

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. **09 May 2025**
Date of Report (Date of earliest event reported)
2. SEC Identification No. **CS200703145** 3. BIR Tax Identification No. **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) 874-5758 / (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 or Amount of Debt Outstanding
Common Stock <i>(Net of 416,128,700 treasury shares)</i>	12,698,007,676 shares
Preferred Stock Series 2A	14,337,040 shares
Preferred Stock Series 2B	15,662,960 shares
VLL Retail Bonds issued in 2017	P5,000,000,000.00
VLL Retail Bonds issued in 2018	P3,500,000,000.00
VLL Retail Bonds issued in 2019	P10,000,000,000.00
VLL Retail Bonds issued in 2023	P6,000,000,000.00

11. Indicate the item numbers reported herein:

Item 9. Other Events

Please see attached disclosure of the Company relating to the clarification of the news article entitled "Villar-led Vista Land's 2024 profit climbs 11% to P9.36B" posted in Business World on May 9, 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: May 09, 2025



May 9, 2025

SECURITIES AND EXCHANGE COMMISSION

7907 Makati Avenue, Salcedo Village,
Bel-Air, Makati City, 1209

Attention: Atty. Oliver O. Leonardo
Director, Markets and Securities Regulation Department
Attention: Atty. Rachel Esther J. Gumtang-Remalante
OIC – Corporate Governance and Finance Department

PHILIPPINE STOCK EXCHANGE

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

Attention: Atty. Stefanie Ann B. Go
Officer-in-Charge, 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

Subject: Vista Land & Lifescapes, Inc. (the "Company"):
Clarification of News Report

Gentlemen:

We reply to the letter of the Philippine Dealing and Exchange Corporation of even date requesting the Company confirmation of the news article entitled "Villar-led Vista Land's 2024 profit climbs 11% to P9.36B" posted in Business World on May 9, 2025¹, it was reported in part that:

“VILLAR-LED property developer Vista Land & Lifescapes, Inc. reported an 11% increase in core net income to P9.36 billion in 2024 from P8.45 billion in 2023, driven by higher revenues from real estate sales.

¹ <https://www.bworldonline.com/corporate/2025/05/09/671443/villar-led-vista-lands-2024-profit-climbs-11-to-p9-36b/>

In a regulatory filing, the Villar-led property developer said total consolidated revenues rose by 5% to P36.96 billion from P35.16 billion the previous year.

Real estate sales revenue increased by 9% to P16.63 billion, attributed to a higher overall completion rate of sold inventories across some business units, and the recognition of a significant financing component.

Rental income grew by 4% to P16.61 billion due to higher rental rates.

Meanwhile, revenue from parking, hotel, mall administrative and processing fees, and other income declined by 20% to P1.69 billion, following lower forfeitures.

Interest income rose by 12% to P2.03 billion amid higher returns from investments.

Operating expenses fell by 8% to P10.69 billion, mainly due to reduced provisions for impairment losses and lower repairs and maintenance costs.

As of end-2024, the company's total assets rose by 11% to P380.51 billion, while total liabilities increased by 16% to P243.22 billion, following higher accounts and other payables, and the recognition of deferred tax liabilities.

xxx

xxx

xxx”

We confirm that the foregoing article is substantially correct.

Please also note however that any forward-looking statements included in the article are not a guarantee of future performance and involves a number of known and unknown risks, uncertainties and other factors that could cause the actual performance, financial position or results of operations of the Company and its subsidiaries to be materially different from any future performance, financial condition of operations implied by such forward-looking statements

Thank you.


Brian N. Edang
Officer-in-Charge