October 9, 2026

PHILIPPINE STOCK EXCHANGE
9th Floor, Philippine Stock Exchange Tower,
28th Street corner 5th Avenue, BGC Taguig City
Attention: Mr. John S. Edralin
Head, 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, 2026**

Gentlemen:

Please see attached list of Vista Land & Lifescapes, Inc.'s Top 100 Stockholders with the PCD participants as of September 30, 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.
LIST OF TOP 100 STOCKHOLDERS
AS OF SEPTEMBER 30, 2026

	Name	No. of Shares	Percentage
1	FINE PROPERTIES, INC.[1]	7,125,545,458	56.12%
2	PCD NOMINEE CORPORATION (FILIPINO)	2,290,966,477	18.04%
3	ALTHORP HOLDINGS, INC.[2]	1,235,292,469	9.73%
4	PCD NOMINEE CORPORATION (FOREIGN)	1,187,527,945	9.35%
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	SULFICIO TAGUD JR. &/OR ESTER TAGUD	401,000	0.00%
10	CHRISTIAN A. AGUILAR	290,617	0.00%
11	BENJAMARIE THERESE N. SERRANO	200,000	0.00%
12	MARIBETH TOLENTINO	200,000	0.00%
13	CHERYL JOYCE YOUNG	200,000	0.00%
14	LUCIO W. YAN &/OR CLARA Y. YAN	150,000	0.00%
15	MAXIMO S. UY &/OR LIM HUE HUA	120,000	0.00%
16	LUCIO WONG YAN	100,000	0.00%
17	ALBERTO MENDOZA &/OR OR JEANIE MENDOZA	94,635	0.00%
18	LUCIANO H. TAN	50,000	0.00%
19	ALEXANDER TANYA	40,000	0.00%
20	ANTONIO ABRERA	30,000	0.00%
21	JAN REINER B. UY	30,000	0.00%
22	MARIA CHARITO B. UY	30,000	0.00%
23	PEDRO V. LUCERO JR.	25,000	0.00%
24	BARING SECURITIES (PHILS.) INC	24,375	0.00%
25	BENJAMIN S. GELI &/OR NELIA O. GELI	24,000	0.00%
26	LAWRENCE MENDOZA &/OR ALBERTO MENDOZA	21,000	0.00%
27	JOSE BANGAYAN &/OR RAQUEL BANGAYAN	20,000	0.00%
28	VISITACION LILIA CHANG	20,000	0.00%
29	GILBERT DU	20,000	0.00%
30	TERESITA B. VELASQUEZ	20,000	0.00%
31	ZENAIDA P. ALCANTARA *OR LUIS M. ALCANTARA	19,000	0.00%
32	JOSHUA ALBERT GOPIAO GO OR FAITH ANN GOPIAO GO	18,000	0.00%
33	ANDREW B. CU UNJIENG	16,000	0.00%
34	ALMA PENALES VILLADOLID	15,350	0.00%
35	DIOSCORO R. JAVAREZ	15,000	0.00%
36	MARILYN J. JAVIER	15,000	0.00%
37	ROBERTO R. (NO ID) REJANO	14,000	0.00%
38	PHILIP D. CHUA & VIOLETA M. CHUA	12,855	0.00%
39	LORENZO A. SALVADOR	11,500	0.00%
40	JOSE M. ESTEBAN JR.	10,500	0.00%
41	ESTHER GAW GAN	10,500	0.00%
42	ANTOINETTE E. CEJUDO	10,000	0.00%
43	KENNETH LI CHUA	10,000	0.00%
44	PAMELA TOMBOC DY	10,000	0.00%
45	AMY EDULLANTES	10,000	0.00%
46	FREDERICK E. FERRARIS &/OR ESTER E. FERRARIS	10,000	0.00%
47	BERNARDO A. HAO	10,000	0.00%
48	PATRICK HENRY LOO	10,000	0.00%
49	MARIAN MENDOZA	10,000	0.00%
50	ALEXANDER A. PADILLA	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, 2026

