



May 15, 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 17Q**

Gentlemen:

We hereby submit the request for extension to file the quarterly report as of and for the quarter ending March 31, 2026.

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 March 2026

Date of required filing: 15 May 2026

Date of this report 15 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-Q for the quarterly report as of and for the quarter ended March 31, 2026**

**The audit of the Company's books of account for the period ended December 31, 2025 is still ongoing by the external auditor, which in turn, has also caused the delay in the preparation of the Interim Unaudited Financial Statements of the Company as of and for the quarter ended March 31, 2026.**

**The Company will promptly disclose any material developments and undertakes to file its SEC Form 17-Q 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: SEC Form 17-A for the period ended December 31, 2025

(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: 15 May 2026