

**COVER SHEET**

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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)

<b>Brian N. Edang</b>
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Contact Person

<b>3226-3552 ext. 0088</b>
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Company Telephone Number

1	2
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*Month*

3	1
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*Day*

Calendar Year

17-C
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FORM TYPE

0	6
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*Month*

2	4
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*Day*

Annual Meeting

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Secondary License Type, If Applicable

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Dept. Requiring this Doc.

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Amended Articles  
Number/Section

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Total No. of Stockholders

Total Amount of Borrowings

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Domestic

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Foreign

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To be accomplished by SEC Personnel concerned

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File Number

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LCU

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Document I.D.

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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. **25 June 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

<b>Common stock (as of 0/31/2025, net of 416,128,700 treasury shares)</b>	<b>12,698,007,676 shares</b>
<b>VLL Retail Bonds issued in 2017 (as of 03/31/2025)</b>	<b>Php 5,000,000,000.00</b>
<b>VLL Retail Bonds issued in 2018 (as of 03/31/2025)</b>	<b>Php 3,500,000,000.00</b>
<b>VLL Retail Bonds issued in 2019 (as of 03/31/2025)</b>	<b>Php 10,000,000,000.00</b>
<b>VLL Retail Bonds issued in 2023 (as of 03/31/2025)</b>	<b>Php 6,000,000,000.00</b>
<b>Preferred stock</b>	
• <b>Series 2A</b>	<b>14,337,040 shares</b>
• <b>Series 2B</b>	<b>15,662,960 shares</b>

11. Indicate the item numbers reported herein:

**Item No. 4 – Resignation, Removal or Election of Directors or Officers**  
**Item No. 9 – Other Events**

#### Item No. 4 – Resignation, Removal or Election of Directors or Officers

1. During the Annual Stockholders' Meeting of Vista Land & Lifescapes, Inc. (the "Company") held on June 25, 2025 via remote communication, the following persons were elected by the shareholders of the Company to serve as Directors of the Company for the year 2025:

Manuel B. Villar, Jr.  
Manuel Paolo A. Villar  
Camille A. Villar  
Cynthia J. Javarez  
Frances Rosalie T. Coloma  
Justina F. Callangan  
Cherrylyn P. Caoile

Atty. Callangan and Atty. Caoile were elected as independent directors.

The qualifications and business experience of these directors are set forth in the Definitive Information Statement for this meeting.

2. At the organizational meeting of the Board of Directors held after the annual meeting of the shareholders of the Company:
  - a. Mr. Manuel B. Villar, Jr. and Mr. Manuel Paolo A. Villar were elected as Chairman and Vice Chairman of the Board, respectively;
  - b. the following persons were elected as officers of the Company:

Manuel Paolo A. Villar	President & Chief Executive Officer
Camille A. Villar	Managing Director of Commercial Division
Cynthia J. Javarez	Treasurer and Chief Risk Officer
Mary Lee S. Sadiasa	Chief Operating Officer
Brian N. Edang	Chief Financial Officer and Head Investor Relations
Gemma M. Santos	Corporate Secretary
Ma. Nalen S.J. Rosero	Assistant Corporate Secretary, Compliance Officer, Chief Information Officer, and Chief Legal Counsel
Michelle E. Hernandez	Controller
Leamor S. Harlea	Chief Audit Executive

**Mary Lee S. Sadiasa**, *Chief Operating Officer*. Ms. Sadiasa, 56, graduated from the De La Salle University, Manila, with a Bachelor of Science in Applied Math with minor in Operations Research. She was the Division Head of Brittany Corporation from 2005 to 2011, Managing Director of Crown Asia Properties Inc. from 2012 to 2014, and Managing Director of Camella Homes – North Luzon from 2015 to 2017. She was also the Chief Operating Officer of AllHome Corp. from 2020 to 2023.

**Michelle E. Hernandez**, *Controller*. Ms. Hernandez, 41, graduated cum laude from the Pamantasan ng Lungsod ng Maynila with the degree of Bachelor of Science in Accountancy. She is a Certified Public Accountant. She served as the Finance Head and Chief Accountant of various Vista Land & Lifescapes, Inc. subsidiaries. Ms. Hernandez is also currently a Director and Chief Financial Officer of VFund Management, Inc..

The qualifications and business experience of the other officers are set forth in the Definitive Information Statement for this meeting.

- c. the following officers were elected as members of the Management Committee of the Company:

Manuel Paolo A. Villar  
Camille A. Villar  
Mary Lee S. Sadiasa  
Brian N. Edang

d. The following directors were elected as members of the following committees of the Board:

**Nominations Committee:**

Manuel B. Villar, Jr.	Chairman
Cynthia J. Javarez	Member
Justina F. Callangan (Independent Director)	Member

**Compensation and Remuneration Committee:**

Manuel Paolo A. Villar	Chairman
Camille A. Villar	Member
Cherrylyn P. Caoile(Independent Director)	Member

**Audit Committee:**

Cherrylyn P. Caoile(Independent Director)	Chairman
Justina F. Callangan (Independent Director)	Member
Frances Rosalie T. Coloma	Member

**Corporate Governance Committee:**

Justina F. Callangan (Independent Director)	Chairman
Cherrylyn P. Caoile(Independent Director)	Member
Manuel B. Villar, Jr.	Member

**Board Risk Oversight Committee:**

Cherrylyn P. Caoile(Independent Director)	Chairman
Justina F. Callangan (Independent Director)	Member
Cynthia J. Javarez	Member

**Related Party Transactions Committee:**

Justina F. Callangan (Independent Director)	Chairman
Cherrylyn P. Caoile(Independent Director)	Member
Frances Rosalie T. Coloma	Member

**Item 9. Other Events**

During the Annual Stockholders' Meeting of the Company held on June 25, 2025, the shareholders of the Company approved the minutes of the last Annual Meeting of Stockholders held on June 18, 2024, the audited financial statements of the Company as of and for the year ended December 31, 2024 and the appointment of SGV & Co. as the external auditor of the Company for the year 2025. The shareholders also ratified all the acts and resolutions of the Board of Directors and Management since the last annual meeting of stockholders.

**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: 25 June 2025