



January 08, 2026

PHILIPPINE STOCK EXCHANGE

9th Floor, Philippine Stock Exchange Tower,
28th Street corner 5th Avenue, BGC Taguig City

Attention: Atty. Johanne Daniel M. Negre
Officer-in-Charge, Disclosure Department

Subject: VistaREIT, Inc.: **Quarterly Public Ownership Report as of December 31, 2025**

Gentlemen:

In compliance with PSE Memorandum No. 2008-0356, attached is the report on the public ownership level of VistaREIT, Inc. as of **December 31, 2025**, based on the records of our stock transfer agent, Stock Transfer Service, Inc. using the prescribed format.

Very truly yours,


Brian N. Edang
Authorized Signatory

PSE Disclosure Form POR-1 - Public Ownership Report

Reference: Amended Rule on Minimum Public Ownership

Report Date	31 December 2025
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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