	Name	No. of Shares	Percentage
51	PILAR L. QUIROS	10,000	0.00%
52	MICHAEL GONZALES REGINO	10,000	0.00%
53	VIRGINIA DY SEANGIO	10,000	0.00%
54	BENJAMIN S. GELI	9,500	0.00%
55	CARLOS A. VELEZ	9,000	0.00%
56	BENIGNO T. CABRIETO JR.	8,620	0.00%
57	ZENAIDA P. ALCANTARA	8,000	0.00%
58	MA. CHRISTMAS R. NOLASCO	8,000	0.00%
59	ANASTACIO CRUZ ADRIANO JR.	7,800	0.00%
60	ALEXANDRA Q. CANIZA	7,080	0.00%
61	JAVIER ANTONIO Y. QUIROS	7,080	0.00%
62	JORGE ENRIQUE Y. QUIROS	7,080	0.00%
63	MIGUEL ALFONSO Y. QUIROS	7,080	0.00%
64	CYNTHIA MARIE SORDAN DELFIN	7,050	0.00%
65	MICHAEL GONZALES REGINO	6,950	0.00%
66	MARCELINO C. MENDOZA	6,690	0.00%
67	ROBERT LIM TAN	6,600	0.00%
68	ELLSPERMANN THOMAS HELMUT	6,000	0.00%
69	JIMMY C. TAN	6,000	0.00%
70	LORETO D. JUNSAY	5,750	0.00%
71	JUSTINO H. CACANINDIN	5,450	0.00%
72	NANCY N. O. HUI	5,100	0.00%
73	MYRLA R. ALCANTARA	5,000	0.00%
74	RAMON MONZON	5,000	0.00%
75	MA. CHRISTMAS RENIVA NOLASCO	5,000	0.00%
76	FLORO REGENCIA &/OR SHIRLEY REGENCIA	5,000	0.00%
77	ELAINE H. S. TY	4,500	0.00%
78	ERNESTO SIEVERT	4,200	0.00%
79	FRANCES ROSALIE TORIBIO COLOMA	4,140	0.00%
80	ARNOLD VILLAR VISTAN	4,140	0.00%
81	INTERSPHERE BUILDERS & DEVELOPMENT GROUP	4,000	0.00%
82	NIEVES QUINTOS LIM &/OR LENZ EARL QUINTOS LIM	4,000	0.00%
83	RANDY MANALOTO	4,000	0.00%
84	GEORGE UYTENGSU YOUNG JR.	3,615	0.00%
85	FRANCIS C. ZOSA	3,500	0.00%
86	OSCAR T. LEE	3,360	0.00%
87	CONCEPCION C. DON	3,300	0.00%
88	YU PEK KIAN	3,000	0.00%
89	CENTURY SAVINGS BANK CORPORATION	3,000	0.00%
90	ROBRINA LIM GO	3,000	0.00%
91	FELIPE M. LEGASPI	3,000	0.00%
92	ERIC LIMSUI	3,000	0.00%
93	PRISCILA E. MANABAT	3,000	0.00%
94	BELINDA NGO	3,000	0.00%
95	MA. CLEMENTINA L. PABLO	3,000	0.00%
96	CELSO A. RAMIREZ	3,000	0.00%
97	JOSEFINO R. SANTOS &/OR RHODORA M. SANTOS	3,000	0.00%
98	BELINDA C. YAP	3,000	0.00%
99	ROMEO ROJALES DATILES	2,790	0.00%
100	BONIFACIO BAUTISTA BERNARDO	2,570	0.00%
	TOTAL OUTSTANDING - TOP 100 STOCKHOLDERS	**13,113,784,151**	**103.27%**
	OTHER STOCKHOLDERS	352,225	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, 2026

