



January 13, 2023

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.: **List of Top 100 Stockholders as of December 31, 2022**

Gentlemen:

Please see attached list of VistaREIT, Inc.'s Top 100 Stockholders with the PCD participants as of **December 31, 2022**, based on the records of our stock transfer agent, Stock Transfer Service, Inc..

Very truly yours,

A handwritten signature in black ink, appearing to read 'Melissa', is written over a faint, larger signature.

Melissa Gamille Z. Domingo
CFO & Head, Investor Relations

PSE Disclosure Form 17-12-A - List of Top 100 Stockholders (Common Shares)
Reference: Section 17.12 of the Revised Disclosure Rules

Type of Securities

Common

For the period ended December 31, 2022

Description of the Disclosure
VISTAREIT INC. List of Top 100 Stockholders

Number of Issued and Outstanding Common Shares	7,500,000,000
Number of Treasury Common Shares, if any	0
Number of Outstanding Common Shares	7,500,000,000
Number of Listed Common Shares	7,500,000,000
Number of Lodged Common Shares	2,651,872,000
PCD Nominee – Filipino	2,634,765,000
PCD Nominee – Non-Filipino	17,107,000
Number of Certificated Common Shares	4,848,128,000

Change from previous submission

Number of Lodged Common Shares	2,651,872,000
Number of Certificated Common Shares	4,848,128,000

Stock Transfer Service Inc.
VISTAREIT, INC.
List of Top 100 Stockholders
As of 12/31/2022

Rank	Name	Holdings	Percentage
1	PCD NOMINEE CORPORATION - FILIPINO	2,634,765,000	35.13%
2	MASTERPIECE ASIA PROPERTIES, INC.	2,472,009,663	32.96%
3	VISTA RESIDENCES, INC.	1,305,247,888	17.40%
4	MANUELA CORPORATION	444,235,220	05.92%
5	COMMUNITIES PAMPANGA, INC.	364,301,277	04.86%
6	CROWN ASIA PROPERTIES, INC.	261,865,952	03.49%
7	PCD NOMINEE CORPORATION - NON FILIPINO	17,107,000	00.23%
8	MYRA P. VILLANUEVA	121,000	00.00%
9	RAUL JUAN N. ESTEBAN	62,500	00.00%
10	JUSTINA F. CALLANGAN	62,500	00.00%
11	LETICIA A. MORENO	62,500	00.00%
12	MELISSA CAMILLE Z. DOMINGO	62,500	00.00%
13	MYRNA P. VILLANUEVA	60,000	00.00%
14	MILAGROS P. VILLANUEVA	30,000	00.00%
15	MARIETTA V. CABREZA	5,000	00.00%
16	JENNIFER T. RAMOS	2,000	00.00%

*Three directors lodged this shares namely;
Manuel Paolo A. Villar 4,500,000 shares (Wealth Securities, Inc.)
Brian F. Edang 250,000 shares (Sunsecurities, Inc.)
Jerylle Luz Quismundo 500,000 (Asiasec Equities, Inc.)

Total Top 100 Shareholders : 7,500,000,000 100.00%

Total Issued Shares 7,500,000,000

OUTSTANDING BALANCES FOR A SPECIFIC COMPANY

Company Code - VREIT0000000

Business Date: December 29, 2022

BPNAME	HOLDINGS
UPCC SECURITIES CORP.	325,000
A & A SECURITIES, INC.	20,000
ABACUS SECURITIES CORPORATION	19,471,000
PHILSTOCKS FINANCIAL INC	1,900,783
A. T. DE CASTRO SECURITIES CORP.	1,085,000
ALPHA SECURITIES CORP.	1,662,000
BA SECURITIES, INC.	650,000
AP SECURITIES INCORPORATED	7,572,000
ANSALDO, GODINEZ & CO., INC.	1,350,000
AB CAPITAL SECURITIES, INC.	4,117,000
SARANGANI SECURITIES, INC.	115,000
SB EQUITIES, INC.	255,892,000
ASIA PACIFIC CAPITAL EQUITIES & SECURITIES CORP.	116,000
ASIASEC EQUITIES, INC.	1,064,000
ASTRA SECURITIES CORPORATION	300,000
CHINA BANK SECURITIES CORPORATION	121,326,000
BELSON SECURITIES, INC.	766,000
JAKA SECURITIES CORP.	110,000
BPI SECURITIES CORPORATION	18,337,115
CAMPOS, LANUZA & COMPANY, INC.	929,000
SINCERE SECURITIES CORPORATION	4,065,000
CTS GLOBAL EQUITY GROUP, INC.	10,000
TRITON SECURITIES CORP.	914,000
IGC SECURITIES INC.	1,020,000
CUALOPING SECURITIES CORPORATION	388,000
DAVID GO SECURITIES CORP.	2,080,000
E. CHUA CHIACO SECURITIES, INC.	2,620,000
EASTERN SECURITIES DEVELOPMENT CORPORATION	3,189,000
EQUITIWORLD SECURITIES, INC.	200,000
EVERGREEN STOCK BROKERAGE & SEC., INC.	1,400,000
FIRST ORIENT SECURITIES, INC.	5,212,000
F. YAP SECURITIES, INC.	483,000
AURORA SECURITIES, INC.	325,000
GLOBALINKS SECURITIES & STOCKS, INC.	2,123,000
JSG SECURITIES, INC.	340,000
GUILD SECURITIES, INC.	40,000
HDI SECURITIES, INC.	1,351,138,000
H. E. BENNETT SECURITIES, INC.	30,000
I. B. GIMENEZ SECURITIES, INC.	494,000
INVESTORS SECURITIES, INC.	15,000
IMPERIAL, DE GUZMAN, ABALOS & CO., INC.	1,859,000
INTRA-INVEST SECURITIES, INC.	4,960,000
J.M. BARCELON & CO., INC.	622,000
VALUE QUEST SECURITIES CORPORATION	875,000
STRATEGIC EQUITIES CORP.	718,000
LOPEZ, LOCSIN, LEDESMA & CO., INC.	100,000
LUCKY SECURITIES, INC.	1,307,000
LUYS SECURITIES COMPANY, INC.	700,000

