



# SECURITIES AND EXCHANGE COMMISSION

THE SEC HEADQUARTERS 7907 Makati Avenue, Salcedo Village, Bel-Air, Makati City  
1209 Trunk Line No:02-5322-7696 Email Us:www.sec.gov.ph/imessagemo@sec.gov.ph



**The following document has been received:**

**Receiving:** DONNA ENCARNADO

**Receipt Date and Time:** May 14, 2026 04:51:26 PM

## Company Information

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**SEC Registration No.:** CS200703145

**Company Name:** VISTA LAND & LIFESCAPES, INC.

**Industry Classification:** J66940

**Company Type:** Stock Corporation

## Document Information

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**Document ID:** OST105142026811377187

**Document Type:** Notice of Inability to File AR or QR

**Document Code:** SEC\_Form\_17-L

**Period Covered:** December 31, 2025

**Submission Type:** As needed

**Remarks:** None

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Acceptance of this document is subject to review of forms and contents



May 14, 2026

**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.: **Request for Extension to File SEC Form 17A**

Gentlemen:

We hereby submit the request for extension to file the annual report for the year ending 31 December 2025. Enclosed is SEC Form 17-L for your reference.

Thank you.

  
Brian N. Edang  
Officer-in-Charge

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-L

NOTIFICATION OF INABILITY TO FILE ALL OR ANY PORTION OF SEC FORM 17-A OR 17-Q

Check One:

Form 17-A [✓] Form 17-Q [ ]

Period-Ended: 31 December 2025

Date of required filing: 15 May 2026

Date of this report 14 May 2026

Nothing in this Form shall be construed to imply that the Commission has verified any information contained herein.

If this notification relates to a portion or portions of the filing checked above, identify the item(s) to which the notification relates:.....

1. SEC Identification Number CS200703145 2. BIR Tax Identification No. 006-652-678-000

3. VISTA LAND & LIFESCAPES, INC. Exact name of issuer as specified in its charter

4. Philippines Province, country or other jurisdiction of incorporation

5. Industry Classification Code: [ ] (SEC Use Only)

6. Lower Ground Floor, Building B, Evia Lifestyle Center, Vista City, Daanghari, Almanza II, Las Piñas City Address of principal office Postal Code 1747

7. (632) 8874-5758 / (632) 8872-6947 / (632) 3226-3552 Issuer's telephone number, including area code

8. N/A Former name, former address, and former fiscal year, if changed since last report.

9. Are any of the issuer's securities listed on a Stock Exchange? Yes [✓] No [ ]

If yes, disclose the name of such Stock Exchange and the class of securities listed therein: Philippines Stock Exchange, Common Shares, Preferred Series 2 Shares

### **Part I - Representations**

If the subject report could not be filed without unreasonable effort or expense and the issuer seeks relief pursuant to SRC Rule 17-1, the following should be completed. (Check box if appropriate)

(a) The reasons described in reasonable detail in Part II of this Form could not be estimated without unreasonable effort or expense. [ ]

(b) The subject annual report on SEC Form 17-A, or portion thereof, will be filed on or before the fifteenth calendar day following the prescribed due date; or the subject quarterly report on SEC Form 17-Q, or portion thereof, will be filed on or before the fifth day following the prescribed due date. [ ✓ ]

(c) The accountant's statement or other exhibit required by paragraph 3 of SRC Rule 17-1 has been attached if applicable. [ ]

### **Part II - Narrative**

State below in reasonable detail the reasons why SEC Form 17-A or SEC Form 17-Q, or portion thereof, could not be filed within the prescribed period. (Attach additional sheets if needed.)

**The Company hereby informs the Philippine Stock Exchange (PSE) and the Securities and Exchange Commission (SEC) that it has requested an extension of time to file its SEC Form 17-A, including its Audited Financial Statements for the year ended December 31, 2025.**

**The request is due to the need to provide the Company's external auditor with additional time to complete audit procedures, particularly in areas requiring significant judgment and evaluation, including the review of certain accounting treatments and estimates.**

**Given the complexity of these matters, additional time is necessary to ensure that the financial statements are fairly presented, fully compliant with applicable standards, and that disclosures to the investing public are accurate and complete.**

**The Company will promptly disclose any material developments and undertakes to file its SEC Form 17-A within the approved extended period.**

**Part III - Other Information**

(a) Name, address and telephone number, including area code, and position/title of person to contact in regard to this notification

Name : **Brian N. Edang**  
Position : Chief Financial Officer & Head Investor Relations  
Contact Number: (632) 3226-3552/ +63917-857-6513

(b) Have all other periodic reports required under Section 17 of the Code and under Sections 26 and 141 of the Corporation Code of the Philippines during the preceding 12 months, or for such shorter period that the issuer was required to file such report(s), been filed? If the answer is no, identify the report(s).

Yes  No  Reports: n/a

(c) Is it anticipated that any significant change in results of operations from the corresponding period for the last fiscal year will be reflected by the earnings statements to be included in the subject report or portion thereof?

Yes  No

If so, attach an explanation of the anticipated change, both narratively and quantitatively, and, if appropriate, state the reasons why a reasonable estimate of the results cannot be made.

**SIGNATURE**

Pursuant to the requirements of the SRC Rule 17-1, the issuer has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

**VISTA LAND & LIFESCAPES, INC.**

Registrant's full name as contained in charter



**BRIAN N. EDANG**

CFO & Head Investor Relations

Date: 14 May 2026