



April 22, 2024

**PHILIPPINE STOCK EXCHANGE**

6th Floor, Philippine Stock Exchange Tower,  
28<sup>th</sup> Street corner 5<sup>th</sup> Avenue, BGC Taguig City  
Attention: Ms. Alexandra D. Tom Wong  
OIC - Disclosure Department

**PHILIPPINE DEALING AND EXCHANGE CORPORATION**

29th Floor, BDO Equitable Tower  
Paseo de Roxas, Makati City  
Attention: Atty. Suzy Claire R. Selleza  
Head - Issuer Compliance and Disclosure Department

**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

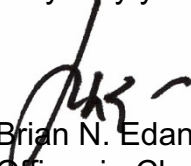
Subject: Vista Land & Lifescapes, Inc.: **Board Meeting Resolution**

Gentlemen:

Please see attached copy of SEC Form 17-C filed for board resolution made during the Company's Board of Directors meeting held today, April 22, 2024.

Thank you.

Very truly yours,

  
Brian N. Edang  
Officer-in-Charge



**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. **April 22, 2024**  
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**  (SEC Use Only)  
  
Province, country or other jurisdiction of incorporation      Industry Classification Code:
7. **Lower Ground Floor, Building B, EVIA Lifestyle Center, Vista City, Daanghari, Almanza II, Las Piñas City** 1747  
Address of principal office      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
<b>Common stock</b>	
(as of 03/31/2024 net of 416,128,700 treasury shares)	12,698,007,676
VLL Retail Bonds issued in 2017 (as of 03/31/2024)	P5,000,000,000.00
VLL Retail Bonds issued in 2018 (as of 03/31/2024)	P10,000,000,000.00
VLL Retail Bonds issued in 2019 (as of 03/31/2024)	P10,000,000,000.00
VLL Retail Bonds issued in 2023 (as of 03/31/2024)	P6,000,000,000.00

11. Indicate the item numbers reported herein:

**Item No. 9 – Other Events**

At the meeting of the Board of Directors of the Company held today, April 22, 2024, the Board approved the holding of the Annual Stockholders' Meeting of the Company on June 18, 2024 and setting May 14, 2024 as record date of the said meeting. To ensure the safety and welfare of the stockholders and everyone involved, the meeting will be held via remote communication, with livestreaming accessible to registered participants.

## 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:



**BRIANN N. EDANG**  
CFO & Head Investor Relations

Date: April 22, 2024



## NOTICE OF ANNUAL MEETING OF STOCKHOLDERS

Notice is hereby given that the annual meeting of stockholders of **VISTA LAND & LIFESCAPES, INC.** (the “**Company**” or “**VLL**”) for the year 2024 will be held online on **June 18, 2024, Tuesday at 10:00 a.m.** with the proceedings livestreamed and voting conducted in absentia through the Company’s secure voting online facility which may be accessed through:  
<https://apps.vistaland.com.ph/VSRV/registration>.

The following shall be the agenda of the meeting:

1. Call to Order
2. Certification of Notice and Quorum
3. Approval of the minutes of the last Annual Meeting of Stockholders held on June 15, 2023
4. Presentation of the President’s Report, Management Report and Audited Financial Statements for the year 2023
5. Ratification of all acts and resolutions of the Board of Directors and Management from the date of the last annual stockholders’ meeting until the date of this meeting.
6. Election of the members of the Board of Directors, including the Independent Directors, for the year 2024
7. Appointment of External Auditors
8. Adjournment

Minutes of the 2023 Annual Meeting of Stockholders is available at the website of the Company, [www.vistaland.com.ph](http://www.vistaland.com.ph).

Electronic copies of the Information Statement and Management Report with respect to the 2024 Annual Meeting of Stockholders of the Company, as well as the 2023 Annual Report (SEC Form 17A) and Quarterly Report for period ended 31 March 2024 (SEC Form 17Q) of the Company, are available on the Company’s website ([www.vistaland.com.ph](http://www.vistaland.com.ph)) and PSE Edge (<https://edge.pse.com.ph>).

