

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 No. of Stockholders

Total Amount of Borrowings	
Domestic	Foreign

To be accomplished by SEC Personnel concerned

File Number									

LCU

Document I.D.									

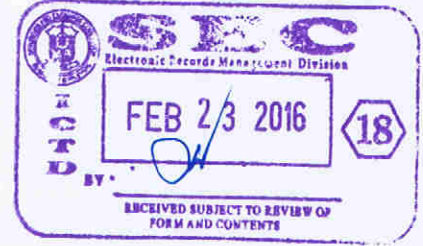
Cashier

[Signature page for SEC Form 17-C: Buyback of Shares]

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. **23 February 2016**
Date of Report (Date of earliest event reported)
2. SEC Identification Number **CS200703145** 3. BIR Tax Identification No. **006-652-678-000**
4. **VISTA LAND & LIFESCAPES, INC.**
Exact name of issuer as specified in its charter
5. **Philippines** 6. (SEC Use Only)
Province, country or other jurisdiction of incorporation Industry Classification Code:
7. **3rd Level, Starmall Las Piñas C.V. Starr Avenue, Philam Village Pamplona, Las Piñas City**
Address of principal office **1747**
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 stock <i>(net of 171,962,100 treasury shares as of February 22, 2016)</i>	12,482,929,653
VLL Homebuilder Bonds	Up to 2,500,000,000
VLL Retail Bonds	5,000,000,000

11. Indicate the item numbers reported herein:

Item 9. Other Events

Item 9. Other Events

Further to our disclosures dated 10 November 2015, 22 December 2015, 4 January 2016, 16 February 2016 and 18 February 2016 respectively, on the acquisition ("STR Acquisition") by Vista Land & Lifescapes, Inc. ("VLL") of approximately 88.25% of the outstanding common capital stock of Starmalls, Inc. ("Starmalls" or "STR"), the Tender Offer Report dated 18 December 2015 (as amended on 28 December 2015) submitted by VLL in relation to the conduct of a tender offer by VLL to all the remaining shareholders of STR for the purchase of their STR shares (the "Tender Offer"), the commencement of the Tender Offer on 4 January 2016, the end of the Tender Offer Period on 15 February 2016 and the results of the Tender Offer, we disclose that on 23 February 2016, a total of 6,972,627 STR Shares that were tendered (the "Tendered STR Shares") were purchased by VLL by way of block sale through the facilities of the Philippine Stock Exchange ("PSE").

Simultaneously, 2,119,227 listed VLL Shares were transferred by Fine Properties, Inc. ("Fine Properties") to the respective tendering shareholders who availed of the Reinvestment Option. Furthermore, in accordance with the terms of the STR Acquisition, a total of 2,119,227 new VLL Shares were issued to Fine Properties.

We also disclose the Second Closing and completion of the STR Acquisition with the purchase by VLL through a block sale of the 743,293,328 STR Shares owned by Fine Properties representing approximately 8.82% of the total outstanding capital stock of STR. Correspondingly, a total of 457,125,396 new VLL Shares were issued to Fine Properties.

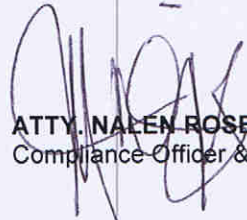
Following the transfer of the Tendered Shares and the Second Closing and completion of the STR Acquisition, the public float of STR is approximately 11.66%.

SIGNATURE

Pursuant to the requirements of the Securities Regulation Code, the issuer has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

VISTA LAND & LIFESCAPES, INC.

By:



ATTY. NALEN ROSERO-GALANG
Compliance Officer & CIO

Date: 23 February 2016