January 16, 2022

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, 2022**

Gentlemen:

Please see attached list of Vista Land & Lifescapes, Inc.'s Top 100 Stockholders with the PCD participants as of **December 31, 2022** 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 DECEMBER 31, 2022

	Name	No. of Shares	Percentage
1	FINE PROPERTIES, INC.[1]	7,125,545,458	56.12%
2	PCD NOMINEE CORPORATION (FILIPINO)	1,881,482,474	14.82%
3	PCD NOMINEE CORPORATION (FOREIGN)	1,596,619,698	12.57%
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	ANDREW B. CU UNJIENG	16,000	0.00%
37	ALMA PENALES VILLADOLID	15,350	0.00%
38	DIOSCORO R. JAVAREZ	15,000	0.00%
39	MARILYN J. JAVIER	15,000	0.00%
40	ROBERTO R. (NO ID) REJANO	14,000	0.00%
41	PHILIP D. CHUA & VIOLETA M. CHUA	12,855	0.00%
42	LORENZO A. SALVADOR	11,500	0.00%
43	JOSE M. ESTEBAN JR.	10,500	0.00%
44	ESTHER GAW GAN	10,500	0.00%
45	ANTOINETTE E. CEJUDO	10,000	0.00%
46	KENNETH LI CHUA	10,000	0.00%
47	PAMELA TOMBOC DY	10,000	0.00%
48	AMY EDULLANTES	10,000	0.00%
49	FREDERICK E. FERRARIS &/OR ESTER E. FERRARIS	10,000	0.00%
50	BERNARDO A. HAO	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, 2022

	Name	No. of Shares	Percentage
51	PATRICK HENRY LOO	10,000	0.00%
52	MARIAN MENDOZA	10,000	0.00%
53	ALEXANDER A. PADILLA	10,000	0.00%
54	PILAR L. QUIROS	10,000	0.00%
55	MICHAEL GONZALES REGINO	10,000	0.00%
56	VIRGINIA DY SEANGIO	10,000	0.00%
57	BENJAMIN S. GELI	9,500	0.00%
58	CARLOS A. VELEZ	9,000	0.00%
59	BENIGNO T. CABRIETO JR.	8,620	0.00%
60	ZENAIDA P. ALCANTARA	8,000	0.00%
61	MA. CHRISTMAS R. NOLASCO	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	MICHAEL GONZALES REGINO	6,950	0.00%
69	MARCELINO C. MENDOZA	6,690	0.00%
70	ROBERT LIM TAN	6,600	0.00%
71	MANUELITO P. JUGUETA	6,300	0.00%
72	ELLSPERMANN THOMAS HELMUT	6,000	0.00%
73	JIMMY C. TAN	6,000	0.00%
74	LORETO D. JUNSAY	5,750	0.00%
75	JUSTINO H. CACANINDIN	5,450	0.00%
76	NANCY N. O. HUI	5,100	0.00%
77	MYRLA R. ALCANTARA	5,000	0.00%
78	RAMON MONZON	5,000	0.00%
79	MA. CHRISTMAS RENIVA NOLASCO	5,000	0.00%
80	FLORO REGENCIA &/OR SHIRLEY REGENCIA	5,000	0.00%
81	ELAINE H. S. TY	4,500	0.00%
82	ERNESTO SIEVERT	4,200	0.00%
83	FRANCES ROSALIE TORIBIO COLOMA	4,140	0.00%
84	ARNOLD VILLAR VISTAN	4,140	0.00%
85	INTERSPHERE BUILDERS & DEVELOPMENT GROUP	4,000	0.00%
86	NIEVES QUINTOS LIM &/OR LENZ EARL QUINTOS LIM	4,000	0.00%
87	RANDY MANALOTO	4,000	0.00%
88	PETER P. ONG	4,000	0.00%
89	GEORGE UYTENGSU YOUNG JR.	3,615	0.00%
90	FRANCIS C. ZOSA	3,500	0.00%
91	OSCAR T. LEE	3,360	0.00%
92	CONCEPCION C. DON	3,300	0.00%
93	YU PEK KIAN	3,000	0.00%
94	ROBERTO S. ARANDELA	3,000	0.00%
95	CENTURY SAVINGS BANK CORPORATION	3,000	0.00%
96	MA. LOURDES DE VERA	3,000	0.00%
97	ROBRINA LIM GO	3,000	0.00%
98	FELIPE M. LEGASPI	3,000	0.00%
99	ERIC LIMSUI	3,000	0.00%
100	PRISCILA E. MANABAT	3,000	0.00%
	TOTAL OUTSTANDING - TOP 100 STOCKHOLDERS	13,113,756,991	103.27%
	OTHER STOCKHOLDERS	379,385	0.00%
	TREASURY SHARES (DECEMBER 31, 2022)	(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 DECEMBER 31, 2022

