



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
Officer-in-Charge, Disclosure Department

Subject: VistaREIT, Inc.: List of Top 100 Stockholders as of September 30, 2025

Gentlemen:

Please see attached list of VistaREIT, Inc.'s Top 100 Stockholders with the PCD participants as of **September 30, 2025**, based on the records of our stock transfer agent, Stock Transfer Service, Inc..

Very truly yours,

 10/10/25
Melissa Camille 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 September 30, 2025

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	2,651,834,000
PCD Nominee – Filipino	2,629,550,775
PCD Nominee – Non-Filipino	22,283,225
Number of Certificated Common Shares	4,848,166,000

Change from previous submission

As of June 30, 2025	
Number of Lodged Common Shares	2,651,834,000
Number of Certificated Common Shares	4,848,166,000

Stock Transfer Service Inc.
VISTAREIT, INC.
List of Top 100 Stockholders
As of 09/30/2025

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Rank	Name	Holdings	Percentage	
1	PCD NOMINEE CORPORATION - FILIPINO	2,629,550,775	35.06%	*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.)
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	22,283,225	00.30%	
8	MYRA P. VILLANUEVA	121,000	00.00%	
9	MELISSA CAMILLE Z. DOMINGO	62,500	00.00%	
10	JUSTINA F. CALLANGAN	62,500	00.00%	
11	LETICIA A. MORENO	62,500	00.00%	
12	RAUL JUAN N. ESTEBAN	62,500	00.00%	
13	MYRNA P. VILLANUEVA	60,000	00.00%	
14	HENRY SIDAMON	33,000	00.00%	
15	MILAGROS P. VILLANUEVA	30,000	00.00%	
16	MARIETTA V. CABREZA	5,000	00.00%	
17	JUAN CARLOS V. CABREZA	5,000	00.00%	
18	JENNIFER T. RAMOS	2,000	00.00%	

Total Top 100 Shareholders :	7,500,000,000	100.00%
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Total Issued Shares	7,500,000,000
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VREIT0000000 September 30, 2025
OUTSTANDING BALANCES FOR SPECIFIC COMPANY
September 30, 2025
VREIT0000000

BPNAME	QUANTITY
UPCC SECURITIES CORP.	295,000
A & A SECURITIES, INC.	99,000
ABACUS SECURITIES CORPORATION	18,560,028
PHILSTOCKS FINANCIAL INC	10,375,499
A. T. DE CASTRO SECURITIES CORP.	580,000
ALPHA SECURITIES CORP.	917,000
BA SECURITIES, INC.	776,000
AP SECURITIES INCORPORATED	4,768,000
ANSALDO, GODINEZ & CO., INC.	650,000
AB CAPITAL SECURITIES, INC.	9,248,262
SARANGANI SECURITIES, INC.	60,000
SB EQUITIES, INC.	219,897,000
ASIA PACIFIC CAPITAL EQUITIES & SECURITIES CORP.	66,000
ASIASEC EQUITIES, INC.	5,644,000
ASTRA SECURITIES CORPORATION	300,000
CHINA BANK SECURITIES CORPORATION	117,298,395
BELSON SECURITIES, INC.	786,000
B. H. CHUA SECURITIES CORPORATION	546,000
BPI SECURITIES CORPORATION	46,587,306
CAMPOS, LANUZA & COMPANY, INC.	929,000
SINCERE SECURITIES CORPORATION	4,065,000
CTS GLOBAL EQUITY GROUP, INC.	10,000
TRITON SECURITIES CORP.	364,000
IGC SECURITIES INC.	40,000
CUALOPING SECURITIES CORPORATION	479,000
DAVID GO SECURITIES CORP.	1,980,000
DIVERSIFIED SECURITIES, INC.	500,000
E. CHUA CHIACO SECURITIES, INC.	1,613,000
EASTERN SECURITIES DEVELOPMENT CORPORATION	2,509,000
EQUITIWORLD SECURITIES, INC.	200,000
EVERGREEN STOCK BROKERAGE & SEC., INC.	1,400,000
FIRST ORIENT SECURITIES, INC.	7,502,000
F. YAP SECURITIES, INC.	1,533,787
AURORA SECURITIES, INC.	325,000
GLOBALINKS SECURITIES & STOCKS, INC.	1,850,000
JSG SECURITIES, INC.	40,000
GOLDSTAR SECURITIES, INC.	30,000
GUILD SECURITIES, INC.	40,000
CNN SECURITIES, INC.	1,104,836,000
H. E. BENNETT SECURITIES, INC.	30,000
I. B. GIMENEZ SECURITIES, INC.	393,000

