November 19, 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. Marigel B. Garcia
Head, Issuer Regulation Division

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 September 30, 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: **30 September 2026** Date of required filing**: 19 November 2026**

Date of this report **19 November 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.)

Vista Land & Lifescapes, Inc. (the "Company") hereby informs the Securities and Exchange Commission and the Philippine Stock Exchange that it has requested for an extension of time to file its SEC Form 17-Q for the quarter ended September 30, 2026 (the "Quarterly Report") due to the continuing review and reconciliation of certain material information and financial data necessary to ensure the completeness and accuracy of the Quarterly Report.

The Company will promptly disclose any material developments and undertakes to file its SEC Form 17-Q within the approved extended filing 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-Q as of and for the quarter ended March 31, 2026 and June 30, 2026

(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: 19 November 2026