



January 12, 2024

PHILIPPINE STOCK EXCHANGE

9th Floor, Philippine Stock Exchange Tower,
28th Street corner 5th Avenue, BGC Taguig City
Attention: Ms. Alexandra D. Tom Wong
OIC, Disclosure Department

PHILIPPINE DEALING AND EXCHANGE CORPORATION

29th Floor, BDO Equitable Tower
Paseo de Roxas, Makati City
Attention: Atty. Marie Rose M. Magallen-Lirio
Head, Issuer Compliance and Disclosure Department

Subject: Vista Land & Lifescapes, Inc.: **Top 100 Stockholders as of December 31, 2023**

Gentlemen:

Please see attached list of Vista Land & Lifescapes, Inc.'s Top 100 Stockholders with the PCD participants as of December 31, 2023 based on the records of our stock and transfer agent, BDO Unibank, Inc. – Trust and Investments Group.

Very truly yours,

A handwritten signature in black ink, appearing to read 'B. Edang', is written over the printed name.

Brian N. Edang
Officer-in-Charge

VISTA LAND & LIFESCAPES, INC.
LIST OF TOP 100 STOCKHOLDERS
AS OF DECEMBER 31, 2023

Name	No. of Shares	Percentage
1 FINE PROPERTIES, INC. ¹	7,125,545,458	56.12%
2 PCD NOMINEE CORPORATION (FILIPINO)	2,148,538,172	16.92%
3 PCD NOMINEE CORPORATION (FOREIGN)	1,329,564,950	10.47%
4 ALTHORP HOLDINGS, INC. ²	1,235,292,469	9.73%
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 ACRIS CORPORATION	300,000	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 VICENTE DE VERA	47,000	0.00%
21 ALEXANDER TANYA	40,000	0.00%
22 ANTONIO ABRERA	30,000	0.00%
23 JAN REINER B. UY	30,000	0.00%
24 MARIA CHARITO B. UY	30,000	0.00%
25 PEDRO V. LUCERO JR.	25,000	0.00%
26 BARING SECURITIES (PHILS.) INC	24,375	0.00%
27 BENJAMIN S. GELI &/OR NELIA O. GELI	24,000	0.00%
28 LAWRENCE MENDOZA &/OR ALBERTO MENDOZA	21,000	0.00%
29 JOSE E. MADDATU	20,150	0.00%
30 JOSE BANGAYAN &/OR RAQUEL BANGAYAN	20,000	0.00%
31 VISITACION LILIA CHANG	20,000	0.00%
32 GILBERT DU	20,000	0.00%
33 FRANK JOEL F. GACETA	20,000	0.00%
34 TERESITA B. VELASQUEZ	20,000	0.00%
35 ZENAIDA P. ALCANTARA *OR LUIS M. ALCANTARA	19,000	0.00%
36 MICHAEL GONZALES REGINO	16,950	0.00%
37 ANDREW B. CU UNJIENG	16,000	0.00%
38 ALMA PENALES VILLADOLID	15,350	0.00%
39 DIOSCORO R. JAVAREZ	15,000	0.00%
40 MARILYN J. JAVIER	15,000	0.00%
41 ROBERTO R. (NO ID) REJANO	14,000	0.00%
42 PHILIP D. CHUA & VIOLETA M. CHUA	12,855	0.00%
43 LORENZO A. SALVADOR	11,500	0.00%
44 JOSE M. ESTEBAN JR.	10,500	0.00%
45 ESTHER GAW GAN	10,500	0.00%
46 ANTOINETTE E. CEJUDO	10,000	0.00%
47 KENNETH LI CHUA	10,000	0.00%
48 PAMELA TOMBOC DY	10,000	0.00%
49 AMY EDULLANTES	10,000	0.00%
50 FREDERICK E. FERRARIS &/OR ESTER E. FERRARIS	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 DECEMBER 31, 2023

