

# COVER SHEET

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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)

<b>Brian N. Edang</b>
Contact Person

<b>3226-3552 ext. 0088</b>
Company Telephone Number

1	2	3	1
<i>Month</i>		<i>Day</i>	
Calendar Year			

<b>17-C</b>
FORM TYPE

0	6	1	8
<i>Month</i>		<i>Day</i>	
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

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To be accomplished by SEC Personnel concerned

File Number									

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LCU

Document I.D.									

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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. **August 13, 2024**  
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**  
Address of principal office **1747**  
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
<b>Common stock</b>	
<b>(Net of 416,128,700 treasury shares)</b>	<b>12,698,007,676</b>
<b>VLL Retail Bonds issued in 2017</b>	<b>P5,000,000,000.00</b>
<b>VLL Retail Bonds issued in 2018</b>	<b>P3,500,000,000.00</b>
<b>VLL Retail Bonds issued in 2019</b>	<b>P10,000,000,000.00</b>
<b>VLL Retail Bonds issued in 2023</b>	<b>P6,000,000,000.00</b>

11. Indicate the item numbers reported herein:

**Item No. 9 – Other Events**

Further to our disclosure dated 7 May and 9 July 2024, the Securities and Exchange Commission (SEC) En Banc has favorably considered Vista Land & Lifescapes Inc.'s (the Company) registration statement for the up to Php5 billion preferred shares offering (the "Offer") on 9 August 2024, and has issued the corresponding pre-effective approval for the Offer which was received on the same day. Nonetheless, the Offer remains subject to further approval by the Philippine Stock Exchange and SEC. The proceeds of the Offer shall be used to refinance existing indebtedness, purchase, develop, construct or improve assets, property or equipment, and for general corporate purposes.

## 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:

  
**BRIANN N. EDANG**  
CFO & Head Investor Relations

Date: August 13, 2024