Beneficial Owner Report
Vista Land & Lifescapes, Inc.
As of September 30, 2026

Participants Name	No. of Shares	Percentage
MAYBANK SECURITIES, INC.	3,821,217,257	52.27%
THE HONGKONG AND SHANGHAI BANKING CORP. LTD. -CLIENTS' ACCT.	994,284,888	13.60%
ASIASEC EQUITIES, INC.	317,652,749	4.35%
SunSecurities, Inc.	311,882,000	4.27%
NEW WORLD SECURITIES CO., INC.	170,612,525	2.33%
SOCIAL SECURITY SYSTEM	150,910,400	2.06%
COL Financial Group, Inc.	143,590,040	1.96%
PAPA SECURITIES CORPORATION	123,770,949	1.69%
CNN SECURITIES, INC.	121,369,450	1.66%
CITIBANK N.A.	114,971,197	1.57%
REGINA CAPITAL DEVELOPMENT CORPORATION	108,708,905	1.49%
MERIDIAN SECURITIES, INC.	94,590,425	1.29%
F. YAP SECURITIES, INC.	87,189,065	1.19%
H. E. BENNETT SECURITIES, INC.	85,854,100	1.17%
DEUTSCHE BANK MANILA-CLIENTS A/C	82,292,400	1.13%
BDO SECURITIES CORPORATION	72,636,315	0.99%
BPI SECURITIES CORPORATION	69,658,335	0.95%
GUILD SECURITIES, INC.	49,709,050	0.68%
FIRST METRO SECURITIES BROKERAGE CORP.	44,632,930	0.61%
STANDARD CHARTERED BANK	38,278,892	0.52%
DAVID GO SECURITIES CORP.	37,334,900	0.51%
PHILIPPINE EQUITY PARTNERS, INC.	32,839,127	0.45%
ABACUS SECURITIES CORPORATION	25,042,162	0.34%
AB CAPITAL SECURITIES, INC.	21,783,251	0.30%
CABALLES GO SECURITIES INC	16,425,900	0.22%
PHILSTOCKS FINANCIAL INC	15,608,036	0.21%
DEUTSCHE BANK MANILA-CLIENTS A/C	14,116,792	0.19%
TOWER SECURITIES, INC.	13,620,942	0.19%
R. NUBLA SECURITIES, INC.	13,145,082	0.18%
WEALTH SECURITIES, INC.	12,863,585	0.18%
LUCKY SECURITIES, INC.	11,784,450	0.16%
RCBC SECURITIES, INC.	8,859,339	0.12%
EVERGREEN STOCK BROKERAGE & SEC., INC.	6,035,400	0.08%
PNB SECURITIES, INC.	5,168,590	0.07%
STANDARD SECURITIES CORPORATION	4,899,500	0.07%
CHINA BANK SECURITIES CORPORATION	4,123,000	0.06%
BA SECURITIES, INC.	3,411,165	0.05%
SB EQUITIES,INC.	3,364,745	0.05%
ANSALDO, GODINEZ & CO., INC.	3,271,445	0.04%
UNICAPITAL SECURITIES INC.	2,998,100	0.04%
AP SECURITIES INCORPORATED	2,834,355	0.04%
DA MARKET SECURITIES, INC.	2,659,285	0.04%
TANSENGCO & CO., INC.	2,627,200	0.04%
DRAGONFI SECURITIES, INC.	2,519,453	0.03%
EASTERN SECURITIES DEVELOPMENT CORPORATION	2,031,030	0.03%
B. H. CHUA SECURITIES CORPORATION	1,865,500	0.03%
LANDBANK SECURITIES, INC.	1,847,655	0.03%
QUALITY INVESTMENTS & SECURITIES CORPORATION	1,774,125	0.02%
MANDARIN SECURITIES CORPORATION	1,732,325	0.02%
R. COYIUTO SECURITIES, INC.	1,661,838	0.02%