	Name	No. of Shares	Percentage
51	BERNARDO A. HAO	10,000	0.00%
52	PATRICK HENRY LOO	10,000	0.00%
53	MARIAN MENDOZA	10,000	0.00%
54	ALEXANDER A. PADILLA	10,000	0.00%
55	PILAR L. QUIROS	10,000	0.00%
56	VIRGINIA DY SEANGIO	10,000	0.00%
57	BENJAMIN S. GELI	9,500	0.00%
58	MA. CHRISTMAS R. NOLASCO	9,300	0.00%
59	CARLOS A. VELEZ	9,000	0.00%
60	BENIGNO T. CABRIETO JR.	8,620	0.00%
61	ZENaida P. ALCANTARA	8,000	0.00%
62	ANASTACIO CRUZ ADRIANO JR.	7,800	0.00%
63	ALEXANDRA Q. CANIZA	7,080	0.00%
64	JAVIER ANTONIO Y. QUIROS	7,080	0.00%
65	JORGE ENRIQUE Y. QUIROS	7,080	0.00%
66	MIGUEL ALFONSO Y. QUIROS	7,080	0.00%
67	CYNTHIA MARIE SORDAN DELFIN	7,050	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	PETER P. ONG	4,000	0.00%
88	GEORGE UYTENG SU YOUNG JR.	3,615	0.00%
89	FRANCIS C. ZOSA	3,500	0.00%
90	OSCAR T. LEE	3,360	0.00%
91	NOEL NUGUID CARREON	3,315	0.00%
92	CONCEPCION C. DON	3,300	0.00%
93	JERYLLE LUZ GATAL CEMPRON	3,190	0.00%
94	YU PEK KIAN	3,000	0.00%
95	ROBERTO S. ARANDELA	3,000	0.00%
96	CENTURY SAVINGS BANK CORPORATION	3,000	0.00%
97	MA. LOURDES DE VERA	3,000	0.00%
98	ROBRINA LIM GO	3,000	0.00%
99	FELIPE M. LEGASPI	3,000	0.00%
100	ERIC LIMSUI	3,000	0.00%
	TOTAL OUTSTANDING - TOP 100 STOCKHOLDERS	13,113,762,746	103.27%
	OTHER STOCKHOLDERS	373,630	0.00%
	TREASURY SHARES (DECEMBER 31, 2023)	(416,128,700)	-3.28%
	TOTAL OUTSTANDING, ISSUED AND SUBSCRIBED (COMMON SHARES)	12,698,007,676	100.00%

VISTA LAND & LIFESCAPES, INC.
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AS OF DECEMBER 31, 2023

	<u>Name</u>	<u>No. of Shares</u>	<u>Percentage</u>
1	FINE PROPERTIES, INC.	3,300,000,000	100.00%
	TOTAL OUTSTANDING, ISSUED AND SUBSCRIBED (PREFERRED SHARES)	3,300,000,000	100.00%

