



July 26, 2012

PHILIPPINE STOCK EXCHANGE  
4F Philippine Stock Exchange Center  
Exchange Road, Ortigas Center  
Pasig City

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

Subject: Vista Land & Lifescapes, Inc.: **Board Meeting Resolution**

Gentlemen:

Please see attached copy of the SEC Form 17C filed today on the Board resolution authorizing the Company to offer to the public and issue Homebuilder Bonds of up to Php2.502 billion. The Board further authorized the registration of said bonds under the Securities Regulation Code and 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.

Truly Yours,

A handwritten signature in black ink, appearing to read 'Brian Edang', with a horizontal line extending from the end.

Brian Edang  
Officer-in-charge

# COVER SHEET

C	S	2	0	0	7	0	3	1	4	5
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)

3	R	D		L	E	V	E	L		S	T	A	R	M	A	L	L		L	A	S			
P	I	N	A	S	,		C	V		S	T	A	R	R		A	V	E	N	U	E	,		
P	H	I	L	A	M	L	I	F	E		V	I	L	L	.		P	A	M	P	L	O	N	A
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>584-5730 loc 108</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	5
<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									

Document I.D.									

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LCU  
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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. **July 26, 2012**  
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. **3<sup>rd</sup> Level Starmall Las Piñas, CV Starr Avenue, Philamlife Village, Pamplona, Las Piñas City**  
Address of principal office Postal Code
8. **(632) 874-5758 / (632) 872-6947**  
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 Shares</b>	<b>8,406,580,614 Shares</b> <b>(net of 132,160,000 treasury shares)</b>

11. Indicate the item numbers reported herein:

**Item No. 9 – Other Events**

The Board of Directors of Vista Land & Lifescapes, Inc. authorized the Company to offer to the public and issue Homebuilder Bonds of up to Php2.502 billion. The Board further authorized the registration of said bonds under the Securities Regulation Code and 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.

## 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:

A handwritten signature in black ink, appearing to read "Ricardo B. Tan Jr.", written over a printed name.

**RICARDO B. TAN JR.**

Compliance Officer & CFO

Date: July 26, 2012