



July 11, 2012

PHILIPPINE STOCK EXCHANGE

Listing and Disclosure Department
Exchange Road, Ortigas Center, Pasig City

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

Subject: Vista Land & Lifescapes, Inc.: **Agreements with Starmalls, Inc.**

Gentlemen:

Please find the attached SEC Form 17C filed by the Company with the Securities and Exchange Commission, to disclose various agreements executed between the Company's subsidiaries and Starmalls, Inc..

Very truly yours,



BRIAN N. 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)

Brian N. Edang
Contact Person

584-5308 loc. 108
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. **July 11, 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. **3rd 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
Common Shares	8,411,280,614 Shares (net of 127,460,000 treasury shares)

11. Indicate the item numbers reported herein:

Item No. 9 – Other Events

The Subsidiaries of Vista Land & Lifescapes, Inc. namely Crown Asia Properties, Inc, Household Development Corporation, a subsidiary of Camella Homes, Inc., Brittany Corporation, Communities Philippines, Inc. and its subsidiaries, and Vista Residences, Inc. ("VLL Subsidiaries") executed the following agreements with Starmalls, Inc. ("Starmalls"):

- a. Project Management Services Agreement whereby Starmalls was appointed as the Project Manager of the commercial projects of VLL Subsidiaries; and
- b. Memorandum of Agreement whereby Starmalls was granted by VLL Subsidiaries the right of first offer and right of first refusal over the latter's commercial properties.

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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:

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

RICARDO B. TAN JR.
Chief Financial Officer

July 11, 2012