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SECURITIES AND EXCHANGE COMMISSION

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Company Information

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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COVER SHEET

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(Company's Full Name)

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(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									
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. **November 14, 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
Common Shares <i>(net of 247,076,000 treasury shares as of Nov. 11, 2016)</i>	12,867,060,376 Shares
VLL Homebuilder Bonds	Up to P2,500,000,000.00
VLL Retail Bonds	Up to P5,000,000,000.00

11. Indicate the item numbers reported herein:

Item No. 9 – Other Events

PRESS RELEASE

Vista Land's earnings increases 11% for 9M16; Rental income up 67% to P3.1 billion

Vista Land & Lifescapes, Inc., one of the country's leading integrated developers, posted an 11% net income growth for the nine months of 2016 to P6.4 billion from P5.8 billion in the same period last year. Rental income for the nine months of the year registered a 67% increase to P3.1 billion from P1.9 billion in the comparable period, resulting from the increase

in the leasable space of the Company during the year. Consolidated revenues ended the period at P24.0 billion, up by 8% from previous year's P22.3 billion.

"We remain bullish with the expansion plans of our newly acquired subsidiary Starmalls, Inc. which currently now has 17 commercial assets in its portfolio and that is on top of what we had prior to the acquisition," Vista Land Chairman Manuel B. Villar, Jr. said. "Our strategies in both the commercial and residential side of our business are anchored on sound Philippine macroeconomic fundamentals, a resilient real estate industry, the favorable market environment and the sustained growth in disposable income and OF remittances," he added.

The Company launched P17 billion worth of projects during the period, mostly in the low and affordable segment outside the Mega Manila area. To date, the Company is present in 97 cities and municipalities around the Philippines and is looking to open in at least 3 more new areas, growing its geographic presence to a hundred areas across the country. The Company is also planning to build its first condominium project in the island of Boracay which will be called Costa Vista Boracay.

The Company's total consolidated assets as of 30 September 2016 amounted to P172.8 billion.

"Our Company is poised to have another banner year for 2016 as our additional leasable spaces are now contributing significantly to our current financial results and will continue for the rest of the year and moving forward," Vista Land President & CEO Manuel Paolo Villar said. "We also remain prudent with our financial management as we undertook a liability management exercise during the period to replace some of our existing dollar liability with a 7-year peso denominated bilateral loan at a 5% interest rate," he explained.

As of end September 30, 2016, Vista Land spent P22.7 billion of its capital expenditure budget of P30.9 billion. The majority of the expenditures were made in constructing commercial assets as well as housing units sold to buyers.

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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: 14 November 2016