

# 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	,		
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(Company's Full Name)

L	O	W	E	R		G	R	O	U	N	D		F	L	O	O	R	,								
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(Business Address: No. Street/City/Province)

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

<b>3226-3552 ext. 0088</b>
Company Telephone Number

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Calendar Year									

<b>17-C</b>
FORM TYPE

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0	6								
<i>Month</i>	<i>Day</i>								
1	8								
<i>Month</i>	<i>Day</i>								
Annual Meeting									

Secondary License Type, If Applicable

Dept. Requiring this Doc.		

Amended Articles Number/Section

Total Amount of Borrowings								
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="height: 20px;"></td> </tr> <tr> <td style="text-align: center;">Total No. of Stockholders</td> </tr> </table>		Total No. of Stockholders	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="height: 20px;"></td> </tr> <tr> <td style="text-align: center;">Domestic</td> </tr> </table>		Domestic	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="height: 20px;"></td> </tr> <tr> <td style="text-align: center;">Foreign</td> </tr> </table>		Foreign
Total No. of Stockholders								
Domestic								
Foreign								

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To be accomplished by SEC Personnel concerned

File Number									

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Document I.D.									

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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. **August 15, 2024**  
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. **Lower Ground Floor, Building B, EVIA Lifestyle Center, Vista City, Daanghari, Almanza II, Las Piñas City**  
Address of principal office **1747**  
Postal Code
8. **(632) 8874-5758 / (632) 8872-6947 / (632) 3226-3552**  
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
Common stock (Net of 416,128,700 treasury shares)	12,698,007,676
VLL Retail Bonds issued in 2017	P5,000,000,000.00
VLL Retail Bonds issued in 2018	P3,500,000,000.00
VLL Retail Bonds issued in 2019	P10,000,000,000.00
VLL Retail Bonds issued in 2023	P6,000,000,000.00

11. Indicate the item numbers reported herein:

**Item No. 9 – Other Events**

Please refer to the attached press release.

## 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:

  
**BRIANN. EDANG**  
CFO & Head Investor Relations

Date: August 15, 2024



For inquiries, please contact:

Tel. No. (+632) 226-3552

(+632) CAMELLA

## **Vista Land Posts 11% Growth in 1H2024 Net Income to ₱6.4B; Project Launches Total ₱22.2B**

Manila, Philippines – Vista Land & Lifescapes, Inc., one of the Philippines' leading integrated property developers and the country's largest homebuilder, reported a net income of ₱6.4 billion for the first half of 2024, reflecting an 11% increase compared to the same period last year. The Company successfully launched projects nationwide with a total value of ₱22.2 billion.

Chairman Manuel B. Villar Jr. stated, "We are pleased with our performance in the first semester of 2024, as we have maintained our growth trajectory. We are committed to continuing our strategy of asset maximization and optimization through Vista Estates, which now encompasses 26 locations nationwide. We also aim to solidify our foothold in the horizontal residential market with several launches in areas specifically in the provinces given our wide geographic presence in the country. This year's increased project launches contribute significantly to our extensive project pipeline and have positively impacted our reservation sales, which totaled ₱39.2 billion for the first semester—a 10% increase compared to the same period last year, he added."

The Company reported consolidated revenue of ₱19.9 billion for the period, reflecting an 8% increase. Real estate revenue reached ₱9.6 billion, while rental income amounted to ₱8.5 billion for the six months ending June 30, 2024. Gross profit stood at ₱6.6 billion, with EBITDA totaling ₱11.4 billion. Vista Land enhanced its gross margin bringing it to 57%.

"Our first-half 2024 results align with our asset optimization strategy, with growth in both residential and commercial segments," said Manuel Paolo A. Villar, President & CEO of Vista Land. "We now have over 1.6 million sqm of gross floor area across more than 100 commercial properties, including 42 malls, 59 commercial centers, and seven office buildings. Foot traffic is increasing as more people return to our malls and commercial spaces. With a land bank of 2,969.0 hectares, we plan to launch more upscale and vertical residential projects, integrated with commercial developments in our master-planned communities, to maximize our prime land. The Company spent ₱13.6 billion on capital projects in the first half of 2024."

The Company's financial condition for the period ended June 30, 2024 remains strong, providing significant financial flexibility. This enables the Company to effectively navigate market fluctuations and capitalize on emerging opportunities in the real estate sector. By the end of the period, the Company reported total assets of ₱352.7 billion and equity of ₱136.1 billion, resulting in a net debt-to-equity ratio of 85%.

On July 30, 2024, the Company successfully raised a US\$350 million notes due 2029. The proceeds will be used to refinance the Company's dollar bond maturing in November 2024 which effectively eliminates refinancing risk for the year. The Company intends to call the maturing bonds as early as October 2024 as disclosed. The success of the bond offering underscores strong investor confidence and highlights the Company's solid performance and strategic vision for delivering long-term value.

The Company also boasts the country's widest geographically diverse portfolio, enjoying an unrivaled nationwide presence in 147 cities and municipalities in 49 provinces in the Philippines. The Company's extensive landbank encompasses approximately 2,969.0 hectares, primarily located near major areas and primary infrastructure, with 60% and 40% situated in Provincial and Mega Manila areas, respectively. Vista Land has ZERO exposure to POGO in both its residential and office properties. As a result, the recent ban on POGO operations in the Philippines, which took effect on July 22, has had no impact on the Company.

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### **About Vista Land & Lifescapes, Inc.**

Vista Land operates its residential and commercial property development business through six distinct business units. Camella Homes, Communities Philippines, Crown Asia, Brittany, and Vista Residences are focused on residential property development, while Vistamalls is involved in commercial property development. Visit Vista Land's website at <https://vistaland.com.ph/> for more information.