



April 10, 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

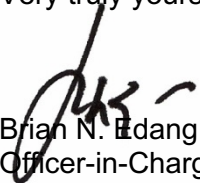
29th Floor, BDO Equitable Tower
Paseo de Roxas, Makati City
Attention: Atty. Suzy Claire R. Selleza
Head - Issuer Compliance and Disclosure Department

Subject: Vista Land & Lifescapes, Inc.: **Top 100 Stockholders (Preferred Shares) as of March 31, 2026**

Gentlemen:

Please see attached list of Vista Land & Lifescapes, Inc.'s Preferred Series 2B Top 100 Stockholders with the PCD participants as of March 31, 2026 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 2B
LIST OF TOP 100 STOCKHOLDERS
AS OF MARCH 31, 2026

| Name | No. of Shares | Percentage |
|---|-------------------|-------------|
| 1 PCD NOMINEE CORPORATION (FILIPINO) | 15,393,390 | 98.28% |
| 2 PCD NOMINEE CORPORATION (NON-FILIPINO) | 269,570 | 1.72% |
| TOTAL OUTSTANDING, ISSUED AND SUBSCRIBED (PREFERRED SERIES 2B) | 15,662,960 | 100% |

VISTA LAND & LIFESCAPES, INC. - PREFERRED SERIES 2B
LIST OF TOP 100 STOCKHOLDERS
AS OF MARCH 31, 2026

Beneficial Owner Report
Vista Land & Lifescapes, Inc.
As of March 31, 2026

| Participants Name | No. of Shares | Percentage |
|---|-------------------|----------------|
| A & A SECURITIES, INC. | 16,300 | 0.10% |
| ABACUS SECURITIES CORPORATION | 25,070 | 0.16% |
| PHILSTOCKS FINANCIAL INC | 34,080 | 0.22% |
| A. T. DE CASTRO SECURITIES CORP. | 40,240 | 0.26% |
| AP SECURITIES INCORPORATED | 110,000 | 0.70% |
| AB CAPITAL SECURITIES, INC. | 61,590 | 0.39% |
| SB EQUITIES, INC. | 1,759,120 | 11.23% |
| ASIASEC EQUITIES, INC. | 50,000 | 0.32% |
| CHINA BANK SECURITIES CORPORATION | 1,218,890 | 7.78% |
| BPI SECURITIES CORPORATION | 167,570 | 1.07% |
| CAMPOS, LANUZA & COMPANY, INC. | 2,000 | 0.01% |
| E. CHUA CHIACO SECURITIES, INC. | 107,400 | 0.69% |
| EASTERN SECURITIES DEVELOPMENT CORPORATION | 10,000 | 0.06% |
| EVERGREEN STOCK BROKERAGE & SEC., INC. | 50,000 | 0.32% |
| FIRST ORIENT SECURITIES, INC. | 20,760 | 0.13% |
| F. YAP SECURITIES, INC. | 187,600 | 1.20% |
| JSG SECURITIES, INC. | 500 | 0.00% |
| GUILD SECURITIES, INC. | 15,000 | 0.10% |
| H. E. BENNETT SECURITIES, INC. | 3,000 | 0.02% |
| IMPERIAL, DE GUZMAN, ABALOS & CO., INC. | 30,000 | 0.19% |
| INTRA-INVEST SECURITIES, INC. | 11,500 | 0.07% |
| COL Financial Group, Inc. | 749,420 | 4.78% |
| MDR SECURITIES, INC. | 20,000 | 0.13% |
| RCBC SECURITIES, INC. | 56,310 | 0.36% |
| PAN ASIA SECURITIES CORP. | 20,580 | 0.13% |
| MAYBANK SECURITIES, INC. | 271,500 | 1.73% |
| PNB SECURITIES, INC. | 50,000 | 0.32% |
| REGINA CAPITAL DEVELOPMENT CORPORATION | 11,000 | 0.07% |
| AAA SOUTHEAST EQUITIES, INCORPORATED | 46,250 | 0.30% |
| THE FIRST RESOURCES MANAGEMENT & SECURITIES CORP. | 20,000 | 0.13% |
| DRAGONFI SECURITIES, INC. | 36,980 | 0.24% |
| LANDBANK SECURITIES, INC. | 22,500 | 0.14% |
| FIRST METRO SECURITIES BROKERAGE CORP. | 1,798,190 | 11.48% |
| WEALTH SECURITIES, INC. | 2,200 | 0.01% |
| META CAPITAL SECURITIES INC | 10,000 | 0.06% |
| BDO SECURITIES CORPORATION | 3,167,940 | 20.23% |
| GOLDEN TOWER SECURITIES & HOLDINGS, INC. | 1,500 | 0.01% |
| SOLAR SECURITIES, INC. | 43,550 | 0.28% |
| PHILIPPINE EQUITY PARTNERS, INC. | 10,000 | 0.06% |
| UNICAPITAL SECURITIES INC. | 1,100 | 0.01% |
| COHERCO SECURITIES, INC. | 10,000 | 0.06% |
| TIMSON SECURITIES, INC. | 32,000 | 0.20% |
| CITIBANK N.A. | 51,500 | 0.33% |
| RCBC TRUST CORPORATION | 268,250 | 1.71% |
| RCBC TRUST CORPORATION | 152,930 | 0.98% |
| STERLING BANK OF ASIA TRUST GROUP | 7,000 | 0.04% |
| SOCIAL SECURITY SYSTEM | 2,000,000 | 12.77% |
| BPI ASSET MANAGEMENT AND TRUST CORPORATION | 508,000 | 3.24% |
| CHINA BANKING CORPORATION - TRUST GROUP | 2,163,350 | 13.81% |
| BDO PRIVATE BANK, INC.-TRUST GROUP | 210,290 | 1.34% |
| | 15,662,960 | 100.00% |

RECAP:

| | |
|------------------------------------|-------------------|
| PCD NOMINEE CORPORATION (FOREIGN) | 15,393,390 |
| PCD NOMINEE CORPORATION (FILIPINO) | 269,570 |
| TOTAL | 15,662,960 |