



October 09, 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

Subject: VistaREIT, Inc.: **Quarterly Public Ownership Report as of September 30, 2024**

Gentlemen:

In compliance with PSE Memorandum No. 2008-0356, attached is the report on the public ownership level of VistaREIT, Inc. as of **September 30, 2024**, based on the records of our stock transfer agent, Stock Transfer Service, Inc. using the prescribed format.

Very truly yours,

A handwritten signature in black ink, appearing to read 'B. Edang'.

Brian N. Edang
Officer-in-charge - CFO &
Head, Investor Relations

PSE Disclosure Form POR-1 - Public Ownership Report

Reference: Amended Rule on Minimum Public Ownership

| | |
|--|-------------------|
| Report Date | 30 September 2024 |
| Computation of Public Ownership | |
| Number of Issued and Outstanding Common Shares | 7,500,000,000 |
| Less: Number of Treasury Common Shares, if any | 0 |
| Number of Outstanding Common Shares | 7,500,000,000 |

Less:

| A. Directors | | | | |
|----------------------------|----------------|------------------|--------------------------------|-------------------------------|
| Name | Direct | Indirect | Total direct & indirect shares | % to Total Outstanding Shares |
| JERYLLE LUZ C. QUISMUNDO | 0 | 500,000 | 500,000 | 0.01% |
| MANUEL PAOLO A. VILLAR | 0 | 4,500,000 | 4,500,000 | 0.06% |
| BRIAN N. EDANG | 0 | 250,000 | 250,000 | 0.00% |
| MELISSA CAMILLE Z. DOMINGO | 62,500 | 0 | 62,500 | 0.00% |
| JUSTINA F. CALLANGAN | 62,500 | 0 | 62,500 | 0.00% |
| LETICIA A. MORENO | 62,500 | 0 | 62,500 | 0.00% |
| RAUL N. ESTEBAN | 62,500 | 0 | 62,500 | 0.00% |
| | 250,000 | 5,250,000 | 5,500,000 | 0.07% |

| B. Officers | | | | |
|--|---------------|-----------------|---|--------------------------------------|
| Name | Direct | Indirect | Total direct & indirect shares | % to Total Outstanding Shares |
| JERYLLE LUZ C. QUISMUNDO (accounted as above) | 0 | 0 | 0 | 0.00% |
| MANUEL PAOLO A. VILLAR (accounted as above) | 0 | 0 | 0 | 0.00% |
| MELISSA CAMILLE Z. DOMINGO (accounted as above) | 0 | 0 | 0 | 0.00% |
| GEMMA M. SANTOS | 0 | 0 | 0 | 0.00% |
| MA. NALEN S.J. ROSERO | 0 | 0 | 0 | 0.00% |
| ROWENA B. BANDIGAN | 0 | 0 | 0 | 0.00% |
| MAYUMI MITZI L. ARAO | 0 | 0 | 0 | 0.00% |
| | 0 | 0 | 0 | 0.00% |

C. Principal/Substantial Stockholders

| Name | Direct | Indirect | Total direct & indirect shares | % to Total Outstanding Shares |
|-----------------------------------|----------------------|-----------------|---|--------------------------------------|
| MANUELA CORPORATION | 444,235,220 | 0 | 444,235,220 | 5.92% |
| MASTERPIECE ASIA PROPERTIES, INC. | 2,472,009,663 | 0 | 2,472,009,663 | 32.96% |
| VISTA RESIDENCES, INC. | 1,305,247,888 | 0 | 1,305,247,888 | 17.40% |
| CROWN ASIA PROPERTIES, INC. | 261,865,952 | 0 | 261,865,952 | 3.49% |
| COMMUNITIES PAMPANGA, INC. | 364,301,277 | 0 | 364,301,277 | 4.86% |
| | 4,847,660,000 | 0 | 4,847,660,000 | 64.64% |

D. Affiliates

| Name | Direct | Indirect | Total direct & indirect shares | % to Total Outstanding Shares |
|-------------|---------------|-----------------|---|--------------------------------------|
| - | 0 | 0 | 0 | 0.00% |
| | 0 | 0 | 0 | 0.00% |

E. Government

| Name | Direct | Indirect | Total direct & indirect shares | % to Total Outstanding Shares |
|------|----------|----------|--------------------------------|-------------------------------|
| - | 0 | 0 | 0 | 0.00% |
| | 0 | 0 | 0 | 0.00% |

F. Banks

| Name | Direct | Indirect | Total direct & indirect shares | % to Total Outstanding Shares |
|------|----------|----------|--------------------------------|-------------------------------|
| - | 0 | 0 | 0 | 0.00% |
| | 0 | 0 | 0 | 0.00% |

G. Employees

| Name | Direct | Indirect | Total direct & indirect shares | % to Total Outstanding Shares |
|------|----------|----------|--------------------------------|-------------------------------|
| - | 0 | 0 | 0 | 0.00% |
| | 0 | 0 | 0 | 0.00% |

H. Lock-Up Shares

| Name | Direct | Indirect | Total direct & indirect shares | % to Total Outstanding Shares |
|------|----------|----------|--------------------------------|-------------------------------|
| | 0 | 0 | 0 | 0.00% |
| | 0 | 0 | 0 | 0.00% |

I. Others

| Name | Direct | Indirect | Total direct & indirect shares | % to Total Outstanding Shares |
|------|--------|----------|--------------------------------|-------------------------------|
| - | - | - | - | - |
| | - | - | - | - |

| | |
|---|---------------|
| Number of Listed Common Shares | 7,500,000,000 |
| Total Number of Non-Public Shares | 4,853,160,000 |
| Total Number of Shares Owned by the Public | 2,646,840,000 |
| Public Ownership Percentage | 35.29% |
| Other Relevant Information | |
| The “ Indirect shares” of the Directors and/or Officers are lodged under PCD Nominee Corporation (Filipino) | |

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