

VISTAREIT, INC.

POLICY ON MATERIAL RELATED PARTY TRANSACTIONS

1. OBJECTIVE

This policy with respect to material Related Party Transactions of VistaREIT, Inc. (the “**Company**”) is intended to ensure that related party transactions (“**RPTs**”) are conducted in a manner that will protect the Company and all its stakeholders from conflict of interest which may arise from such transactions, that the RPTs are entered into at arms-length or at terms at least comparable to those available to unrelated third parties, and that these transactions shall be disclosed, reviewed, and approved in accordance with this Policy and consistent with the principles of transparency and fairness.

2. COVERAGE

This policy covers RPTs between the Company and a Related Party as defined below or between a direct or indirect subsidiary of the Company and a Related Party as defined below if the subsidiary has not adopted its own policy on related party transactions.

3. DEFINITION OF TERMS

For the purposes of this policy, the following definitions shall apply:

Related Parties - covers the following:

- The Company's members of the Board, Principal Officers, Principal Shareholders and their associates;
- Any corporation or entity over which any of these persons has control, joint control or significant influence or which is managed by any of these persons, or any affiliate of the Company;
- The Sponsor/Promoter of the Company;
- The Fund Manager of the Company;
- The Adviser of the Company;
- The Property Manager of the Company;
- A director, Principal Shareholder, or Principal Officer of the Sponsor/Promoter, Fund Manager, or Property Manager of the Company, or associate of any such persons; and
- A parent, subsidiary, or affiliate of the Sponsor/Promoter, Fund Manager, or Property Manager.

An “associate” of a person includes any relative of such person within the fourth (4th) degree of consanguinity or affinity; and any company in which he/she and his/her relative within the fourth (4th) degree of consanguinity or affinity, directly or indirectly, has an interest of twenty-five percent (25%) or more.

Principal Shareholder - any person who is directly or indirectly the beneficial owner of more than ten percent (10%) of any class of its equity security.

Principal Officer – the chairman of the board of directors, president, chief executive officer, chief operating officer, treasurer, chief financial officer, corporate secretary, vice president, executive vice president, senior vice president, compliance officer, chief accounting officer, chief investment officer and their equivalent positions, including consultants with similar rank or position.

Affiliate - refers to an entity linked directly or indirectly to the Company through any one or a combination of any of the following:

- Ownership, control or power to vote, whether by permanent or temporary proxy or voting trust, or other similar contracts, by a company of at least ten percent (10%) or more of the outstanding voting stock of the Company, or vice-versa;
- Interlocking directorship or officership, except in cases involving independent directors as defined under existing regulations;
- Common stockholders owning at least ten percent (10%) of the outstanding voting stock of the Company and the entity; or
- Management contract or any arrangement granting power to the Company to direct or cause the direction of management and policies of the entity, or vice-versa.

Significant Influence - the power to participate in the financial and operating policy decisions of the Company but has no control or joint control of those policies.

Control - a person or an entity controls a company if and only if the person or entity has all of the following:

- Power over the direction of the conduct of the business and affairs of the company.
- Exposure, or rights, to variable returns from its involvement with the company; and
- The ability to use its power over the company to affect the amount of the company's returns.

RPTs - a transfer of resources, services or obligations between the Company and a Related Party, regardless of whether a price is charged. It shall exclude outstanding transactions that are entered into with an unrelated party that subsequently becomes a Related Party, provided that any amendment or supplement to the terms and conditions of such transactions at the time such counterparty is already a Related Party shall be considered an RPT for purposes of this policy.

Material RPTs - any RPT, either individually, or in aggregate over a twelve (12)-month period with the same Related Party, amounting to ten percent (10%) or higher of the Company's total consolidated assets based on its latest audited financial statement.

Materiality Threshold - ten percent (10%) of the Company's total consolidated assets based on its latest audited financial statement.

Related Party Registry - a record of the organizational and structural composition, including any change thereon, of the Company and its Related Parties.

RPT Committee - means the related party transactions committee constituted by the Board of Directors in accordance with the Company's Revised Manual of Corporate Governance, composed of three (3) members, with qualifications as may be prescribed by the Board of Directors taking into consideration the requirements under SEC Memorandum Circular No. 19, series of 2016 re Code of Corporate Governance for Publicly-Listed Companies.

4. DISCLOSURE AND REGULATORY REPORTING

This policy shall be made available on the Company's website within five (5) days from submission to the Securities and Exchange Commission ("SEC").

A summary of Material RPTs entered into during the reporting year shall be disclosed in the Company's Integrated Annual Corporate Governance Report ("I-ACGR").

An Advisement Report of any Material RPT shall be filed with the SEC within three (3) calendar days from the execution date of the same transaction. The Advisement Report shall be signed by the Company's Corporate Secretary or authorized representative and at a minimum, shall include the following information:

- i. Complete name of the Related Party;
- ii. Relationship of the parties;
- iii. Execution date of the Material RPT;
- iv. Financial or non-financial interest of the Related Parties;
- v. Type and nature of transactions as well as a description of the assets involved;
- vi. Total consolidated assets;
- vii. Amount of contract price;
- viii. Percentage of the contract price to the total consolidated assets of the Company;
- ix. Carrying amount of the collateral, if any;
- x. Terms and conditions;
- xi. Rationale for entering into the transaction; and
- xii. The approval obtained (ie., names of directors present, name of directors who approved the Material RPT and the corresponding voting percentage obtained).

