile. VLL's outstanding bonds currently amount to ₱6.0 billion and currently have a PRS Aaa rating with a Stable Outlook. The Company previously settled an amount of ₱6.5 billion in 2023, as well as ₱3.5 billion and ₱10.0 billion in 2025. The bonds of VLL will be due on December 6, 2026, and December 6, 2028, with amounts of ₱3.16931 billion and ₱2.83069 billion to be paid, respectively.

VLL is one of the leading integrated property developers in the Philippines. It offers a wide range of residential products intended to appeal to customers across all income segments. It also develops mass market retail malls and Business Process Outsourcing (BPO) commercial centers.

PhilRatings continues to actively monitor developments and will take appropriate rating action should these developments materially affect VLL's credit fundamentals. PhilRatings has also reached out to its key officer contact in VLL regarding the potential financial implications of these recent events on the Company.

PhilRatings notes that VLL has maintained relatively strong revenue generation from its real estate and rental portfolio, stable liquidity supported by healthy cash flow from operations, and manageable leverage.

In the first nine months of 2025 (9M2025), VLL's top line increased by 2.2% to ₱28.4 billion, primarily driven by its real estate business. Net income likewise grew by 4.3% to ₱9.5 billion, supported by well-managed costs and expenses. Net profit margin improved to 33.3% during this period.

In 9M2025, net cash flows from operations surged by 59.2% to ₱8.5 billion. Net cash flows provided by investing activities stood at ₱17.0 billion. These, however, were partially offset by the ₱24.1 billion net cash outflow from the Company's financing activities on account of interest and debt repayments. Given the foregoing, VLL's cash balance rose by 41.2% to ₱5.1 billion as of end-September 2025. Current ratio remained healthy at 1.7x. VLL's debt-to-equity ratio remained at manageable levels of 1.3x as of end-2024 and 1.2x as of end-September 2025.