



17 June 2025

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. – Php10 Billion Peso Retail Bonds

Ladies and Gentlemen:

Please be advised that Vista Land & Lifescapes, Inc. (the “Company”) has obtained financing, in the form of shareholder advances, to pay the Php10 billion retail bonds issued by the Company on 18 December 2019, and which will be maturing on 18 June 2025.

Thank you.

Very truly yours,

Brian N. Edang
Officer-in-Charge

COVER SHEET

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(Company's Full Name)

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

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| Brian N. Edang |
| Contact Person |

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|----------------------------|
| 3226-3552 ext. 0088 |
| Company Telephone Number |

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| | Total Amount of Borrowings | |
| Total No. of Stockholders | Domestic | Foreign |

To be accomplished by SEC Personnel concerned

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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. **17 June 2025**
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** (SEC Use Only)
Province, country or other jurisdiction of incorporation 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 (as of 0/31/2025, net of 416,128,700 treasury shares) | 12,698,007,676 shares |
| VLL Retail Bonds issued in 2017 (as of 03/31/2025) | Php 5,000,000,000.00 |
| VLL Retail Bonds issued in 2018 (as of 03/31/2025) | Php 3,500,000,000.00 |
| VLL Retail Bonds issued in 2019 (as of 03/31/2025) | Php 10,000,000,000.00 |
| VLL Retail Bonds issued in 2023 (as of 03/31/2025) | Php 6,000,000,000.00 |
| Preferred stock | |
| • Series 2A | 14,337,040 shares |
| • Series 2B | 15,662,960 shares |

11. Indicate the item numbers reported herein:

Item No. 9 – Other Events

Please be advised that Vista Land & Lifescapes, Inc. (the “Company”) has obtained financing, in the form of shareholder advances, to pay the Php10 billion retail bonds issued by the Company on 18 December 2019, and which will be maturing on 18 June 2025.

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: 17 June 2025