



October 10, 2025

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

Subject: Vistamalls, Inc.: **Top 100 Stockholders as of September 30, 2025**

Gentlemen:

Please see attached list of Vistamalls, Inc.'s Top 100 Stockholders with the PCD participants as of September 30, 2025, based on the records of our stock and transfer agent, Rizal Commercial Banking Corporation - Stock Transfer Department.

Thank you.

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

Brian N. Edang
Officer-in-Charge

VISTAMALLS, INC.
LIST OF TOP 100 STOCKHOLDERS
AS OF SEPTEMBER 30, 2025

Name	No. of Shares	Percentage
1 VISTA LAND & LIFESCAPES, INC. ¹	7,443,192,641	88.34%
2 LAND AND HOUSES PUBLIC COMPANY LIMITED	808,431,465	9.59%
3 FINE PROPERTIES, INC. ²	114,877,955	1.36%
4 PCD NOMINEE CORP - FILIPINO	50,707,758	0.60%
5 PCD NOMINEE CORP - NON FILIPINO	3,222,338	0.04%
6 TAN, PETER O.	1,798,000	0.02%
7 TAN,PETER,&/OR MARILOU TAN	1,524,000	0.02%
8 ORION-SQUIRE CAPITAL, INC.	82,000	0.00%
9 ORION-SQUIRE SEC., INC.	77,900	0.00%
10 CUA, ANG & CHUA SECURITIES INC.	66,000	0.00%
11 DEES SECURITIES CORP.	60,715	0.00%
12 PAIC SECURITIES CORPORATION	60,400	0.00%
13 TANSENGCO & CO., INC.	56,000	0.00%
14 ANSALDO, GODINEZ & CO., INC.	54,286	0.00%
15 FINVEST SEC. CO., INC.	50,000	0.00%
16 PENALOSA, BENITO	50,000	0.00%
17 OSMENA JR., MARIO	50,000	0.00%
18 TIU, GILBERT M.	40,000	0.00%
19 YU, OH SIONG	39,942	0.00%
20 OJALES, BABES	39,000	0.00%
21 PAN-ASIA SECURITIES CORP.	38,000	0.00%
22 QUINTO JR., PASTOR T.	38,000	0.00%
23 VICENTE GOQUIOLAY & CO., INC.	31,338	0.00%
24 DONATO. AMANCIO	29,000	0.00%
25 G.D. TAN & CO., INC.	28,480	0.00%
26 R & L INVESTMENTS, INC.	26,100	0.00%
27 ALBERT G. SEE & CO., INCORPORATED	25,816	0.00%
28 NAVARRETE, JERRY M.	25,000	0.00%
29 CATHAY ASIA SECURITIES INC.	22,000	0.00%
30 R. C. LEE SEC., INC.	21,582	0.00%
31 MARIANO YU & CO., INCORPORATED	21,000	0.00%
32 FORTUNE SECURITIES, INC.	20,000	0.00%
33 INTRA-INVEST SEC., INC.	20,000	0.00%
34 GO,TERESITA,&/OR SATURNINA GO	20,000	0.00%
35 CHIONG, GEORGE	18,900	0.00%
36 QUALITY INVESTMENTS & SEC. CORP.	18,000	0.00%
37 UNIVERSAL SECURITIES CORP.	18,000	0.00%
38 YAPTINCHAY SECURITIES CORP.	18,000	0.00%
39 VICENTE GOQUIOLAY & CO. INC. FAO #001	16,600	0.00%
40 FEDERATION SECURITIES CORPORATION	15,579	0.00%
41 ARMS CYNTHIA	15,000	0.00%
42 ELVIRA M. CRUZ OR BERNARDO A. CRUZ	15,000	0.00%
43 ANSELMO TRINIDAD & CO., INC.	14,404	0.00%
44 KEH SAM YOU	14,360	0.00%
45 ROXAS, STEPHEN C.	13,020	0.00%
46 MANOTOC RESENBERG BONOAN INC.	12,000	0.00%
47 R.H. MACHADO & CO., INC.	11,888	0.00%
48 TIUKINHOY JR., FELIX O.	11,500	0.00%
49 KHO, VICENTE B. K.	10,992	0.00%
50 PRIME SECURITIES	10,767	0.00%
51 TIONG SECURITIES, INC.	10,594	0.00%

¹ Includes 443,192,641 shares lodged under PCD Nominee Corp. (Filipino)

