

COVER SHEET

C	S	2	0	0	7	0	3	1	4	5
S.E.C. Registration Number										

V	I	S	T	A		L	A	N	D		&		L	I	F	E	S	C	A	P	E	S	,		
I	N	C	.																						

(Company's Full Name)

L	O	W	E	R		G	R	O	U	N	D		F	L	O	O	R	,								
B	U	I	L	D	I	N	G			B	,		E	V	I	A										
L	I	F	E	S	T	Y	L	E		C	E	N	T	E	R	,		V	I	S	T	A				
C	I	T	Y	,		D	A	A	N	G	H	A	R	I	,		A	L	M	A	N	Z	A		I	I
L	A	S		P	I	Ñ	A	S		C	I	T	Y													

(Business Address: No. Street/City/Province)

Brian N. Edang
Contact Person

3226-3552 ext. 0088
Company Telephone Number

1	2	3	1
<i>Month</i>		<i>Day</i>	
Calendar Year			

17-C
FORM TYPE

0	6	1	8
<i>Month</i>		<i>Day</i>	
Annual Meeting			

Secondary License Type, If Applicable

Dept. Requiring this Doc.		

Amended Articles Number/Section

Total No. of Stockholders

Domestic

Foreign

Total Amount of Borrowings

To be accomplished by SEC Personnel concerned

File Number									

LCU

Document I.D.									

Cashier

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

**CURRENT REPORT UNDER SECTION 17
OF THE SECURITIES REGULATION CODE
AND SRC RULE 17.2(c) THEREUNDER**

1. **January 02, 2025**
Date of Report (Date of earliest event reported)
2. SEC Identification Number **CS200703145**
3. BIR Tax Identification Number **006-652-678-000**
4. **VISTA LAND & LIFESCAPES, INC.**
Exact name of issuer as specified in its charter
5. **Philippines**
Province, country or other jurisdiction of incorporation
6. (SEC Use Only)
Industry Classification Code:
7. **Lower Ground Floor, Building B, EVIA Lifestyle Center, Vista City, Daanghari, Almanza II, Las Piñas City**
Address of principal office **1747**
Postal Code
8. **(632) 8874-5758 / (632) 8872-6947 / (632) 3226-3552**
Issuer's telephone number, including area code
9. **N/A**
Former name or former address, if changed since last report
10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

Title of Each Class

Number of Shares of Common Stock
Outstanding and Amount of Debt Outstanding

Common stock (as of 12/31/2024, net of 416,128,700 treasury shares)	12,698,007,676 shares
VLL Retail Bonds issued in 2017 (as of 12/31/2024)	Php 5,000,000,000.00
VLL Retail Bonds issued in 2018 (as of 12/31/2024)	Php 3,500,000,000.00
VLL Retail Bonds issued in 2019 (as of 12/31/2024)	Php 10,000,000,000.00
VLL Retail Bonds issued in 2023 (as of 12/31/2024)	Php 6,000,000,000.00
Preferred stock	
• Series 2A	14,337,040 shares
• Series 2B	15,662,960 shares

11. Indicate the item numbers reported herein:

Item No. 9 – Other Events

Declaration of Cash Dividends

During the special meeting of the Board of Directors of Vista Land & Lifescapes, Inc. (the "Corporation") held on January 2, 2025, the Board of Directors approved the declaration of cash dividends on the

Corporation's outstanding Series 2A Preferred Shares (VLL2A) and Series 2B Preferred Shares (VLL2B). Please see pertinent details below:

Preferred Shares	Dividend per Share (in Php)	Record Date	Payment Date
VLL2A	1.9973	December 16, 2024	January 4, 2025
		March 20, 2025	April 4, 2025
		June 20, 2025	July 4, 2025
		September 22, 2025	October 4, 2025
VLL2B	2.100	December 16, 2024	January 4, 2025
		March 20, 2025	April 4, 2025
		June 20, 2025	July 4, 2025
		September 22, 2025	October 4, 2025

Please find attached a copy of the Corporation's disclosure of Declaration of Cash Dividends dated January 2, 2025.

SIGNATURES

Pursuant to the requirements of the Securities Regulation Code, the issuer has duly caused this report to be signed on behalf by the undersigned hereunto duly authorized.

VISTA LAND & LIFESCAPES, INC.
Issuer

By:


BRIAN N. EDANG
CFO & Head Investor Relations

Date: January 02, 2025



January 2, 2025

Securities and Exchange Commission

17/F SEC Headquarters, 7907 Makati Avenue
Barangay Bel-Air, Makati City

Attention: Atty. Oliver O. Leonardo

Director, Markets & Securities Regulation Department

The Philippine Stock Exchange, Inc.

6/F, PSE Tower, 28th Street corner 5th Avenue
Bonifacio Global City, Taguig City

Attention: Atty. Stefanie Ann B. Go

Officer-In-Charge, Disclosure Department

Philippine Dealing and Exchange Corp.

29th Floor, BDO Equitable Tower
8751 Paseo de Roxas, Makati City 1226

Attention: Atty. Suzy Claire R. Selleza

Head - Issuer Compliance and Disclosure Department

Ladies and Gentlemen:

Please be advised that the Board of Directors of Vista Land & Lifescapes, Inc. (the "Corporation") has approved during the special meeting held today, January 2, 2025, the schedule of declaration and distribution of Cash Dividends in 2025 to all stockholders of the Corporation's outstanding Series 2A Preferred Shares (VLL2A) and Series 2B Preferred Shares (VLL2B). Please see pertinent details below:

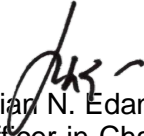
Preferred Shares	Period	Dividend per Share (in Php)	Record Date	Payment Date
VLL2A	4Q2024	1.9973	December 16, 2024	January 4, 2025
	1Q2025		March 20, 2025	April 4, 2025
	2Q2025		June 20, 2025	July 4, 2025
	3Q2025		September 22, 2025	October 4, 2025
VLL2B	4Q2024	2.100	December 16, 2024	January 4, 2025
	1Q2025		March 20, 2025	April 4, 2025
	2Q2025		June 20, 2025	July 4, 2025
	3Q2025		September 22, 2025	October 4, 2025

The dividends shall be paid by electronic transfer to stockholders with enrolled accounts. For stockholders with no enrolled accounts, the dividend checks shall be available for pick-up at the following stock transfer offices.

Stock Transfer Office	BDO Unibank, Inc. – Trust and Investments Group BDO Corporate Center 44/F BDO Corporate Center Ortigas East Tower, 12 ADB Avenue, Ortigas Center, Mandaluyong City
Contact Details	Ghelyn V. Amora 8840-7658 / 8840-7000 loc. 37658 bdo-stocktransferteam2@bdo.com.ph

Thank you.

Very truly yours,


Brian N. Edang
Officer-in-Charge