VISTA LAND & LIFESCAPES, INC.
LIST OF TOP 100 STOCKHOLDERS
AS OF DECEMBER 31, 2023

Beneficial Owner Report
Vista Land & Lifescapes, Inc.
as of December 31, 2023

Participants Name	No. of Shares	Percentage
MAYBANK SECURITIES, INC.	3,719,097,340	50.88%
THE HONGKONG AND SHANGHAI BANKING CORP. LTD. -CLIENTS' ACCT.	1,018,077,652	13.93%
SunSecurities, Inc.	411,382,000	5.63%
ASIASEC EQUITIES, INC.	272,855,249	3.73%
CITIBANK N.A.	200,505,497	2.74%
SOCIAL SECURITY SYSTEM	150,910,400	2.06%
PAPA SECURITIES CORPORATION	123,240,024	1.69%
HDI SECURITIES, INC.	122,719,450	1.68%
COL Financial Group, Inc.	120,174,307	1.64%
DEUTSCHE BANK MANILA-CLIENTS A/C	108,922,300	1.49%
H. E. BENNETT SECURITIES, INC.	101,898,100	1.39%
REGINA CAPITAL DEVELOPMENT CORPORATION	95,001,205	1.30%
MERIDIAN SECURITIES, INC.	94,800,425	1.30%
F. YAP SECURITIES, INC.	87,332,065	1.19%
STANDARD CHARTERED BANK	86,669,459	1.19%
NEW WORLD SECURITIES CO., INC.	72,469,225	0.99%
BDO SECURITIES CORPORATION	70,244,497	0.96%
BPI SECURITIES CORPORATION	64,961,777	0.89%
SB EQUITIES, INC.	55,669,275	0.76%
FIRST METRO SECURITIES BROKERAGE CORP.	42,738,247	0.58%
GUILD SECURITIES, INC.	38,868,900	0.53%
WEALTH SECURITIES, INC.	32,424,726	0.44%
PHILIPPINE EQUITY PARTNERS, INC.	31,036,527	0.42%
ABACUS SECURITIES CORPORATION	28,261,042	0.39%
DAVID GO SECURITIES CORP.	24,478,650	0.33%
PHILSTOCKS FINANCIAL INC	11,873,889	0.16%
LUCKY SECURITIES, INC.	11,521,450	0.16%
TOWER SECURITIES, INC.	10,105,942	0.14%
R. NUBLA SECURITIES, INC.	8,602,082	0.12%
EVERGREEN STOCK BROKERAGE & SEC., INC.	6,065,400	0.08%
AB CAPITAL SECURITIES, INC.	5,377,924	0.07%
STANDARD SECURITIES CORPORATION	4,913,500	0.07%
PNB SECURITIES, INC.	4,272,690	0.06%
BERNAD SECURITIES, INC.	3,550,650	0.05%
CHINA BANK SECURITIES CORPORATION	3,427,000	0.05%
BA SECURITIES, INC.	3,411,165	0.05%
ANSALDO, GODINEZ & CO., INC.	3,075,445	0.04%
AP SECURITIES INCORPORATED	3,075,355	0.04%
EASTERN SECURITIES DEVELOPMENT CORPORATION	3,006,030	0.04%
RCBC SECURITIES, INC.	2,717,874	0.04%
A & A SECURITIES, INC.	2,499,990	0.03%
B. H. CHUA SECURITIES CORPORATION	2,461,500	0.03%
UNICAPITAL SECURITIES INC.	2,189,100	0.03%
DA MARKET SECURITIES, INC.	2,105,285	0.03%
SOLAR SECURITIES, INC.	2,048,850	0.03%
LANDBANK SECURITIES, INC.	1,994,430	0.03%
TANSENGCO & CO., INC.	1,922,950	0.03%
QUALITY INVESTMENTS & SECURITIES CORPORATION	1,911,425	0.03%
R. COYIUTO SECURITIES, INC.	1,683,675	0.02%
PAN ASIA SECURITIES CORP.	1,528,350	0.02%