² Shares lodged under PCD Nominee Corp. (Filipino)

VISTAMALLS, INC.
LIST OF TOP 100 STOCKHOLDERS
AS OF SEPTEMBER 30, 2025

Name	No. of Shares	Percentage
52 R. COYIUTO SECURITIES, INC.	10,030	0.00%
53 GIMENEZ STOCK BROKERAGE & CO., INC.	10,018	0.00%
54 PASCUAL SECURITIES CORPORATION	10,000	0.00%
55 FAJARDO, ELLEN F.	10,000	0.00%
56 FAJARDO, EDUARDO JORGE F.	10,000	0.00%
57 FAJARDO, EMMANUEL JORGE F.	10,000	0.00%
58 ADRIANO, ANASTACIO	10,000	0.00%
59 LONGOS, MANUEL/EVELYN LONGOS	10,000	0.00%
60 BARBRA, FORTUNA MARCOS	10,000	0.00%
61 PICACHE, GUALBERTO V.	10,000	0.00%
62 TOLENTINO, ELIGIO O.L.	10,000	0.00%
63 TO, EDUARDO T.	10,000	0.00%
64 TANLIMCO, PACIANO	10,000	0.00%
65 DEL ROSARIO, ERNESTO	10,000	0.00%
66 DEPANO, LEOPOLDO	10,000	0.00%
67 CO,FELISA UY,&/OR CO TONG TE JR.	10,000	0.00%
68 REYES, MA. MILAGROS A.	10,000	0.00%
69 PIERCE INTERLINK SECURITIES INC.	10,000	0.00%
70 CHAN, JIMMY T.	10,000	0.00%
71 CHAN, JENNY T.	10,000	0.00%
72 SO, DEXTER	10,000	0.00%
73 LIM, FERNANDO	10,000	0.00%
74 MARLENE PASCUA	10,000	0.00%
75 GLORIA, RAMON T.	9,000	0.00%
76 CARINO, ENRIQUE	9,000	0.00%
77 LIMKUNHOY, TYRONE	9,000	0.00%
78 ALBANIEL, ROMEO O.	8,800	0.00%
79 INVESTORS SECURITIES, INC.	8,784	0.00%
80 J.D. CALDERON & COMPANY INC.	8,604	0.00%
81 G.D. TAN & CO., INC. A/C NO. 5	8,320	0.00%
82 CHIONG, ALLLEN	8,100	0.00%
83 G.D. TAN & CO., INC. A/C NO. 8	8,000	0.00%
84 ANSALDO, GODINEZ & CO., INC. A/C # 010	8,000	0.00%
85 CO, DANILO ENRIQUE O.	8,000	0.00%
86 JAMES UY INCORPORATED	7,909	0.00%
87 DOLON, EDITHA	7,500	0.00%
88 PHILSEC INVESTMENT	7,280	0.00%
89 UY, HYDEE	7,000	0.00%
90 S.M. VALDEZ SECURITIES & COMPANY	6,342	0.00%
91 EBC SECURITIES CORP.	6,100	0.00%
92 ZALAVARRIA, EMEVERTO O.	6,000	0.00%
93 ALEJANDRO, JESUSA	6,000	0.00%
94 UNITED SECURITIES CORPORATION	6,000	0.00%
95 YLLANA, FLORENCIO	6,000	0.00%
96 GO, DENNIES	6,000	0.00%
97 AVILA, JOSE ERNESTO N.	6,000	0.00%
98 CHUA, BONIFACIO S.	6,000	0.00%
99 PEATO, MARIO	6,000	0.00%
100 SERION, WILMA U.	6,000	0.00%
101 CO, EDUARDO S.	5,700	0.00%
TOTAL OUTSTANDING - TOP 100 STOCKHOLDERS	8,425,516,807	99.99%
OTHER STOCKHOLDERS	464,349	0.01%
TOTAL OUTSTANDING, ISSUED & SUBSCRIBED (COMMON SHARES)	8,425,981,156	100.00%

