

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. **November 26, 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 09/30/2025 net of 416,128,700 treasury shares)	12,698,007,676 shares
VLL Retail Bonds issued in 2017 (as of 09/30/2025)	Php 5,000,000,000.00
VLL Retail Bonds issued in 2018 (as of 09/30/2025)	Php 3,500,000,000.00
VLL Retail Bonds issued in 2023 (as of 09/30/2025)	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 November 26, 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 12, 2025	January 4, 2026
		March 12, 2026	April 4, 2026
		June 15, 2026	July 4, 2026
		September 14, 2026	October 4, 2026
VLL2B	2.100	December 12, 2025	January 4, 2026
		March 12, 2026	April 4, 2026
		June 15, 2026	July 4, 2026
		September 14, 2026	October 4, 2026

If the Dividend Payment Date is not a Business Day, dividends will be paid on the next succeeding Business Day, without adjustment as to the amount of dividends to be paid.


Please find attached a copy of the Corporation's disclosure of Declaration of Cash Dividends dated November 26, 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: November 26, 2025



November 26, 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

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, November 26, 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	4Q2025	1.9973	December 12, 2025	January 4, 2026
	1Q2026		March 12, 2026	April 4, 2026
	2Q2026		June 15, 2026	July 4, 2026
	3Q2026		September 14, 2026	October 4, 2026
VLL2B	4Q2025	2.100	December 12, 2025	January 4, 2026
	1Q2026		March 12, 2026	April 4, 2026
	2Q2026		June 15, 2026	July 4, 2026
	3Q2026		September 14, 2026	October 4, 2026

If the Dividend Payment Date is not a Business Day, dividends will be paid on the next succeeding Business Day, without adjustment as to the amount of dividends to be paid.

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