

# 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	,						
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>226-3552 ext. 0088</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 No. of Stockholders

Total Amount of Borrowings		
Domestic		Foreign

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To be accomplished by SEC Personnel concerned

File Number									

Document I.D.									

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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 16, 2017**  
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
<b>Common Shares</b>	<b>12,826,926,076 Shares</b>
<b>VLL Homebuilder Bonds</b>	<b>Up to P2,500,000,000.00</b>
<b>VLL Retail Bonds</b>	<b>Up to P5,000,000,000.00</b>

11. Indicate the item numbers reported herein:

**Item No. 9 – Other Events**

**PRESS RELEASE**

**Vista Land's posts 11% in net income growth for 1Q17,  
Residential sales shows improvement**

Vista Land & Lifescapes, Inc., one of the country's leading integrated property developers, reported an 11% growth in net income for the first quarter of 2017 to P2.3 billion from P2.1 billion in the same quarter last year. Consolidated revenues for the quarter ended at P9.0 billion, 14% higher than the P7.9 billion in the comparable period a year ago. Leasing

revenue for the quarter significantly increased by 50% to P1,439 million from P961 million in the prior year period. The company also added about 70,000 sqm of GFA in its investment properties from expansion of existing malls.

"2017 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 continued expansion of our commercial assets in addition to our core housing business on the back of sound Philippine macroeconomic fundamentals. We are also seeing improvement in our reservation sales growth as we registered an 12% growth from a year ago, he added. Vista also launched new projects totaling to about P12 billion in the first quarter of 2017.

The company's total consolidated assets as of 31 March 2017 amounted to P180.6 billion compared to P174.8 billion in December of last year.

Manuel Paolo Villar, President & CEO of Vista Land stated, "We have seen a continued significant growth in our leasing business as we continue to roll out our expansion programs to achieve our stated target of 1.3M sq.m. in GFA by the end of 2018. As a result, our leasing business now accounts for 28% of EBITDA and 22 of Net income and we expect this to increase towards the end of the year."

Capital expenditures for 2017 are expected to reach P35.3 billion. "I remain confident about the prospects for our company," said Manuel 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 as we embark on our next 100 new cities and municipalities in addition to what where we had at end of 2016." he explained.

Vista Land has an established presence in 107 cities and municipalities across 44 provinces as of end March 2017 and intends to focus on the development of Communities, - 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: 16 May 2017