VISTAMALLS, INC.
LIST OF TOP 100 STOCKHOLDERS
AS OF SEPTEMBER 30, 2025

BENEFICIAL OWNER REPORT
VISTAMALLS, INC.
AS OF SEPTEMBER 30, 2025

Participant's Name	Unit	Percentage
MAYBANK SECURITIES, INC.	560,931,119	6.66%
COL Financial Group, Inc.	11,953,323	0.14%
I. ACKERMAN & CO., INC.	5,248,548	0.06%
ABACUS SECURITIES CORPORATION	4,503,572	0.05%
BDO SECURITIES CORPORATION	3,536,803	0.04%
BPI SECURITIES CORPORATION	3,069,419	0.04%
FIRST METRO SECURITIES BROKERAGE CORP.	2,922,007	0.03%
SB EQUITIES, INC.	2,403,100	0.03%
EVERGREEN STOCK BROKERAGE & SEC., INC.	2,042,707	0.02%
SunSecurities, Inc.	1,560,100	0.02%
R. COYIUTO SECURITIES, INC.	1,433,950	0.02%
STANDARD CHARTERED BANK	1,070,000	0.01%
SEEDBOX SECURITIES, INC.	1,030,000	0.01%
CITIBANK N.A.	867,903	0.01%
AB CAPITAL SECURITIES, INC.	672,584	0.01%
PHILSTOCKS FINANCIAL INC	643,296	0.01%
WESTLINK GLOBAL EQUITIES, INC.	476,500	0.01%
IGC SECURITIES INC.	402,200	0.00%
LUCKY SECURITIES, INC.	350,000	0.00%
UNICAPITAL SECURITIES INC.	328,500	0.00%
E. CHUA CHIACO SECURITIES, INC.	310,200	0.00%
SOLAR SECURITIES, INC.	308,300	0.00%
UPCC SECURITIES CORP.	270,000	0.00%
BELSON SECURITIES, INC.	269,600	0.00%
G.D. TAN & COMPANY, INC.	269,000	0.00%
CNN SECURITIES, INC.	265,500	0.00%
R. NUBLA SECURITIES, INC.	246,200	0.00%
QUALITY INVESTMENTS & SECURITIES CORPORATION	234,540	0.00%
WEALTH SECURITIES, INC.	230,000	0.00%
PREMIUM SECURITIES, INC.	215,700	0.00%
YU & COMPANY, INC.	214,000	0.00%
AP SECURITIES INCORPORATED	206,700	0.00%
DAVID GO SECURITIES CORP.	176,700	0.00%
THE HONGKONG AND SHANGHAI BANKING CORP. LTD. -CLIENTS' ACCT.	170,000	0.00%
REGINA CAPITAL DEVELOPMENT CORPORATION	168,700	0.00%
S.J. ROXAS & CO., INC.	163,000	0.00%
CHINA BANK SECURITIES CORPORATION	161,000	0.00%
EAGLE EQUITIES, INC.	140,400	0.00%
IMPERIAL, DE GUZMAN, ABALOS & CO., INC.	137,000	0.00%
NEW WORLD SECURITIES CO., INC.	132,300	0.00%
PNB SECURITIES, INC.	120,500	0.00%
VENTURE SECURITIES, INC.	119,250	0.00%
PAPA SECURITIES CORPORATION	115,600	0.00%
DIVERSIFIED SECURITIES, INC.	110,065	0.00%
DEUTSCHE BANK MANILA-CLIENTS A/C	109,800	0.00%
R. S. LIM & CO., INC.	101,000	0.00%
TOWER SECURITIES, INC.	88,700	0.00%
OPTIMUM SECURITIES CORPORATION	88,200	0.00%

