COVER SHEET

C	S	2	0	0	7	0	3	1	4	5

S.E.C. Registration Number

VISTA LAND & LIFESCAPES, INC.

(Company's Full Name)

LOWER GROUND FLOOR, BUILDING B, EVIA LIFESTYLE CENTER, VISTA CITY, DAANGHARI, ALMANZA II, LAS PIÑAS CITY

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

Brian N. Edang
Contact Person

3226-3552
Company Telephone Number

Month	Day
12	31

Calendar Year

17-C
FORM TYPE

Month	Day
06	25

Annual Meeting

Secondary License Type, If Applicable

Dept. Requiring this Doc.

Amended Articles Number/Section

Total Amount of Borrowings

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. **08 September 2026**
   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** **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 *(Net of 416,128,700 treasury shares)*	**12,698,007,676 shares**
Preferred Stock Series 2A	**14,337,040 shares**
Preferred Stock Series 2B	**15,662,960 shares**
VLL Retail Bonds issued in 2017	**P2,000,000,000.00**
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 "Vista Land may sell two malls for up to P15 billion — CreditSights" posted in BusinessWorld (bworldonline.com) on September 8, 2026.

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: September 08, 2026

September 08, 2026

SECURITIES AND EXCHANGE COMMISSION
7907 Makati Avenue, Salcedo Village,
Bel-Air, Makati City, 1209
Attention: Atty. Oliver O. Leonardo
Director, Markets and Securities Regulation Department
Attention: Atty. Rachel Esther J. Gumtang-Remalante
OIC – Corporate Governance and Finance Department

PHILIPPINE STOCK EXCHANGE
9th Floor, Philippine Stock Exchange Tower,
28th Street corner 5th Avenue, BGC Taguig City
Attention: Atty. Stefanie Ann B. Go
Officer-in-Charge, Disclosure Department

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 Stock Exchange of even date requesting the Company confirmation of the news article entitled "Vista Land may sell two malls for up to P15 billion — CreditSights" posted in BusinessWorld (bworldonline.com) on September 8, 2026, it was reported that:

> *"LISTED property developer Vista Land & Lifescapes, Inc. (VLL) may sell two non-core malls for up to P15 billion as it explores funding options ahead of a $420-million bond maturity in July 2027, according to CreditSights.*
>
> *'VLL has substantial unencumbered good quality retail malls and a land bank that can be monetized. Management indicated to us recently that two non-core malls could be divested to third parties for up to P15 billion ($250 million) in aggregate proceeds and that it is planning to sell commercial units and*

lots,' CreditSights analysts Jonathan Tan Jun Jie and Lakshmanan R. said in an Aug. 28 report e-mailed to journalists on Monday.

CreditSights identified four potential avenues for VLL to refinance the $420-million bond: asset sales, the unpledging and sale of financial investments in dollar-denominated securities, shareholder support, and domestic bank loans.

. . . .

CreditSights said another asset-sale option is the injection of malls into majority-owned VistaREIT, Inc., although VLL plans to wait for mall occupancy rates to improve before pursuing another transaction.

The research firm said the option may take more time to materialize and could be more relevant to VLL's bonds due in 2029 than to the 2027 refinancing.

VLL could also raise funds by unpledging and selling its financial investments in dollar-denominated securities, according to CreditSights.

. . . .

Shareholder support could also come from a potential stake sale in Villar Land, according to the report. CreditSights estimated that the sale of a 10% stake from majority shareholder Manuel B. Villar, Jr.'s 88.6% holding could raise about $500 million, although it flagged uncertainty over buyer appetite and the potential need for a substantial discount.

Another potential source of shareholder support is the P8-billion equity portion from the sale of PrimeWater, CreditSights said.

. . . ."

We confirm that the foregoing article is substantially correct. For the additional information requested, please see below:

1. **Funding Options for the July 2027 Bond Maturity**

   The Company continuously evaluates various funding and liquidity management alternatives in the ordinary course of its business to ensure that it remains well-positioned to meet its financial obligations, including the maturity of its US$420-million bond in July 2027.

   Consistent with its prudent financial management strategy, the Company considers a range of potential funding sources, which may include operating cash flows, bank financing, capital markets transactions, asset monetization, and other strategic financing alternatives.

   With respect to the reported potential sale of two (2) non-core malls for aggregate proceeds of up to P15 billion, the Company confirms that it is evaluating opportunities to monetize selected non-core assets as part of its broader capital and liquidity management initiatives.

The Company also continues to evaluate various strategic alternatives involving its retail assets, including potential transactions involving VistaREIT, Inc., taking into consideration prevailing market conditions, asset valuations, occupancy levels, and the interests of the Company and its shareholders. At present, there is no definitive transaction that requires disclosure in connection with the reported potential injection of malls into VistaREIT, Inc.

The Company likewise evaluates other potential sources of liquidity, including the monetization of financial investments, bank financing, and other strategic alternatives, as appropriate.

2. **Impact on Business, Operations and Financial Condition**

The Company does not expect the evaluation of these potential funding alternatives, in itself, to have a material adverse impact on its ongoing business and operations.

VLL maintains a diversified portfolio of real estate assets and continues to manage its liquidity and capital structure proactively. Any potential asset monetization or financing transaction would be assessed based on its impact on the Company's liquidity, leverage, financial flexibility, and overall long-term business objectives.

3. **Other Material Information or Developments**

None.

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