INVESTORS SECURITIES, INC.	345,315
IMPERIAL, DE GUZMAN, ABALOS & CO., INC.	1,764,000
INTRA-INVEST SECURITIES, INC.	2,343,000
VALUE QUEST SECURITIES CORPORATION	300,000
STRATEGIC EQUITIES CORP.	628,000
LOPEZ, LOCSIN, LEDESMA & CO., INC.	100,000
LUCKY SECURITIES, INC.	307,000
MANDARIN SECURITIES CORPORATION	3,005,000
COL Financial Group, Inc.	126,993,123
DA MARKET SECURITIES, INC.	60,000
MERCANTILE SECURITIES CORP.	1,742,000
MDR SECURITIES, INC.	1,370,000
NEW WORLD SECURITIES CO., INC.	157,000
OPTIMUM SECURITIES CORPORATION	492,000
RCBC SECURITIES, INC.	31,558,000
PAN ASIA SECURITIES CORP.	655,000
PAPA SECURITIES CORPORATION	4,166,000
MAYBANK SECURITIES, INC.	1,010,000
PNB SECURITIES, INC.	49,981,000
PREMIUM SECURITIES, INC.	200,000
QUALITY INVESTMENTS & SECURITIES CORPORATION	1,074,000
ALAKOR SECURITIES CORPORATION	355,000
R. COYIUTO SECURITIES, INC.	310,000
REGINA CAPITAL DEVELOPMENT CORPORATION	178,344,000
R. NUBLA SECURITIES, INC.	10,000
AAA SOUTHEAST EQUITIES, INCORPORATED	1,215,000
R. S. LIM & CO., INC.	160,000
RTG & COMPANY, INC.	107,000
FIDELITY SECURITIES, INC.	70,000
SUMMIT SECURITIES, INC.	6,910,000
STANDARD SECURITIES CORPORATION	60,000
TANSENGCO & CO., INC.	200,000
THE FIRST RESOURCES MANAGEMENT & SECURITIES CORP.	237,000
TOWER SECURITIES, INC.	220,000
APEX PHILIPPINES EQUITIES CORPORATION	463,000
DRAGONFI SECURITIES, INC.	9,164,756
LANDBANK SECURITIES, INC.	5,534,000
VENTURE SECURITIES, INC.	640,000
FIRST METRO SECURITIES BROKERAGE CORP.	58,761,574
WEALTH SECURITIES, INC.	5,298,000
WESTLINK GLOBAL EQUITIES, INC.	400,000
BERNAD SECURITIES, INC.	586,000
WONG SECURITIES CORPORATION	300,000
YAO & ZIALCITA, INC.	400,000
BDO SECURITIES CORPORATION	162,368,418
EAGLE EQUITIES, INC.	2,588,000
GOLDEN TOWER SECURITIES & HOLDINGS, INC.	505,000

SOLAR SECURITIES, INC.	3,009,000
PHILIPPINE EQUITY PARTNERS, INC.	5,907,000
UNICAPITAL SECURITIES INC.	3,138,050
SunSecurities, Inc.	310,000
COHERCO SECURITIES, INC.	5,200,000
TIMSON SECURITIES, INC.	2,728,987
VC SECURITIES CORPORATION	120,000
CHINA BANKING CORPORATION - TRUST GROUP	32,496,000
CITIBANK N.A.	20,141,000
DEUTSCHE BANK MANILA-CLIENTS A/C	76,530,000
BANCO DE ORO - TRUST BANKING GROUP	4,692,000
PNB TRUST BANKING GROUP	7,656,000
RCBC TRUST CORPORATION	5,287,000
RCBC TRUST CORPORATION	15,817,000
STERLING BANK OF ASIA TRUST GROUP	294,000
STANDARD CHARTERED BANK	30,101,500
SOCIAL SECURITY SYSTEM	123,658,000
GOVERNMENT SERVICE INSURANCE SYSTEM	45,497,000
UNITED FUND, INC.	347,000
SSS PROVIDENT FUND	14,623,000
BPI ASSET MANAGEMENT AND TRUST CORPORATION	22,702,000
Total Lodged Shares	2,651,834,000