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as of December 31, 2023

STAR ALLIANCE SECURITIES CORP.	1,500,000	0.02%
E. CHUA CHIACO SECURITIES, INC.	1,415,190	0.02%
UPCC SECURITIES CORP.	1,381,050	0.02%
BELSON SECURITIES, INC.	1,326,465	0.02%
GOLDEN TOWER SECURITIES & HOLDINGS, INC.	1,312,010	0.02%
R. S. LIM & CO., INC.	1,296,870	0.02%
I. ACKERMAN & CO., INC.	1,283,882	0.02%
DEUTSCHE BANK MANILA-CLIENTS A/C	1,200,785	0.02%
CAMPOS, LANUZA & COMPANY, INC.	1,197,900	0.02%
CTS GLOBAL EQUITY GROUP, INC.	1,173,190	0.02%
TRITON SECURITIES CORP.	1,063,925	0.01%
AAA SOUTHEAST EQUITIES, INCORPORATED	1,024,805	0.01%
SUMMIT SECURITIES, INC.	853,174	0.01%
LUYS SECURITIES COMPANY, INC.	844,300	0.01%
JSG SECURITIES, INC.	766,900	0.01%
G.D. TAN & COMPANY, INC.	738,775	0.01%
THE FIRST RESOURCES MANAGEMENT & SECURITIES CORP.	699,375	0.01%
YU & COMPANY, INC.	665,695	0.01%
YAO & ZIALCITA, INC.	623,500	0.01%
PREMIUM SECURITIES, INC.	576,500	0.01%
DIVERSIFIED SECURITIES, INC.	531,385	0.01%
MANDARIN SECURITIES CORPORATION	486,325	0.01%
INTRA-INVEST SECURITIES, INC.	478,475	0.01%
TIMSON SECURITIES, INC.	476,000	0.01%
MERCANTILE SECURITIES CORP.	469,923	0.01%
STRATEGIC EQUITIES CORP.	463,490	0.01%
MDR SECURITIES, INC.	452,240	0.01%
ALL ASIA SECURITIES MANAGEMENT CORP.	438,800	0.01%
REGIS PARTNERS, INC.	400,772	0.01%
GLOBALINKS SECURITIES & STOCKS, INC.	389,625	0.01%
S.J. ROXAS & CO., INC.	365,330	0.00%
EQUITIWORLD SECURITIES, INC.	335,625	0.00%
OPTIMUM SECURITIES CORPORATION	326,927	0.00%
I. B. GIMENEZ SECURITIES, INC.	292,525	0.00%
FIDELITY SECURITIES, INC.	231,750	0.00%
FIRST ORIENT SECURITIES, INC.	226,275	0.00%
SECURITIES SPECIALISTS, INC.	205,000	0.00%
IMPERIAL,DE GUZMAN,ABALOS & CO.,INC.	204,850	0.00%
IGC SECURITIES INC.	192,805	0.00%
GOLDSTAR SECURITIES, INC.	190,325	0.00%
BANK OF COMMERCE - TRUST SERVICES GROUP	180,300	0.00%
EAGLE EQUITIES, INC.	177,250	0.00%
CLSA PHILIPPINES, INC.	150,000	0.00%
DRAGONFI SECURITIES, INC.	117,000	0.00%
INVESTORS SECURITIES, INC.,	115,950	0.00%
AURORA SECURITIES, INC.	111,200	0.00%
A. T. DE CASTRO SECURITIES CORP.	92,550	0.00%
VENTURE SECURITIES, INC.	80,845	0.00%
SALISBURY SECURITIES CORPORATION	78,659	0.00%
RTG & COMPANY, INC.	74,604	0.00%

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as of December 31, 2023

ASIA PACIFIC CAPITAL EQUITIES & SECURITIES CORP.	69,745	0.00%
JAKA SECURITIES CORP.	58,050	0.00%
WESTLINK GLOBAL EQUITIES, INC.	51,465	0.00%
VALUE QUEST SECURITIES CORPORATION	50,000	0.00%
PRYCE SECURITIES, INC.	35,030	0.00%
LARRGO SECURITIES CO., INC.	26,950	0.00%
ASIAN CAPITAL EQUITIES, INC.	26,840	0.00%
LOPEZ, LOCSIN, LEDESMA & CO., INC.	21,075	0.00%
ALPHA SECURITIES CORP.	20,650	0.00%
VC SECURITIES CORPORATION	18,000	0.00%
EAST WEST CAPITAL CORPORATION	17,650	0.00%
ALAKOR SECURITIES CORPORATION	8,600	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 SECURITIES (PHILS.) INC.	760	0.00%
CUALOPING SECURITIES CORPORATION	350	0.00%
BENJAMIN CO CA & CO., INC.	315	0.00%
SARANGANI SECURITIES, INC.	300	0.00%
HK SECURITIES, INC.	5	0.00%
TOTAL	7,309,786,550	100.00%

RECAP:

PCD NOMINEE CORPORATION (FOREIGN)	1,329,564,950
PCD NOMINEE CORPORATION (FILIPINO)	2,148,538,172
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	7,309,786,550

REPUBLIC OF THE PHILIPPINES)
CITY OF _____) S.S.