OUTSTANDING BALANCES FOR A SPECIFIC COMPANY

Company Code - VREIT0000000

Business Date: December 29, 2022

BPNAME	HOLDINGS
MANDARIN SECURITIES CORPORATION	3,075,000
COL Financial Group, Inc.	39,776,101
DA MARKET SECURITIES, INC.	60,000
MERCANTILE SECURITIES CORP.	1,797,000
MERIDIAN SECURITIES, INC.	60,000
MDR SECURITIES, INC.	2,795,000
OPTIMUM SECURITIES CORPORATION	460,000
RCBC SECURITIES, INC.	33,572,000
PAN ASIA SECURITIES CORP.	725,000
PAPA SECURITIES CORPORATION	29,838,000
MAYBANK SECURITIES, INC.	5,948,500
PLATINUM SECURITIES, INC.	2,100,000
PNB SECURITIES, INC.	52,660,000
PREMIUM SECURITIES, INC.	300,000
QUALITY INVESTMENTS & SECURITIES CORPORATION	4,855,000
ALAKOR SECURITIES CORPORATION	405,000
R. COYIUTO SECURITIES, INC.	535,000
REGINA CAPITAL DEVELOPMENT CORPORATION	2,609,000
R. NUBLA SECURITIES, INC.	160,000
AAA SOUTHEAST EQUITIES, INCORPORATED	714,000
R. S. LIM & CO., INC.	2,160,000
RTG & COMPANY, INC.	105,000
FIDELITY SECURITIES, INC.	70,000
SUMMIT SECURITIES, INC.	285,000
STANDARD SECURITIES CORPORATION	100,000
TANSENGCO & CO., INC.	200,000
THE FIRST RESOURCES MANAGEMENT & SECURITIES CORP.	348,000
TOWER SECURITIES, INC.	795,000
TRANS-ASIA SECURITIES, INC.	10,000
APEX PHILIPPINES EQUITIES CORPORATION	421,000
LANDBANK SECURITIES, INC.	6,821,000
VENTURE SECURITIES, INC.	1,107,000
FIRST METRO SECURITIES BROKERAGE CORP.	22,104,000
WEALTH SECURITIES, INC.	32,037,000
WESTLINK GLOBAL EQUITIES, INC.	500,000
BERNAD SECURITIES, INC.	1,400,000
WONG SECURITIES CORPORATION	400,000
YAO & ZIALCITA, INC.	1,150,000
BDO SECURITIES CORPORATION	150,165,501
EAGLE EQUITIES, INC.	2,960,000
GOLDEN TOWER SECURITIES & HOLDINGS, INC.	650,000
SOLAR SECURITIES, INC.	1,580,000
PHILIPPINE EQUITY PARTNERS, INC.	3,017,000
UNICAPITAL SECURITIES INC.	688,000
SunSecurities, Inc.	268,000
COHERCO SECURITIES, INC.	5,257,000
TIMSON SECURITIES, INC.	10,000
VC SECURITIES CORPORATION	360,000
CHINA BANKING CORPORATION - TRUST GROUP	39,782,000

OUTSTANDING BALANCES FOR A SPECIFIC COMPANY

Company Code - VREIT0000000

Business Date: December 29, 2022

BPNAME	HOLDINGS
CITIBANK N.A.	70,390,000
DEUTSCHE BANK MANILA-CLIENTS A/C	56,626,000
BANCO DE ORO - TRUST BANKING GROUP	5,571,000
PNB TRUST BANKING GROUP	12,800,000
RCBC TRUST & INVESTMENT DIVISION	5,287,000
RCBC TRUST & INVESTMENT DIVISION - VARIOUS TAXABLE ACCTS	19,027,000
STERLING BANK OF ASIA TRUST GROUP	1,294,000
ASIA UNITED BANK - TRUST & INVESTMENT GROUP	7,428,000
SOCIAL SECURITY SYSTEM	119,654,000
GOVERNMENT SERVICE INSURANCE SYSTEM	57,142,000
UCPB GENERAL INSURANCE CO., INC.	500,000
SSS PROVIDENT FUND	14,623,000

Total **2,651,872,000**

If no written notice of any error or correction is received by PDTC within five (5) calendar days from receipt hereof, you shall be deemed to have accepted the accuracy and completeness of the details indicated in this report.