The Board of Directors has fixed the close of business on May 14, 2024, as the record date for the determination of stockholders entitled to notice of and to vote at the Annual Stockholders’ Meeting.

For the convenience of the Company’s stockholders, the Company will dispense with the physical attendance of stockholders at the meeting and will allow attendance only by remote communication, and voting only *in absentia* or by appointing the Chairman of the meeting as their proxy.

Stockholders who intend to participate in the meeting via remote communication and to exercise their vote *in absentia* must notify the Corporate Secretary by registering through the <https://apps.vistaland.com.ph/VSRV/registration> on or before June 10, 2024. All information submitted will be subject to verification and validation by the Corporate Secretary.

Stockholders who intend to appoint the Chairman of the Meeting as their proxy should submit duly accomplished proxy forms on or before June 10, 2024 at the Office of the Corporate Secretary at UGF Worldwide Corporate Center, Shaw Blvd., Mandaluyong City and/or by email to [ir@vistaland.com.ph](mailto:ir@vistaland.com.ph).

The procedures for participating in the meeting through remote communication and for casting of votes *in absentia* are set forth in the Information Statement.

  
**GEMMA M. SANTOS**  
Corporate Secretary

**AGENDA DETAILS AND RATIONALE**

**1. Certification of Notice and Quorum**

The Corporate Secretary, Atty. Gemma M. Santos, will certify that copies of the Notice of Meeting were duly published in the business section of two (2) newspapers of general circulation, and will certify the number of shares represented in the meeting, for the purpose of determining the existence of quorum to validly transact business.

Pursuant to Sections 23 and 57 of the Revised Corporation Code and SEC Memorandum Circular No. 6, Series of 2020, the Corporation has set up a designated web address which may be accessed by the stockholders to participate and vote in absentia on the agenda items presented for resolution at the meeting.

A stockholder who votes in absentia as well as a stockholder participating by remote communication shall be deemed present for purposes of quorum.

The following are the rules and procedures for the conduct of the meeting:

- (i) Stockholders may attend the meeting remotely by registering through the <https://apps.vistaland.com.ph/VSRV/registration>. Stockholders may send their questions or comments prior to the meeting by e-mail at [ir@vistaland.com.ph](mailto:ir@vistaland.com.ph). The Website shall include a mechanism by which questions may be posted live during the meeting. The Company will endeavor to answer the questions in the course of the meeting, or separately through the Company's Investor Relations Office.
- (ii) Each of the Agenda items which will be presented for resolution will be shown on the screen during the live streaming as the same is taken up at the meeting.
- (iii) Stockholders must notify the Company of their intention to participate in the meeting by remote communication to be included in determining quorum, together with the stockholders who voted in absentia and by proxy.
- (iv) Voting shall only be allowed for stockholders registered in the Company's Electronic Voting in Absentia System or through the Chairman of the meeting as proxy.
- (v) All the items in the Agenda for the approval by the stockholders will need the affirmative vote of stockholders representing at least a majority of the issued and outstanding voting stock represented at the meeting.

- (vi) Election of directors will be by plurality of votes and every stockholder will be entitled to cumulate his votes.
- (vii) The Company's stock transfer agent and Corporate Secretary will tabulate and validate all votes received.

**2. Approval of the minutes of the last Annual Meeting of Stockholders held on June 15, 2023**

The minutes of the last Annual Meeting of Stockholders held on June 15, 2023 will be presented for approval by the stockholders, in keeping with Section 49(a) of the Revised Corporation Code.

A copy of such minutes has been uploaded on the Company's website immediately after the Annual Meeting of Stockholders for the year 2023.

**3. President's Report, Management Report and Audited Financial Statements as of and for the year ended December 31, 2023**

The audited financial statements ("AFS") of the Company as of and for the year ended December 31, 2023 (as audited by SyCip, Gorres, Velayo & Co.), a copy of which is incorporated in the Preliminary Information Statement for this meeting, will be presented for approval by the stockholders.

The President and CEO of the Company, Mr. Manuel Paolo A. Villar, will deliver a report to the stockholders on the Company's performance for the year 2023 (which will include highlights from the AFS) and the outlook for 2024.