SECRETARY'S CERTIFICATE

I, MA. NALEN SJ ROSERO, Filipino citizen, of legal age, with principal office at UGF Worldwide Corporate Center, Shaw Blvd., Mandaluyong City, after having been sworn according to law, hereby depose and state:

1. I am the duly appointed Assistant Corporate Secretary of VISTA LAND & LIFESCAPES, INC. (the "Corporation"), a corporation duly organized and existing under the laws of the Philippines with principal address at Lower Ground Floor, Building B, Evia Lifestyle Center, Vista City, Daanghari, Almanza II, Las Piñas City and listed on The Philippine StockExchange, Inc. since June 25, 2007;
2. As Assistant Corporate Secretary, I have custody and access to the corporate records of the Corporation, including, but not limited to, the reports of its stock transfer agent and the Philippine Depository Trust Corporation ("PDTC");
3. Based on the records of the Corporation, as of December 31, 2023 (the "Cut-off Date"), the Corporation's capital structure is as follows:

Authorized Capital Stock	Php 18,000,000,000.00
Number, Classes of Shares, Par Value per Share	Common Shares: 17,900,000,000 shares @ Php 1.00 par value per share Preferred Shares: Series 1: 8,000,000,000 shares @ Php 0.01 par value per share; Series 2: 200,000,000 shares @ Php 0.10 par value per share
Issued and Outstanding Shares	Issued Shares: Common: 13,114,136,376 Series 1 Preferred: 3,300,000,000 Outstanding Shares: Common: 12,698,007,676 Series 1 Preferred: 3,300,000,000
Fully-paid Shares	Common shares: 13,114,136,376 Series 1 Preferred shares: 3,300,000,000
Treasury Shares	416,128,700 common shares



Outstanding Shares	Common shares: 12,698,007,676 Series 1 Preferred shares: 3,300,000,000
Listed Shares	13,114,136,376 common shares
Certificated Shares	Common shares: 5,804,349,826 Series 1 Preferred shares: 3,300,000,000

4. Based on the reports of PDTC, as of the Cut-off Date, there are 7,309,786,550 lodged common shares of the capital stock of the Corporation, broken down, as follows:

PCD Nominee - Filipino	5,980,221,600
PCD Nominee - Non-Filipino	1,329,564,950

5. All issued shares are duly and validly issued in accordance with existing laws, rules and regulations and are likewise listed in The Philippine Stock Exchange, Inc. ("PSE") except for the 3,300,000,000 Series 1 preferred shares which are unlisted.

6. All lodged shares are validly issued and listed on the PSE.

7. All issued shares are fully paid.

8. The 3,300,000,000 Series 1 preferred shares which are issued and outstanding are not listed as those are held by only one shareholder and have not been offered to the public. There are no issued Series 2 preferred shares of the capital stock of the Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand this 10 day of JAN 10 2024 2024, in MANDALUYONG CITY, Philippines.

MA. NALEN S. ROSERO
Assistant Corporate Secretary

SUBSCRIBED AND SWORN to before me this 10 day of JAN 10 2024 in MANDALUYONG CITY, the affiant exhibited her Passport No. P4792226B issued on February 12, 2020 in DFA NCR East.

Doc No. 79;
Page No. 17;
Book No. XIII;
Series of 2024.

ATTY. FERDINAND B. SABILLO
NOTARY PUBLIC
UNTIL DECEMBER 31, 2024
ROLL No. 53511
IBP Lifetime Member No. 018538

PTR No. 5415003 / 05 Jan. 2024 / Mandaluyong City
MCLE Compliance No. VII-0018781 issued dated 25 May 2022
Notarial Commission Appointment No. 0314-23
Vista Corporate Center, Upper Ground Floor,
Worldwide Corporate Center, Shaw Blvd., Mandaluyong City