

# COVER SHEET

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S.E.C. Registration Number										

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(Company's Full Name)

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

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

<b>3226-3552</b>
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Company Telephone Number

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

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<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

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To be accomplished by SEC Personnel concerned

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File Number

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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. **12 August 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**  
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) 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
<b>Common Stock</b>	<b>12,698,007,676 shares</b>
<i>(Net of 416,128,700 treasury shares)</i>	
<b>Preferred Stock Series 2A</b>	<b>14,337,040 shares</b>
<b>Preferred Stock Series 2B</b>	<b>15,662,960 shares</b>
<b>VLL Retail Bonds issued in 2017</b>	<b>P5,000,000,000.00</b>
<b>VLL Retail Bonds issued in 2018</b>	<b>P3,500,000,000.00</b>
<b>VLL Retail Bonds issued in 2019</b>	<b>P10,000,000,000.00</b>
<b>VLL Retail Bonds issued in 2023</b>	<b>P6,000,000,000.00</b>

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 "Villar Land vows transparency amid SEC probe" posted in Daily Tribune on August 11, 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: August 12, 2025



August 12, 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 the Company confirmation of the news article entitled "Villar Land vows transparency amid SEC probe" posted in Daily Tribune on August 11, 2025<sup>1</sup>, it was reported in part that:

*"Listed property developer Vista Land & Lifescapes, Inc. said it is cooperating with the Securities and Exchange Commission's (SEC) fact-finding investigation over allegations raised against the company.*

*"Villar Land welcomes the fact-finding investigation of the Securities and Exchange Commission over allegations raised against the company," it said in a statement over the weekend, adding that it remains compliant with market regulations.*

*The company said it continues to coordinate with regulators and will "fully cooperate with instructions and requests for information" during the probe.*

*Villar Land is under scrutiny after net income surged to P1 trillion in 2024 from P1.6 billion a year earlier, driven by fair value gains from higher appraisals of its Villar City properties in Cavite and Metro Manila.*

*Trading in its shares has been suspended since 16 May for failing to file its annual report on time.*

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<sup>1</sup> <https://tribune.net.ph/2025/08/11/villar-land-vows-transparency-amid-sec-probe>

*The company said its financial statement is undergoing a rigorous audit by external auditors, including a review of appraisal reports covering high-value properties, to ensure accuracy and integrity.*

*Once completed, the audited financial statements will be released in full compliance with regulatory requirements.*

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We would like to clarify that the above article is referring to Villar Land Holdings, Inc. and that the mention of Vista Land & Lifescapes, Inc. is an error which Daily Tribune actually corrected in their online version when we called out their attention. Please see link of the online version.

<https://tribune.net.ph/2025/08/11/villar-land-vows-transparency-amid-sec-probe>

Thank you.

  
Brian N. Edang  
Officer-in-Charge