The Board and Management of the Company believe it in keeping with the Company's thrust to at all times observe best corporate governance practices, that the results of operations and financial condition of the Company be presented and explained to the shareholders. Any comment from the shareholders, and their approval or disapproval of these reports, will provide guidance to the Board and Management in their running of the business and affairs of the Company.

**4. Ratification of all acts and resolutions of the Board of Directors and Management from the date of the last annual stockholders' meeting until the date of this meeting**

Ratification by the stockholders will be sought for all the acts and resolutions of the Board of Directors and all the acts of Management taken or adopted from the date of the last annual stockholders' meeting until the date of this meeting. A brief summary of these resolutions and actions is set forth in the Preliminary Information Statement for this meeting. Copies of the minutes of the meetings of the Board of Directors are available for inspection by any shareholder at the offices of the Company during business hours.

The Board and Management of the Company believe it is in keeping with the Company's thrust to at all times observe best corporate governance practices, that ratification of their acts and resolutions be requested from the shareholders in this annual meeting. Such ratification will be a confirmation that the shareholders approve the manner that the Board and Management run the business and affairs of the Company.

**5. Election of the members of the Board of Directors, including the Independent Directors, for the year 2024**

The Corporate Secretary will present the names of the persons who have been duly nominated for election as Directors of the Company in accordance with the By-Laws and Revised Manual on Corporate Governance of the Company and applicable laws and regulations. The voting procedure is set forth in the Preliminary Information Statement for this meeting.

**6. Appointment of External Auditors**

The Audit Committee is endorsing to the stockholders the re-appointment of SyCip, Gorres, Velayo & Co. as external auditor of the Company for the fiscal year 2024.

## PROXY

Stockholders who would like to be represented thereat by a proxy may choose to execute and send a proxy form to the Office of the Corporate Secretary (Atty. Gemma M. Santos) at UGF Worldwide Corporate Center, Shaw Blvd., Mandaluyong City, on or before June 10, 2024.

A sample proxy form is provided below. Stockholders may likewise email a copy of the accomplished proxy form to [gmsantos@picazolaw.com](mailto:gmsantos@picazolaw.com) or to [ir@vistaland.com.ph](mailto:ir@vistaland.com.ph).

The undersigned stockholder of **VISTA LAND & LIFESCAPES, INC.** (the "Company") hereby appoints the Chairman of the meeting, as attorney-in-fact or proxy, with power of substitution, to represent and vote \_\_\_\_\_ shares registered in his/her/its name as proxy of the undersigned stockholder, at the Annual Stockholders' Meeting of the Company on June 18, 2024 at 10:00 a.m. and at any adjournment thereof for the purpose of acting on the following matters:

1. Approval of the minutes of the last Annual Meeting of Stockholders held on June 15, 2023
5. Re-appointment of SyCip Gorres Velayo & Co. as external auditor

Yes  No  Abstain

Yes  No  Abstain

2. Noting of the President's Report and Management Report and Approval of the Audited Financial Statements for the year 2023

Yes  No  Abstain

3. Ratification of all acts and resolutions of the Board of Directors and Management from the date of the last annual stockholders' meeting until the date of this meeting

Yes  No  Abstain

\_\_\_\_\_  
Printed Name and Signature of the  
Stockholder

4. Election of the members of the Board of Directors, including the Independent Directors, for the year 2024

\_\_\_\_\_  
Date

	No. of Votes
Manuel B. Villar	_____
Manuel Paolo A. Villar	_____
Cynthia J. Javarez	_____
Camille A. Villar	_____
Frances Rosalie T. Coloma	_____
Justina F. Callangan	_____
Cherrylyn P. Caoile	_____

This proxy should be received by the Corporate Secretary on or before June 10, 2024, the deadline for submission of proxies.

This proxy when properly executed will be voted in the manner as directed herein by the stockholder(s). If no direction is made, this proxy will be voted for the election of all nominees and for the approval of the matters stated above and for such other matters as may properly come before the meeting in the manner described in the Information Statement.

A stockholder giving a proxy has the power to revoke it at any time before the right granted is exercised.

Notarization of this proxy is not required.