	Name	No. of Shares	Percentage
1	FINE PROPERTIES, INC.	3,300,000,000	100%
	TOTAL OUTSTANDING, ISSUED AND SUBSCRIBED (PREFERRED SHARES)	**3,300,000,000**	**100%**

VISTA LAND & LIFESCAPES, INC.
LIST OF TOP 100 STOCKHOLDERS
AS OF DECEMBER 31, 2022

Beneficial Owner Report
Vista Land & Lifescapes, Inc.
as of December 31, 2022

Participants Name	No. of Shares	Percentage
MAYBANK SECURITIES, INC.	3,714,226,340	50.81%
THE HONGKONG AND SHANGHAI BANKING CORP. LTD. -CLIENTS' ACCT.	1,090,383,193	14.92%
SunSecurities, Inc.	407,412,000	5.57%
ASIASEC EQUITIES, INC.	272,075,249	3.72%
CITIBANK N.A.	224,933,042	3.08%
SOCIAL SECURITY SYSTEM	150,910,400	2.06%
HDI SECURITIES, INC.	123,875,450	1.69%
PAPA SECURITIES CORPORATION	123,342,024	1.69%
STANDARD CHARTERED BANK	122,667,672	1.68%
COL Financial Group, Inc.	121,739,506	1.67%
H. E. BENNETT SECURITIES, INC.	121,558,100	1.66%
DEUTSCHE BANK MANILA-CLIENTS A/C	108,922,300	1.49%
MERIDIAN SECURITIES, INC.	94,800,425	1.30%
REGINA CAPITAL DEVELOPMENT CORPORATION	94,361,205	1.29%
F. YAP SECURITIES, INC.	87,257,065	1.19%
BPI SECURITIES CORPORATION	68,803,283	0.94%
BDO SECURITIES CORPORATION	68,208,003	0.93%
FIRST METRO SECURITIES BROKERAGE CORP.	43,998,988	0.60%
WEALTH SECURITIES, INC.	30,268,926	0.41%
ABACUS SECURITIES CORPORATION	29,603,933	0.40%
PHILIPPINE EQUITY PARTNERS, INC.	28,544,532	0.39%
SB EQUITIES,INC.	19,461,425	0.27%
LUCKY SECURITIES, INC.	11,594,450	0.16%
GUILD SECURITIES, INC.	11,134,900	0.15%
PHILSTOCKS FINANCIAL INC	9,604,245	0.13%
TOWER SECURITIES, INC.	9,104,942	0.12%
GOLDEN TOWER SECURITIES & HOLDINGS, INC.	8,496,010	0.12%
DEUTSCHE BANK MANILA-CLIENTS A/C	8,467,941	0.12%
R. NUBLA SECURITIES, INC.	8,142,497	0.11%
EVERGREEN STOCK BROKERAGE & SEC., INC.	6,040,400	0.08%
NEW WORLD SECURITIES CO., INC.	5,314,225	0.07%
STANDARD SECURITIES CORPORATION	4,913,500	0.07%
PNB SECURITIES, INC.	4,757,690	0.07%
AB CAPITAL SECURITIES, INC.	4,508,208	0.06%
A & A SECURITIES, INC.	3,600,490	0.05%
CHINA BANK SECURITIES CORPORATION	3,551,670	0.05%
BERNAD SECURITIES, INC.	3,550,650	0.05%
BA SECURITIES, INC.	3,461,165	0.05%
ANSALDO, GODINEZ & CO., INC.	2,804,745	0.04%
EASTERN SECURITIES DEVELOPMENT CORPORATION	2,473,030	0.03%
DAVID GO SECURITIES CORP.	2,373,450	0.03%
RCBC SECURITIES, INC.	2,352,874	0.03%
UNICAPITAL SECURITIES INC.	2,247,100	0.03%
QUALITY INVESTMENTS & SECURITIES CORPORATION	2,204,425	0.03%
LANDBANK SECURITIES, INC.	2,123,430	0.03%
PAN ASIA SECURITIES CORP.	1,950,350	0.03%
AP SECURITIES INCORPORATED	1,842,355	0.03%
CAMPOS, LANUZA & COMPANY, INC.	1,759,900	0.02%
SOLAR SECURITIES, INC.	1,706,850	0.02%
R. COYIUTO SECURITIES, INC.	1,698,875	0.02%

