

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)

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	,		
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L	A	S		P	I	Ñ	A	S		C	I	T	Y											

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

Brian N. Edang
Contact Person

226-3552 ext. 0088
Company Telephone Number

1 2	3 1
Month	Day
Calendar Year	

17-C
FORM TYPE

0 6	1 5
Month	Day
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

To be accomplished by SEC Personnel concerned

File Number										
Document I.D.										

LCU

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. **May 11, 2016**
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. **3rd Level Starmall Las Piñas C.V. Starr Avenue, Philamlife Village, Pamplona, Las Piñas City**
Address of principal office **1747**
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
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Common Shares <i>(net of 191,403,100 treasury shares as of May 10, 2016)</i>	12,922,733,276 Shares
VLL Homebuilder Bonds	Up to P2,500,000,000.00
VLL Retail Bonds	Up to P5,000,000,000.00

11. Indicate the item numbers reported herein:

Item No. 9 – Other Events

PRESS RELEASE

**Vista Land's posts 17% in net income growth for 1Q16,
adds over 220,000 sqm GFA of rental space**

Vista Land & Lifescapes, Inc., one of the country's leading integrated property developers, reported a 17% growth in net income for the first quarter of 2016 to P2.1 billion from P1.8 billion in the same quarter last year. Consolidated revenues for the quarter ended at P7.9 billion, 6% higher than the P7.1 billion in the comparable period a year ago. Recurring

revenue for the quarter significantly increased by 89% to P944 million from P498 million in the prior year period. The company also added 221,748 sqm of GFA in its investment properties by opening four malls and one BPO commercial center.

"2016 promises to be another record year for Vista Land. We are pleased to have been able to achieve solid growth over the past years and should have no problem continuing the trend this year," said Vista Land Chairman Manuel B. Villar, Jr. "Our positive outlook for the year is due to the expansion of our commercial assets in addition to our core housing business on the back of a sound Philippine macroeconomic fundamentals and hopefully with the new government's push to accelerate infrastructure development."

The company's total consolidated assets as of 31 March 2016 amounted to P162.5 billion compared to P152.9 billion in December of last year.

Mr. Manuel Paolo Villar, President & CEO of Vista Land stated, "We have completed four malls that are located in Taguig, San Jose del Monte, Bulacan, Sta Rosa, Laguna and Balanga, Bataan and one BPO commercial center in Las Piñas which added 221,748 sqm in GFA to our growing investment properties. Our recurring business now accounts for 23% of EBITDA and we expect this to increase towards end of the year."

Capital expenditures for 2016 are expected to reach P30.9 billion. "I remain confident about the prospects for our company," said Paolo Villar. "In addition to the expansion of our rental spaces, which provides stability to our existing core and stable end-user housing business, we will continue to open in new areas across the Philippines to bring us to at least 100 cities and municipalities by end of the year," he explained.

Vista Land has an established presence in about 95 cities and municipalities across 36 provinces and intends to focus on the development of Communitities, an integrated urban developments combining lifestyle retail, prime office space, university town, healthcare, themed residential developments and leisure components.

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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
CFO & Controller

Date: 11 May 2016