



May 15, 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. Johanne Daniel M. Negre
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

Subject: Vista Land & Lifescapes, Inc.: **Request for Extension to File SEC Form 17Q**

Gentlemen:

We hereby submit the request for extension to file the annual report for the quarter ending 31 March 2025. Enclosed is SEC Form 17-L for your reference.

Thank you.

A handwritten signature in black ink, appearing to read 'B. Edang', with a horizontal line extending to the right.

Brian N. Edang
Officer-in-Charge

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-L

NOTIFICATION OF INABILITY TO FILE ALL OR ANY PORTION OF SEC FORM 17-A OR 17-Q

Check One:

Form 17-A Form 17-Q

Period-Ended: 31 March 2025

Date of required filing: 15 May 2025

Date of this report 15 May 2025

Nothing in this Form shall be construed to imply that the Commission has verified any information contained herein.

If this notification relates to a portion or portions of the filing checked above, identify the item(s) to which the notification relates:.....

1. SEC Identification Number CS200703145 2. BIR Tax Identification No. 006-652-678-000

3. VISTA LAND & LIFESCAPES, INC.
Exact name of issuer as specified in its charter

4. Philippines
Province, country or other jurisdiction of incorporation

5. Industry Classification Code: (SEC Use Only)

6. Lower Ground Floor, Building B, Evia Lifestyle Center, Vista City, Daanghari, Almanza II, Las Piñas City
Address of principal office Postal Code 1747

7. (632) 8874-5758 / (632) 8872-6947 / (632) 3226-3552
Issuer's telephone number, including area code

8. N/A
Former name, former address, and former fiscal year, if changed since last report.

9. Are any of the issuer's securities listed on a Stock Exchange?
Yes No

If yes, disclose the name of such Stock Exchange and the class of securities listed therein:
Philippines Stock Exchange, Common Shares, Preferred Series 2 Shares

Part I - Representations

If the subject report could not be filed without unreasonable effort or expense and the issuer seeks relief pursuant to SRC Rule 17-1, the following should be completed. (Check box if appropriate)

(a) The reasons described in reasonable detail in Part II of this Form could not be estimated without unreasonable effort or expense. []

(b) The subject annual report on SEC Form 17-A, or portion thereof, will be filed on or before the fifteenth calendar day following the prescribed due date; or the subject quarterly report on SEC Form 17-Q, or portion thereof, will be filed on or before the fifth day following the prescribed due date. [✓]

(c) The accountant's statement or other exhibit required by paragraph 3 of SRC Rule 17-1 has been attached if applicable. []

Part II - Narrative

State below in reasonable detail the reasons why SEC Form 17-A or SEC Form 17-Q, or portion thereof, could not be filed within the prescribed period. (Attach additional sheets if needed.)

We would like to request for an extension to file the SEC Form 17-Q for the 1st quarter ending March 31, 2025 to a later date within the extension allowed by the SRC Rules. The request is due to the extended finalization of the Full Year Audited Financial Statements for the year ending December 31, 2024 which impacts the finalization of the First Quarter Financials specifically the Statement of Financial Position's beginning balances.

We remain committed to meeting all regulatory and reporting obligations, and appreciate your understanding and consideration of this request.

Part III - Other Information

(a) Name, address and telephone number, including area code, and position/title of person to contact in regard to this notification

Name : **Brian N. Edang**
Position : Chief Financial Officer & Head Investor Relations
Contact Number: (632) 3226-3552/ +63917-857-6513

(b) Have all other periodic reports required under Section 17 of the Code and under Sections 26 and 141 of the Corporation Code of the Philippines during the preceding 12 months, or for such shorter period that the issuer was required to file such report(s), been filed? If the answer is no, identify the report(s).

Yes No Reports:

(c) Is it anticipated that any significant change in results of operations from the corresponding period for the last fiscal year will be reflected by the earnings statements to be included in the subject report or portion thereof?

Yes No

If so, attach an explanation of the anticipated change, both narratively and quantitatively, and, if appropriate, state the reasons why a reasonable estimate of the results cannot be made.

SIGNATURE

Pursuant to the requirements of the SRC Rule 17-1, the issuer has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

VISTA LAND & LIFESCAPES, INC.
Registrant's full name as contained in charter


BRIAN N. EDANG
CEO & Head Investor Relations

Date: 15 May 2025