COVER SHEET

C	S	2	0	0	7	0	3	1	4	5

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)

L	O	W	E	R		G	R	O	U	N	D		F	L	O	O	R	,							
B	U	I	L	D	I	N	G			B	,		E	V	I	A									
L	I	F	E	S	T	Y	L	E		C	E	N	T	E	R	,		V	I	S	T	A			
C	I	T	Y	,		D	A	A	N	G	H	A	R	I	,		A	L	M	A	N	Z	A		I	I
L	A	S		P	I	Ñ	A	S		C	I	T	Y												

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

Brian N. Edang	3226-3552 ext. 0088
Contact Person	Company Telephone Number

1	2	3	1	17-C	0	6	2	5
Month	*Day*			FORM TYPE	*Month*		*Day*	
Calendar Year					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. **October 26, 2026**
   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** **1747**
   Address of principal office 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 (Net of 416,128,700 treasury shares)	**12,698,007,676**
VLL Retail Bonds issued in 2017	**P2,000,000,000.00**
VLL Retal Bonds issued in 2023	**P6,000,000,000.00**
Preferred Stock Series 2A	**14,337,040**
Preferred Stock Series 2B	**15,662,960**

11. Indicate the item numbers reported herein:

Item No. 9 – Other Events

Please refer to the attached press release.

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: October 26, 2026

PRESS RELEASE

For inquiries, please contact:

Tel. No. (+632) 226-3552

(+632) CAMELLA

Vista Land Achieves ₱24 Billion EBITDA for FY2025

MANILA, Philippines – Vista Land & Lifescapes, Inc. (Vista Land), one of the country's leading integrated property developers and largest homebuilders, achieved its full-year 2025 EBITDA target of ₱24.2 billion, reflecting the strength of its diversified real estate portfolio and continued focus on operational performance and long-term growth.

For 2025, the Company renewed its focus on its core horizontal housing business, led by its flagship brand, Camella. Vista Land launched 46 all horizontal residential projects with an estimated value of ₱49.6 billion, underscoring its commitment to expanding its core housing business and meeting the evolving housing needs of Filipino families.

The Company's performance also reflects its strategy of maximizing the value of its extensive landbank and investment properties, with Vista Estates serving as a key platform for developing integrated, master-planned communities across the country.

For the year ended December 31, 2025, Vista Land reported consolidated revenues of ₱35.8 billion and gross profit from its residential business of ₱9.7 billion. EBITDA reached ₱24.2 billion, meeting the Company's target for the year, while net income stood at ₱3.8 billion. The reported results reflect, in part, the recognition of interest expenses that were not capitalized into qualifying assets.

As of December 31, 2025, Vista Land's total assets amounted to ₱376.8 billion, while total equity stood at ₱137.1 billion. The Company continues to manage its financial resources and development activities in support of its ongoing operations and long-term business objectives.

Vista Land will continue to prioritize its core horizontal housing business through its established residential brands—Camella, Crown Asia, and Brittany—while leveraging Vista Estates to unlock the potential of its extensive landbank through integrated, master-planned developments. Building on its established brands and nationwide presence, the Company remains committed to providing quality homes for Filipino families and creating sustainable, long-term value for its stakeholders.

About Vista Land & Lifescapes, Inc.

Vista Land operates its residential and commercial property development business through six distinct business units. Camella Homes, Communities Philippines, Crown Asia, Brittany, and Vista Residences are focused on residential property development, while Vistamalls is involved in commercial property development. Visit Vista Land's website at https://vistaland.com.ph/ for more information.