

# 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)

<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										

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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. **March 21, 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

**Common Shares**

*(net of 287,210,300 treasury shares as of March 20, 2017)*

**VLL Homebuilder Bonds**

**VLL Retail Bonds**

**12,826,926,076 Shares**

**Up to P2,500,000,000.00**

**Up to P5,000,000,000.00**

11. Indicate the item numbers reported herein:

**Item No. 9 – Other Events**

**PRESS RELEASE**

**Vista Land delivers another record year for 2016; leasing business now a fifth of its consolidated net income**

Vista Land & Lifescapes, Inc., one of the country's leading integrated property developer released its full year 2016 results, posting a consolidated net income growth of 13% to P8.1

billion. Its leasing business came mostly from its subsidiary Starmalls, which delivered strong double digit growth in the bottomline and now accounts for a fifth of the consolidated net income. The company also stated that its total revenues hit a record P31 billion.

The company's total consolidated assets as of year-end 2016 totaled P175 billion compared to the 2015 year-end level of P153 billion.

"We are very pleased to report that 2016 is another banner year for the Company," said Manuel Paolo A. Villar, Vista Land's President & CEO. "Our acquisition of Starmalls last November of 2015 was opportune as our 2016 performance was driven primarily by our leasing business which registered robust growth in revenue, EBITDA and net income. Our residential segment was affected by the slower demand from the OF market specifically from the Middle East. But we believe that the slowdown was confidence driven and will be temporary," 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 in the Company's prospects for 2017, especially on the leasing side which 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. "Our performance last year solidified the company's position as one of the top integrated property developers in the country," he added. "We have a solid pipeline for our commercial asset rollout which we target to reach 1.3 million sqm in Gross Floor Area by end 2018 from our GFA of 882,009 sqm. at the end of 2016. In addition, we have identified about 100 areas or over 600 hectares of land from our existing developments around the country with ready population catchment areas for potential commercial projects."

Vista Land has an established presence in about 100 cities and municipalities across 37 provinces and intends to focus on the development of Communities, integrated urban developments combining lifestyle retail, prime office space, universities, 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: 21 March 2017