



March 7, 2014

**PHILIPPINE STOCK EXCHANGE**

Listing and Disclosure Department  
Exchange Road, Ortigas Center  
Pasig City

Attention: Ms. Janet A. Encarnacion  
Head, Disclosures Department

Subject: Vista Land & Lifescapes, Inc.: **SEC Form 17C**

Gentlemen:

Please see attached copy of the SEC Form 17C filed today on the following items:

1. Board resolutions
2. Filing of Registration Statement in respect to the Retail Bond Offering
3. Press Release

Truly Yours,

A handwritten signature in black ink, appearing to read 'BE', with a horizontal line extending to the right.

Brian Edang  
Officer-in-charge



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. **March 7, 2014**  
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. **Las Piñas Business Center, National Road, Talon, Las Piñas City** **1747**  
Address of principal office Postal Code
8. **(632) 874-5758 / (632) 872-6947 / (632) 226-3552**  
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 Shares**  
**VLL Homebuilder Bonds**

**8,538,740,614 Shares**  
**Up to P2,500,000,000.00**

11. Indicate the item numbers reported herein:

**Item No. 9 – Other Events**

1. **The Board of Directors of the Company, at a meeting held today, approved and authorized the following:**
  - a. The Company's Audited Financial Statements as at December 31, 2013 and 2012 and for years ended December 31, 2013, 2012 and 2011.
  - b. The issuance by the Company of Peso-denominated Retail Bonds in the principal amount of up to P3 billion, with an over-allotment option of up to P2 billion. The Board further authorized the implementation of all necessary corporate and other actions to proceed with the offering and issuance of the aforementioned Bonds, and authorized and empowered Management to decide on the final issue size, interest rate and other relevant terms and condition of the Bonds.

2. Pursuant to the aforementioned board resolution authorizing the Company to issue Peso-denominated Retail Bonds, the Company today filed with the Securities and Exchange Commission a registration statement in respect of the same Retail Bonds under the provisions of the Securities Regulation Code.

### 3. PRESS RELEASE

## **Vista Land to issue P3B retail bonds**

The country's largest homebuilder, Vista Land & Lifescapes, Inc. plans to issue P3 billion (with an over-allotment option of up to P2 billion) retail bonds in its maiden retail bond offering to partially finance the commercial development projects of its subsidiaries.

In a filing today, the company said, "The Board authorized the implementation of all necessary corporate and other actions to proceed with the offering and issuance of the aforementioned Bonds. It also authorized and empowered Management to decide on the final issue size, interest rate and other relevant terms and condition of the Bonds".

"Our plans of tapping the retail bond market for the first time is part of our overall strategy to diversify our sources of funding," said Manuel Paolo A. Villar, Vista Land's Chief Executive Officer.

Vista Land is the country's leading housing developer and has a geographic presence around the Philippines. It caters to practically all income segments of the real estate market through its four brands – Camella, Crown Asia, Brittany and condominium developer Vista Residences.

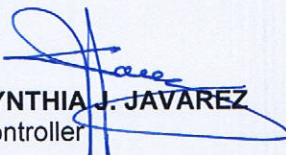
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## SIGNATURES

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:

  
**CYNTHIA J. JAVAREZ**  
Controller

Date: 07 March 2014