

COVER SHEET

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S.E.C. Registration Number										

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(Company's Full Name)

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,		E	V	I	A		L	I	F	E	S	T	Y	L	E		C	E	N	T	E	R	,		V	I	S	T	A
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L	A	S		P	I	Ñ	A	S		C	I	T	Y																

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

Brian N. Edang

Contact Person

3226-3552

Company Telephone Number

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Calendar Year					

17-C

FORM TYPE

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

To be accomplished by SEC Personnel concerned

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File Number

LCU

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Document I.D.

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. **08 October 2025**
Date of Report (Date of earliest event reported)
2. SEC Identification No. **CS200703145** 3. BIR Tax Identification No. **006-652-678-000**
4. **VISTA LAND & LIFESCAPES, INC.**
Exact name of issuer as specified in its charter
5. **Philippines** 6. (SEC Use Only)
Province, country or other jurisdiction of Industry Classification Code:
incorporation
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) 874-5758 / (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 or Amount of Debt Outstanding
Common Stock	12,698,007,676 shares
<i>(Net of 416,128,700 treasury shares)</i>	
Preferred Stock Series 2A	14,337,040 shares
Preferred Stock Series 2B	15,662,960 shares
VLL Retail Bonds issued in 2017	P5,000,000,000.00
VLL Retail Bonds issued in 2018	P3,500,000,000.00
VLL Retail Bonds issued in 2019	P10,000,000,000.00
VLL Retail Bonds issued in 2023	P6,000,000,000.00

11. Indicate the item numbers reported herein:

Item 9. Other Events

Please see attached disclosure of the Company relating to the clarification of the news article entitled "Tycoon Manny Villar's firms owe billions in back rent to his own landlord, VistaREIT" posted in Insider PH on October 7, 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: October 8, 2025



October 8, 2025

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. (the "Company"):
Clarification of News Report

Gentlemen:

We reply to the letter of the Philippine Dealing and Exchange Corporation of even date requesting Vista Land & Lifescapes, Inc. (VLL or the Company) confirmation of the news article entitled "Tycoon Manny Villar's firms owe billions in back rent to his own landlord, VistaREIT" posted in Insider PH on October 7, 2025¹, it was reported in part that:

"As the global pandemic faded in 2022, tycoon Manuel Villar Jr. decided to list VistaREIT (VREIT), betting that the real estate investment trust's strong focus on shopping malls would set it apart from rivals with large office portfolios.

That initial public offering (IPO) raised nearly P5 billion, drawing a wide range of investors, including Philippine state pension funds seeking stable but growing dividend-paying stocks.

But years later, the Vista Land & Lifescapes Inc. subsidiary continues to lag behind and its share price has lost 21 percent this year.

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In a note to investors last Oct. 2, Franco zeroed in on the firm's accounts receivables—amounts billed but not yet collected—totaling almost P5.4 billion as of June this year. This is 16.4 percent higher than the end of 2024.

He noted these already amounted to 27 months of rent revenue.

¹ <https://insiderph.com/tycoon-manny-villars-firms-owe-billions-in-back-rent-to-his-own-landlord-vistareit>

The uncollected earnings are about 350 percent larger than VREIT's revenues of P1.2 billion in the first half of 2025 and more than double the rentals earned in 2024.

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In a section of VREIT's 2024 report down receivables, it showed that P3.7 billion came from related parties, meaning Villar Group affiliates.

This was the bulk of receivables at the time and this trend likely continued in the first semester of 2025.

VREIT said the obligations are guaranteed by unlisted parent firm Fine Properties Inc. (emphasis supplied)

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Considering the news article refers to financial information specific to VREIT, which is an indirect subsidiary of VLL, the Company is not in a position to provide any input or feedback on the cited news article, or to provide any further information concerning VREIT.

Please also note however that any forward-looking statements included in the article are not a guarantee of future performance and involves a number of known and unknown risks, uncertainties and other factors that could cause the actual performance, financial position or results of operations of the Company and its subsidiaries to be materially different from any future performance, financial condition of operations implied by such forward-looking statements

Thank you.



Brian N. Edang
Officer-in-Charge