Beneficial Owner Report
Vista Land & Lifescapes, Inc.
as of December 31, 2022

Participants Name	No. of Shares	Percentage
DA MARKET SECURITIES, INC.	1,674,210	0.02%
UPCC SECURITIES CORP.	1,431,050	0.02%
E. CHUA CHIACO SECURITIES, INC.	1,390,190	0.02%
R. S. LIM & CO., INC.	1,336,870	0.02%
BELSON SECURITIES, INC.	1,326,465	0.02%
I. ACKERMAN & CO., INC.	1,283,882	0.02%
B. H. CHUA SECURITIES CORPORATION	1,190,500	0.02%
CTS GLOBAL EQUITY GROUP, INC.	1,173,190	0.02%
AAA SOUTHEAST EQUITIES, INCORPORATED	1,095,205	0.01%
TRITON SECURITIES CORP.	1,063,925	0.01%
BANK OF COMMERCE - TRUST SERVICES GROUP	1,053,300	0.01%
TANSENGCO & CO., INC.	1,036,950	0.01%
SUMMIT SECURITIES, INC.	982,174	0.01%
YU & COMPANY, INC.	973,895	0.01%
LUYS SECURITIES COMPANY, INC.	844,300	0.01%
G.D. TAN & COMPANY, INC.	768,775	0.01%
THE FIRST RESOURCES MANAGEMENT & SECURITIES CORP.	699,375	0.01%
YAO & ZIALCITA, INC.	670,950	0.01%
PREMIUM SECURITIES, INC.	576,500	0.01%
DIVERSIFIED SECURITIES, INC.	531,385	0.01%
OPTIMUM SECURITIES CORPORATION	522,302	0.01%
MANDARIN SECURITIES CORPORATION	512,325	0.01%
STRATEGIC EQUITIES CORP.	488,490	0.01%
MDR SECURITIES, INC.	467,240	0.01%
MERCANTILE SECURITIES CORP.	450,923	0.01%
ALL ASIA SECURITIES MANAGEMENT CORP.	438,800	0.01%
INTRA-INVEST SECURITIES, INC.	401,475	0.01%
REGIS PARTNERS, INC.	400,772	0.01%
ASTRA SECURITIES CORPORATION	400,000	0.01%
FIRST ORIENT SECURITIES, INC.	396,275	0.01%
GLOBALINKS SECURITIES & STOCKS, INC.	389,625	0.01%
TIMSON SECURITIES, INC.	377,000	0.01%
S.J. ROXAS & CO., INC.	365,330	0.00%
J.M. BARCELON & CO., INC.	285,402	0.00%
I. B. GIMENEZ SECURITIES, INC.	277,525	0.00%
EAGLE EQUITIES, INC.	277,250	0.00%
WESTLINK GLOBAL EQUITIES, INC.	251,465	0.00%
EQUITIWORLD SECURITIES, INC.	235,625	0.00%
FIDELITY SECURITIES, INC.	231,750	0.00%
ASIA PACIFIC CAPITAL EQUITIES & SECURITIES CORP.	223,745	0.00%
SECURITIES SPECIALISTS, INC.	205,000	0.00%
IMPERIAL,DE GUZMAN,ABALOS & CO.,INC.	204,850	0.00%
IGC SECURITIES INC.	203,405	0.00%
DBP-DAIWA CAPITAL MARKETS PHILPPINES, INC.	200,800	0.00%
GOLDSTAR SECURITIES, INC.	193,325	0.00%
CLSA PHILIPPINES, INC.	152,995	0.00%
INVESTORS SECURITIES, INC,	122,950	0.00%
JSG SECURITIES, INC.	116,900	0.00%
AURORA SECURITIES, INC.	111,200	0.00%
VENTURE SECURITIES, INC.	110,845	0.00%
RTG & COMPANY, INC.	109,604	0.00%
A. T. DE CASTRO SECURITIES CORP.	93,000	0.00%
SALISBURY SECURITIES CORPORATION	76,959	0.00%
JAKA SECURITIES CORP.	58,050	0.00%

Beneficial Owner Report
Vista Land & Lifescapes, Inc.
as of December 31, 2022

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	`
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%
CUALOPING SECURITIES CORPORATION	350	0.00%
BENJAMIN CO CA & CO., INC.	315	0.00%
SARANGANI SECURITIES, INC.	275	0.00%
HK SECURITIES, INC.	5	0.00%
TOTAL	**7,309,785,600**	**100.00%**

RECAP:

PCD NOMINEE CORPORATION (FOREIGN)	1,596,619,698
PCD NOMINEE CORPORATION (FILIPINO)	1,881,482,474
PCD NOMINEE CORPORATION (FILIPINO):	
Beneficial Owner - Fine Properties, Inc. [1]	1,338,599,797
Beneficial Owner - Althorp Holdings, Inc. [2]	1,224,309,106
Beneficial Owner - Manuela Corporation [3]	752,208,215
Beneficial Owner - Manuel B. Villar, Jr. [3]	293,969,986
Beneficial Owner - Manuel Paolo A. Villar [4]	222,596,324
TOTAL	7,309,785,600

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