



103172016000575



## 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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Document ID 103172016000575  
Document Type 17-C (FORM 11-C:CURRENT DISCL/RPT)  
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# COVER SHEET

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S.E.C. Registration Number										

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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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1	2				
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Calendar Year					

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

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0	6				
1	5				
Annual Meeting					

Secondary License Type, If Applicable

Dept. Requiring this Doc.		

Amended Articles Number/Section

Total No. of Stockholders

Domestic

Foreign

Total Amount of Borrowings

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To be accomplished by SEC Personnel concerned

File Number									

\_\_\_\_\_  
LCU

Document I.D.									

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Cashier

[Signature page for SEC Form 17-C: Press Release]



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. **March 17, 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 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> <i>(net of 181,845,100 treasury shares as of March 15, 2016)</i>	<b>12,932,291,276 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

**New Vista Land delivers another banner year for 2015; completes acquisition of Starmalls**

Vista Land & Lifescapes, Inc., one of the country's leading integrated property developers, released its full year 2015 results, posting a net income growth of 14% to P7.2 billion, including Starmalls' net income for the year, which became a subsidiary after its acquisition last year. In a disclosure to the Philippine Stock Exchange (PSE), the company

also stated that its 2015 revenues hit a record P28.7 billion or 12% increase. The company earlier reported that it had completed its acquisition of 88.34% of Starmalls after the end of its tender offer period last February 15, 2016.

The company's total consolidated assets as of year-end 2015 totaled to P152.9 billion compared to the 2014 year-end level of P125.0 billion.

"We are very pleased to report that 2015 is another record year for the Company," said Manuel Paolo A. Villar, Vista Land's President & CEO. "Our strategy in the residential sector is paying off and our recent acquisition of Starmalls adds stability to our existing operations. As we integrate both platforms, the complementary nature of residential and commercial developments will enable us to achieve higher selling prices, increased sales velocity and higher retail rental rates from our improved integrated product offering, as well as lower land acquisition and infrastructure costs," he added. Vista Land is the holding company of five residential business units, Brittany, Crown Asia, Camella Homes, Communities Philippines, and Vista Residences with the addition of Starmalls, its commercial business arm.

"We are confident with the Company's prospects especially now that Starmalls is now part of Vista, that provides a significant source of recurring income in addition to our core and stable end-user business," Vista Land Chairman Manuel B. Villar, Jr., said. The acquisition also strengthens the Company's position as a top four integrated property developer in the country, he added. "We have identified about 100 areas or over 600 hectares of land from our existing Communities around the country with ready population catchment areas for potential Starmalls projects."

Vista Land has an established presence in about 95 cities and municipalities across 36 provinces and intends to focus on the development of Communities, an 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:



**ATTY. NALEN ROSERO-GALANG**  
Compliance Officer & CIO

Date: 17 March 2016