VISTAMALLS, INC.
LIST OF TOP 100 STOCKHOLDERS
AS OF SEPTEMBER 30, 2025

BENEFICIAL OWNER REPORT
VISTAMALLS, INC.
AS OF SEPTEMBER 30, 2025

Participant's Name	Unit	Percentage
LANDBANK SECURITIES, INC.	81,500	0.00%
MERIDIAN SECURITIES, INC.	72,100	0.00%
GOLDSTAR SECURITIES, INC.	70,000	0.00%
F. YAP SECURITIES, INC.	65,300	0.00%
SUMMIT SECURITIES, INC.	62,800	0.00%
VC SECURITIES CORPORATION	60,000	0.00%
ANSALDO, GODINEZ & CO., INC.	57,000	0.00%
EAST WEST CAPITAL CORPORATION	50,000	0.00%
MDR SECURITIES, INC.	50,000	0.00%
PAN ASIA SECURITIES CORP.	50,000	0.00%
TANSENGCO & CO., INC.	49,000	0.00%
SECURITIES SPECIALISTS, INC.	46,524	0.00%
AAA SOUTHEAST EQUITIES, INCORPORATED	45,000	0.00%
INVESTORS SECURITIES, INC.	41,000	0.00%
AURORA SECURITIES, INC.	40,000	0.00%
RTG & COMPANY, INC.	39,000	0.00%
DRAGONFI SECURITIES, INC.	36,654	0.00%
MANDARIN SECURITIES CORPORATION	32,000	0.00%
CTS GLOBAL EQUITY GROUP, INC.	31,300	0.00%
FIRST ORIENT SECURITIES, INC.	30,500	0.00%
H. E. BENNETT SECURITIES, INC.	28,000	0.00%
A & A SECURITIES, INC.	27,000	0.00%
ALPHA SECURITIES CORP.	25,000	0.00%
A. T. DE CASTRO SECURITIES CORP.	24,000	0.00%
ASIAN CAPITAL EQUITIES, INC.	21,000	0.00%
SINCERE SECURITIES CORPORATION	20,900	0.00%
R & L INVESTMENTS, INC.	20,463	0.00%
MERCANTILE SECURITIES CORP.	19,000	0.00%
I. B. GIMENEZ SECURITIES, INC.	18,400	0.00%
JSG SECURITIES, INC.	16,000	0.00%
WONG SECURITIES CORPORATION	15,000	0.00%
GOLDEN TOWER SECURITIES & HOLDINGS, INC.	15,000	0.00%
TIMSON SECURITIES, INC.	13,300	0.00%
GLOBALINKS SECURITIES & STOCKS, INC.	13,000	0.00%
BA SECURITIES, INC.	12,000	0.00%
ASIA PACIFIC CAPITAL EQUITIES & SECURITIES CORP.	11,500	0.00%
STANDARD SECURITIES CORPORATION	11,000	0.00%
EQUITIWORLD SECURITIES, INC.	10,500	0.00%
EASTERN SECURITIES DEVELOPMENT CORPORATION	10,000	0.00%
COHERCO SECURITIES, INC.	10,000	0.00%
MOUNT PEAK SECURITIES, INC.	9,500	0.00%
TRITON SECURITIES CORP.	7,500	0.00%
INTRA-INVEST SECURITIES, INC.	7,500	0.00%
CAMPOS, LANUZA & COMPANY, INC.	6,900	0.00%
ASIASEC EQUITIES, INC.	6,200	0.00%
RCBC SECURITIES, INC.	5,030	0.00%
FIDELITY SECURITIES, INC.	5,000	0.00%
EQUITABLE SECURITIES (PHILS.) INC.	4,099	0.00%
PLATINUM SECURITIES, INC.	3,000	0.00%

VISTAMALLS, INC.
LIST OF TOP 100 STOCKHOLDERS
AS OF SEPTEMBER 30, 2025

BENEFICIAL OWNER REPORT
VISTAMALLS, INC.
AS OF SEPTEMBER 30, 2025

Participant's Name	Unit	Percentage
DA MARKET SECURITIES, INC.	2,300	0.00%
LARRGO SECURITIES CO., INC.	2,000	0.00%
JAKA SECURITIES CORP.	1,000	0.00%
VALUE QUEST SECURITIES CORPORATION	800	0.00%
LUYS SECURITIES COMPANY, INC.	800	0.00%
STRATEGIC EQUITIES CORP.	400	0.00%
SUPREME STOCKBROKERS, INC	300	0.00%
PRYCE SECURITIES, INC.	30	0.00%
PCD NOMINEE	6	0.00%
TOTAL	612,000,692	7.26%
RECAP:		
PCD NOMINEE CORPORATION (FOREIGN)	3,222,338	
PCD NOMINEE CORPORATION (FILIPINO)	50,707,758	
PCD NOMINEE CORPORATION (FILIPINO)		
Beneficial Owner - Vista Land & Lifescapes, Inc.	443,192,641	
Beneficial Owner - Fine Properties, Inc.	114,877,955	
TOTAL	612,000,692	

VISTAMALLS, INC.
LIST OF TOP 100 STOCKHOLDERS
AS OF SEPTEMBER 30, 2025

Name	No. of Shares	Percentage
FINE PROPERTIES, INC.	2,350,000,000	100.00%
TOTAL OUTSTANDING, ISSUED AND SUBSCRIBED (PREFERRED SHARES)	2,350,000,000	100.00%