Material RPTs shall be disclosed in the Company's financial statements.

5. REVIEW AND APPROVAL OF RELATED PARTY TRANSACTIONS

Material RPTs shall be reviewed and evaluated by the RPT Committee and endorsed to the Board of Directors for approval.

In the review and approval of the Material RPTs, the RPT Committee shall consider the following factors:

1. whether the transaction is conducted on an arm's length basis;
2. the aggregate value of the transaction;
3. the extent of the Related Party's interest in the transaction;
4. purpose and timing of the transaction;
5. whether the transaction would present an improper conflict of interest or special risks or contingencies to the Company or any Related Party taking into account the size of the transaction and the overall financial position of the Related Party; and
6. any material information or other factors the RPT Committee deems relevant.

When deemed necessary by the Board, an external independent party (e.g., audit or accounting firm, third party consultant, or appraiser) shall be appointed to evaluate the terms of the Material RPTs.

All individual Material RPTs shall be approved by at least two-thirds (2/3) vote of the board of directors, with at least a majority of the independent directors voting to approve all individual Material RPTs. In case that a majority of the independent directors' vote is not secured, the Material RPT may be ratified by the vote of the stockholders representing at least two-thirds (2/3) of the outstanding

capital stock of the Company. For aggregate RPTs within a twelve (12)-month period that breaches the materiality threshold, the same board approval would be required for the transaction/s that meets and exceeds the materiality threshold covering the same Related Party.

Directors and key management personnel with personal interest in the transaction shall abstain from participating in the discussion on the same. Directors are prohibited to vote as well on a particular agenda when they are conflicted. In case they refuse to abstain, their attendance shall not be counted for purposes of determining quorum and their votes shall not be counted for purposes of determining approval.

The members of the Board, Principal Shareholders, and Principal Officers shall fully disclose to the Board all material facts related to any Material RPT as well as their direct and indirect financial interest in any transaction that may affect or is affecting the Company. Such disclosure shall be made at the board meeting where the Material RPT will be presented for approval and before the execution of the Material RPT.

6. ENSURING RPT ON ARM'S LENGTH TERMS

All transactions with Related Parties shall undergo the regular transaction processing and approval processes as if the parties are not related. The Company shall ensure that no preferential treatment is given to Related Parties that are not extended to non-related parties under similar circumstances.

Selection of service providers such as construction and maintenance, janitorial services, and other services as well as suppliers of office supplies, equipments, and construction materials shall be subject to a bidding process in accordance with the existing procurement policy of the Company.

7. WHISTLE BLOWING MECHANISMS

The Company has an existing whistleblowing mechanism consistent with the corporate values and codes of conduct set by the board of directors. The policy allows employees to freely communicate their concern about illegal or unethical practices that would include RPTs without fear of retaliation, and to have direct access to independent member of the Board or a unit created to handle whistleblowing concerns.

8. REMEDIES FOR ABUSIVE MATERIAL RPTS

Whenever applicable, the Company shall discontinue a Material RPT if found abusive and demand restitution of losses or opportunity costs incurred by the Company arising out of the RPT.

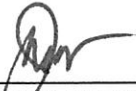
Abusive Material RPTs refer to Material RPTs that are not entered into on arm's length terms and unduly favor a Related Party.

The RPT Committee shall evaluate any abusive Material RPT and shall determine the appropriate penalties to be imposed upon erring directors or officers.

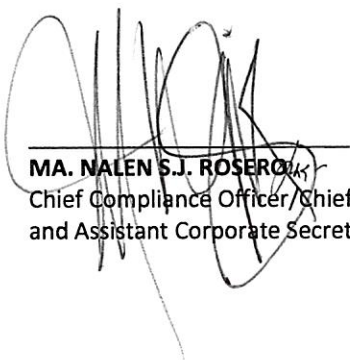
9. POLICY REVIEW AND IMPLEMENTATION

The internal audit group of the Company shall conduct a periodic review of the effectiveness of the Company's system and internal controls governing Material RPTs to assess consistency with the board-approved policies and procedures. The resulting audit reports, including exceptions or breaches in limits, shall be communicated directly to the Audit Committee.

The Compliance Officer shall ensure that the Company complies with relevant rules and regulations and is informed of regulatory developments in areas affecting Related Parties. The Compliance Officer shall aid in the review of the Company's transactions and identify any potential Material RPT that would require review by the Board. The Compliance Officer shall ensure that the Company's RPT policy is kept updated and is properly implemented throughout the Company.



JERYLLE LUZ C. QUISMUNDO
Chairman



MA. NALEN S.J. ROSERO
Chief Compliance Officer/Chief Information Officer,
and Assistant Corporate Secretary