



111142016000062



## SECURITIES AND EXCHANGE COMMISSION

SEC Building, EDSA, Greenhills, Mandaluyong City, Metro Manila, Philippines  
Tel: (632) 726-0931 to 39 Fax: (632) 725-5293 Email: mis@sec.gov.ph

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Company Information

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**SEC Registration No.** CS200703145  
**Company Name** VISTA LAND & LIFESCAPES, INC.  
**Industry Classification** Financial Holding Company Activities  
**Company Type** Stock Corporation

### Document Information

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# COVER SHEET

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(Company's Full Name)

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

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

<b>226-3552 ext. 0088</b>
Company Telephone Number

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<i>Month</i> <i>Day</i>				
Annual Meeting				

Secondary License Type, If Applicable

Dept. Requiring this Doc.		

Amended Articles Number/Section

Total No. of Stockholders

Total Amount of Borrowings			
<table border="1" style="width: 100%;"> <tr><td> </td></tr> </table>		<table border="1" style="width: 100%;"> <tr><td> </td></tr> </table>	
Domestic	Foreign		

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To be accomplished by SEC Personnel concerned

File Number											
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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. **November 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, CV 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
<b>Common Shares</b> <i>(net of 246,826,000 treasury shares as of November 10, 2016)</i>	<b>12,867,310,376 Shares</b>
<b>VLL Homebuilder Bonds</b>	<b>Up to P2,500,000,000.00</b>
<b>VLL Retail Bonds</b>	<b>P5,000,000,000.00</b>

11. Indicate the item numbers reported herein:

**Item No. 9 – Other Events**

At the meeting of the Board of Directors of the Company held today, November 11, 2016, the Board approved the following:

- (A) **9M 2016 Unaudited Financial Statements** – the Board of Directors approved and authorized the release on November 14, 2016 of the Unaudited Financial Statements of the Company as of and for the nine months ended September 30, 2016.
- (B) **Share Buyback Program** – the Board also authorized the buyback of the shares of stocks of the Company over the next twenty four months and allocated up to a maximum amount of P1.5 billion for this purpose. The other details of the share buyback exercise, including the timing and volume of share purchases, were left to

the discretion of Management, taking into account all applicable laws, regulations and contractual commitments of the Company.

Additional Information on the share buyback program:

(a) Reason/purpose of the buy-back program:

**The Board and Management of the Company believe that its shares are trading at a price level that is lower than the fair value thereof.**

(b) Latest information as of November 10, 2016 on the following:

**Company's Common Shares:**

<b>Issued Shares</b>	:	13,114,136,376
<b>Outstanding Shares</b>	:	12,867,310,376
<b>Listed Shares</b>	:	8,538,740,614
<b>Treasury Shares</b>	:	246,826,000

**Current Buyback Program**

<b>Authorized Amount</b>	:	Php1,500,000,000
<b>Remaining Balance of the Program</b>	:	Php105,081,622
<b>Expiration Date</b>	:	March 17, 2017
<b>Equivalent Treasury Shares Bought</b>	:	246,826,000

**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 November 2016