



26 December 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.'s: Corporate Notes Issuance

Ladies and Gentlemen:

Vista Land & Lifescapes, Inc. (the "Group") has obtained a Five-Year Corporate Note Facility amounting to PHP 13.61 billion. The Company made an initial drawdown of PHP 7.22 billion at a fixed rate of 7.8947% per annum.

Thank you.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Brian N. Edang', is written over the typed name.

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								
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	
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

1	2	3	1
<i>Month</i>		<i>Day</i>	
Calendar Year			

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

0	6	2	5
<i>Month</i>		<i>Day</i>	
Annual Meeting			

Secondary License Type, If Applicable

Dept.	Requiring this	
Doc.		

Amended Articles Number/Section

	Total Amount of Borrowings	
Total No. of Stockholders	Domestic	Foreign

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To be accomplished by SEC Personnel concerned

File Number							
Document I.D.							

LCU
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. **26 December 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**  (SEC Use Only)  
Province, country or other jurisdiction of incorporation      Industry Classification Code:
7. **Lower Ground Floor, Building B, EVIA Lifestyle Center, Vista City, Daanghari, Almanza II, Las Piñas City** **1747**  
Address of principal office      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
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<b>Common stock (as of 09/30/2025, 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 2,000,000,000.00</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**

Vista Land & Lifescapes, Inc. (the “Group”) has obtained a Five-Year Corporate Note Facility amounting to PHP 13.61 billion. The Company made an initial drawdown amounting of up to PHP7.22 billion at a fixed rate of 7.8947% per annum.

The proceeds of the corporate notes facility will be used to refinance existing or maturing obligations of the Group and for the other general corporate purposes.

For the foregoing purpose, the Group has entered into a Corporate Notes Facility Agreement with China Bank Capital Corporation as Sole Arranger and Bookrunner; China Banking Corporation through its Trust and Asset Management Group as Facility and Paying Agent, Notes Registrar and Security Trustee and; the Company's subsidiaries namely Brittany Corporation, Crown Asia Properties, Inc., Camella Homes, Inc., Communities Philippines, Inc., Vista Residences, Inc., and Vistamalls, Inc. as Subsidiary Guarantors.

## **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: 26 December 2025