



August 13, 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. Stefanie Ann B. Go

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 see attached copy of SEC Form 17-C filed for board resolution made during the Company's Board of Directors meeting held today, August 13, 2025.

Thank you.

Very truly yours,

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

Brian N. Edang
Officer-in-Charge

COVER SHEET

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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)

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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 ext. 0088
Company Telephone Number

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

17-C
FORM TYPE

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0	6				
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<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					
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Total No. of Stockholders	Domestic	Foreign			

To be accomplished by SEC Personnel concerned

File Number									

LCU

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. **August 13, 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 06/30/2025, net of 416,128,700 treasury shares)	12,698,007,676 shares
VLL Retail Bonds issued in 2017 (as of 12/31/2024)	Php 5,000,000,000.00
VLL Retail Bonds issued in 2018 (as of 12/31/2024)	Php 3,500,000,000.00
VLL Retail Bonds issued in 2019 (as of 12/31/2024)	Php 10,000,000,000.00
VLL Retail Bonds issued in 2023 (as of 12/31/2024)	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

At the meeting of the Board of Directors of the Company held today, August 13, 2025, the Board approved and authorized the release of the Unaudited Financial Statements of the Company as of and for the quarter ended June 30, 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 13, 2025