VISTA LAND & LIFESCAPES, INC.
LIST OF TOP 100 STOCKHOLDERS
AS OF SEPTEMBER 30, 2026

Beneficial Owner Report
Vista Land & Lifescapes, Inc.
As of September 30, 2026

SOLAR SECURITIES, INC.	1,637,850	0.02%
GOLDEN TOWER SECURITIES & HOLDINGS, INC.	1,473,010	0.02%
TRITON SECURITIES CORP.	1,443,925	0.02%
E. CHUA CHIACO SECURITIES, INC.	1,313,750	0.02%
REGIS PARTNERS, INC.	1,301,872	0.02%
R. S. LIM & CO., INC.	1,296,450	0.02%
CTS GLOBAL EQUITY GROUP, INC.	1,294,190	0.02%
BELSON SECURITIES, INC.	1,287,465	0.02%
I. ACKERMAN & CO., INC.	1,283,882	0.02%
A & A SECURITIES, INC.	1,096,690	0.02%
PAN ASIA SECURITIES CORP.	1,028,350	0.01%
LUYS SECURITIES COMPANY, INC.	914,300	0.01%
G.D. TAN & COMPANY, INC.	888,775	0.01%
SUMMIT SECURITIES, INC.	795,469	0.01%
JSG SECURITIES, INC.	766,900	0.01%
YAO & ZIALCITA, INC.	651,500	0.01%
AAA SOUTHEAST EQUITIES, INCORPORATED	601,805	0.01%
PREMIUM SECURITIES, INC.	576,500	0.01%
UPCC SECURITIES CORP.	570,050	0.01%
DIVERSIFIED SECURITIES, INC.	531,385	0.01%
STRATEGIC EQUITIES CORP.	480,490	0.01%
OPTIMUM SECURITIES CORPORATION	454,927	0.01%
ALL ASIA SECURITIES MANAGEMENT CORP.	438,800	0.01%
MERCANTILE SECURITIES CORP.	409,923	0.01%
THE FIRST RESOURCES MANAGEMENT & SECURITIES CORP.	399,375	0.01%
S.J. ROXAS & CO., INC.	326,880	0.00%
IGC SECURITIES INC.	312,225	0.00%
SECURITIES SPECIALISTS, INC.	305,000	0.00%
INVESTORS SECURITIES, INC,	282,850	0.00%
I. B. GIMENEZ SECURITIES, INC.	277,525	0.00%
META CAPITAL SECURITIES INC	274,865	0.00%
IMPERIAL,DE GUZMAN,ABALOS & CO.,INC.	264,100	0.00%
VENTURE SECURITIES, INC.	250,845	0.00%
GOLDSTAR SECURITIES, INC.	250,325	0.00%
FIDELITY SECURITIES, INC.	241,750	0.00%
GLOBALINKS SECURITIES & STOCKS, INC.	227,550	0.00%
FIRST ORIENT SECURITIES, INC.	226,275	0.00%
TIMSON SECURITIES, INC.	224,000	0.00%
STAR ALLIANCE SECURITIES CORP.	200,000	0.00%
EQUITIWORLD SECURITIES, INC.	194,623	0.00%
CLSA PHILIPPINES, INC.	150,000	0.00%
CAMPOS, LANUZA & COMPANY, INC.	146,675	0.00%
EAGLE EQUITIES, INC.	138,225	0.00%
AURORA SECURITIES, INC.	111,200	0.00%
A. T. DE CASTRO SECURITIES CORP.	107,550	0.00%
MDR SECURITIES, INC.	99,240	0.00%
SALISBURY SECURITIES CORPORATION	78,659	0.00%
ASIA PACIFIC CAPITAL EQUITIES & SECURITIES CORP.	69,745	0.00%
RTG & COMPANY, INC.	63,717	0.00%
INTRA-INVEST SECURITIES, INC.	52,475	0.00%

VISTA LAND & LIFESCAPES, INC.
LIST OF TOP 100 STOCKHOLDERS
AS OF SEPTEMBER 30, 2026

Beneficial Owner Report
Vista Land & Lifescapes, Inc.
As of September 30, 2026

WESTLINK GLOBAL EQUITIES, INC.	51,465	0.00%
BERNAD SECURITIES, INC.	50,650	0.00%
PRYCE SECURITIES, INC.	35,030	0.00%
JAKA SECURITIES CORP.	32,000	0.00%
LARRGO SECURITIES CO., INC.	26,950	0.00%
ASIAN CAPITAL EQUITIES, INC.	26,840	0.00%
LOPEZ, LOCSIN, LEDESMA & CO., INC.	21,525	0.00%
ALPHA SECURITIES CORP.	20,650	0.00%
EAST WEST CAPITAL CORPORATION	17,650	0.00%
MOUNT PEAK SECURITIES, INC.	5,675	0.00%
ARMSTRONG SECURITIES, INC.	3,005	0.00%
SINCERE SECURITIES CORPORATION	3,000	0.00%
WONG SECURITIES CORPORATION	2,550	0.00%
THE HONGKONG & SHANGHAI BANKING CORP. LTD. -OWN ACCOUNT	1,799	0.00%
R & L INVESTMENTS, INC.	1,475	0.00%
APEX PHILIPPINES EQUITIES CORPORATION	1,045	0.00%
MARINO OLONDRIZ Y CIA	830	0.00%
EQUITABLE SECURIITES (PHILS.) INC.	760	0.00%
BENJAMIN CO CA & CO., INC.	315	0.00%
SARANGANI SECURITIES, INC.	300	0.00%
CUALOPING SECURITIES CORPORATION	250	0.00%
HK SECURITIES, INC.	5	0.00%
	7,310,177,850	**100.00%**

RECAP:	
PCD NOMINEE CORPORATION (FOREIGN)	1,187,527,945
PCD NOMINEE CORPORATION (FILIPINO)	2,290,966,477
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	7,310,177,850

VISTA LAND & LIFESCAPES, INC. - PREFERRED SERIES 1
LIST OF TOP 100 STOCKHOLDERS
AS OF SEPTEMBER 30, 2026

	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%**