



December 22, 2025

**SECURITIES AND EXCHANGE COMMISSION**

The SEC Headquarters, 7907 Makati Ave.  
Salcedo Village, Bel-Air, Makati City 1209  
Attention: Atty. Oliver O. Leonardo  
Director, Markets and Securities Regulation Department

**PHILIPPINE STOCK EXCHANGE**

9th Floor, Philippine Stock Exchange Tower,  
28<sup>th</sup> Street corner 5<sup>th</sup> Avenue, BGC Taguig City  
Attention: Atty. Johanne Daniel M. Negre  
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.: **Settlement of Peso Retail Bond**

Gentlemen:

Please be advised that Vista Land & Lifescapes, Inc. (the "Company") settled the Php3.5 billion retail bonds issued on 21 December 2018 using proceeds from advances provided by the Company's majority shareholders. The said retail bonds matured on 22 December 2025.

Very truly yours,

A handwritten signature in black ink, appearing to read 'B. Edang'.

Brian N. Edang  
Officer-in-Charge

# COVER SHEET

C	S	2	0	0	7	0	3	1	4	5
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									
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L	A	S		P	I	Ñ	A	S		C	I	T	Y												

(Business Address: No. Street/City/Province)

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

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

<table border="1" style="display: inline-table; width: 40px; height: 20px;"> <tr><td>1</td><td>2</td></tr> </table> <i>Month</i>	1	2	<table border="1" style="display: inline-table; width: 40px; height: 20px;"> <tr><td>3</td><td>1</td></tr> </table> <i>Day</i>	3	1
1	2				
3	1				
Calendar Year					

<b>17-C</b>
FORM TYPE

<table border="1" style="display: inline-table; width: 40px; height: 20px;"> <tr><td>0</td><td>6</td></tr> </table> <i>Month</i>	0	6	<table border="1" style="display: inline-table; width: 40px; height: 20px;"> <tr><td>1</td><td>8</td></tr> </table> <i>Day</i>	1	8
0	6				
1	8				
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

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Domestic

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Foreign

Total Amount of Borrowings

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To be accomplished by SEC Personnel concerned

File Number									

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LCU

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. **December 22, 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 011/30/2025 net of 416,128,700 treasury shares)</b>	<b>12,698,007,676 shares</b>
<b>VLL Retail Bonds issued in 2017 (as of 09/30/2025)</b>	<b>Php 5,000,000,000.00</b>
<b>VLL Retail Bonds issued in 2018 (as of 09/30/2025)</b>	<b>Php 3,500,000,000.00</b>
<b>VLL Retail Bonds issued in 2023 (as of 09/30/2025)</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. 9 – Other Events**

Please be advised that Vista Land & Lifescapes, Inc. (the "Company") settled the Php3.5 billion retail bonds issued on 21 December 2018 using proceeds from advances provided by the Company's majority shareholders. The said retail bonds matured on 22 December 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: December 22, 2025