COVER SHEET

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S.E.C. Registration Number										

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(Company's Full Name)

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

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

1	2	3	1	17-C	0	6	1	8
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								
Document I.D.								

LCU

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. **29 October 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	**P5,000,000,000.00**
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 “Villar’s Vista Mall Santa Rosa reportedly up for sale for ₱8B” posted on Bilyonaryo (bilyonaryo.com) on October 28, 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: October 29, 2026

October 29, 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. Marigel B. Garcia
Head, Issuer Regulation Division

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 "Villar's Vista Mall Santa Rosa reportedly up for sale for ₱8B" posted on Bilyonaryo (bilyonaryo.com) on October 28, 2026, it was reported that:

> *"ULTRA bilyonaryo Manny Villar's Vista Mall Santa Rosa in Laguna is reportedly being offered for sale at P8 billion, as his property group Vista Land & Lifescapes Inc. explores asset disposals ahead of a $420-million bond maturity in July 2027.*
>
> *….*

'Vista Mall Santa Rosa, now on the market. ¿8 billion,' the broker wrote on Instagram under the account thepropertygeekph.
….

The reported offering comes as Vista Land considers selling two non-core shopping malls for combined proceeds of up to ¿15 billion, according to an Aug. 28 report by credit research firm CreditSights.

. . . .

Vista Land is also evaluating potential transfers of commercial properties to its listed real estate investment trust, VistaREIT Inc., as another way to unlock capital from its property portfolio.

. . . ."

The Company takes note of the foregoing article. With respect to the additional information requested, we clarify as follows:

The Company continuously evaluates various strategic alternatives involving its real estate portfolio in the ordinary course of its business, taking into consideration prevailing market conditions, asset valuations, occupancy levels, and its overall business objectives. In addition, 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. Any potential transaction involving the Company's properties would be subject to appropriate evaluation and consideration of the relevant commercial, financial, and strategic factors.

Thank you.

Brian N. Edang
Officer-in-Charge