



September 29, 2016

PHILIPPINE STOCK EXCHANGE

3rd Floor, Tower One and Exchange Plaza
Ayala Triangle, Ayala Ave., Makati City
Attention: Mr. Jose Valeriano B. Zuño III
 OIC – Head, Disclosure Department

PHILIPPINE DEALING AND EXCHANGE CORPORATION

37th Floor, Tower 1, The Enterprise Center
6766 Ayala Ave. cor Paseo de Roxas, Makati City
Attention: Ms. Vina Vanessa S. Salonga
 Head, Issuer Compliance and Disclosure Department

Subject: Vista Land & Lifescapes, Inc.: Notes Purchased by VLL International, Inc.

Gentlemen:

Please see attached disclosure filed with the Securities and Exchange Commission today.

Thank you.


Brian N. Edang
Officer-in-Charge

COVER SHEET

C	S	2	0	0	7	0	3	1	4	5
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	Ñ	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	A	G	E	,					
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)

Brian N. Edang
Contact Person

226-3552 ext. 0088
Company Telephone Number

1 2	3 1
<i>Month</i>	<i>Day</i>
Calendar Year	

17C
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

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. **September 29, 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 231,840,900 treasury shares as of 28 Sept. 2016)</i>	12,882,295,476 Shares
VLL Homebuilder Bonds	Up to P2,500,000,000.00
VLL Retail Bonds	5,000,000,000

11. Indicate the item numbers reported herein:

Item No. 9 – Other Events

Please refer to the attached announcements made by VLL International, Inc.

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: 29 September 2016



VLL International, Inc.

(the Issuer)

(incorporated in the Cayman Islands with limited liability)

Vista Land & Lifescapes, Inc.

(the Company)

(incorporated in the Philippines with limited liability)

Brittany Corporation

Camella Homes, Inc.

Crown Asia Properties, Inc.

Communities Philippines, Inc.

Manuela Corporation

Masterpiece Asia Properties, Inc.

Starmalls, Inc.

Vista Residences, Inc.

(the Subsidiary Guarantors)

(each incorporated in the Philippines with limited liability)

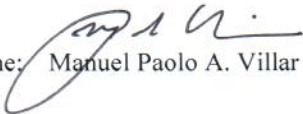
**NOTICE OF PURCHASE AND CANCELLATION
OF U.S.\$ 10,700,000 NOTES UNDER THE ISSUER'S
U.S.\$100,000,000 6.75% NOTES DUE 2018**

The Issuer, the Company and the Subsidiary Guarantors hereby announce the purchase by the Issuer of notes in the aggregate nominal amount of U.S.\$ 10,700,000.00 under the Issuer's U.S.\$100,000,000.00 6.75% Notes due 2018. The Notes so purchased will be cancelled in accordance with the terms and conditions of the Notes and as a result, the aggregate amount of notes that will remain outstanding will be U.S.\$ 51,815,000.00.

This announcement does not constitute or form a part of any offer to buy or a solicitation to sell securities in the United States or elsewhere where such an offer or solicitation is restricted or prohibited. The securities referred to herein have not and will not be registered under the U.S. Securities Act of 1933, as amended (the "Securities Act"), or the securities laws of any state of the United States or any other jurisdiction. The securities referred to herein may not be offered or sold within the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. No public offering of the securities referred to herein is being made in the United States or in any other jurisdiction.

FOR AND ON BEHALF OF

VLL INTERNATIONAL, INC.

Name:  Manuel Paolo A. Villar

Title: Authorized Signatory

Date: 29 SEPTEMBER 2014



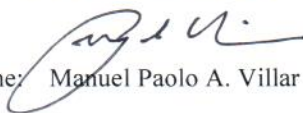
Name: Cynthia J. Javarez

Title: Authorized Signatory

Date: 29 SEPTEMBER 2014


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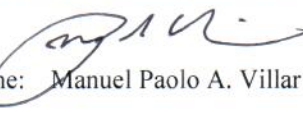
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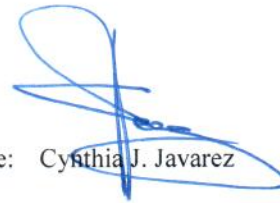
FOR AND ON BEHALF OF

BRITTANY CORPORATION

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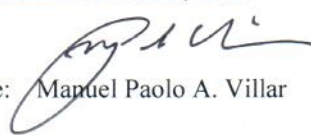
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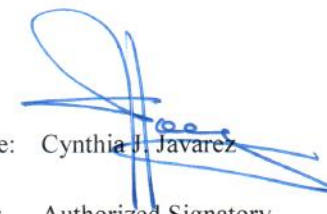
FOR AND ON BEHALF OF

CAMELLA HOMES, INC.

Name:  Manuel Paolo A. Villar

Title: Authorized Signatory

Date: 29 SEPTEMBER 2014



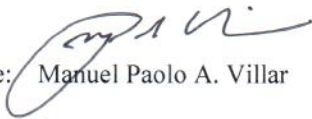
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FOR AND ON BEHALF OF

CROWN ASIA PROPERTIES, INC.


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Date: 29 SEPTEMBER 2016



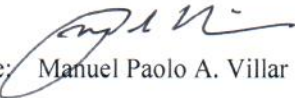
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FOR AND ON BEHALF OF

COMMUNITIES PHILIPPINES, INC.


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MANUELA CORPORATION


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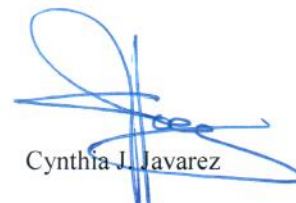
FOR AND ON BEHALF OF

MASTERPIECE ASIA PROPERTIES, INC.


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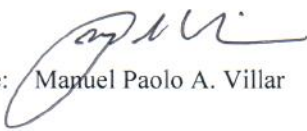
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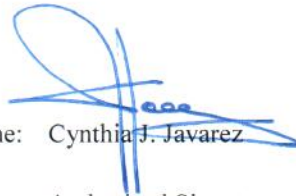
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STARMALLS, INC.


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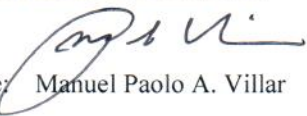
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FOR AND ON BEHALF OF

VISTA RESIDENCES, INC.


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Title: Authorized Signatory

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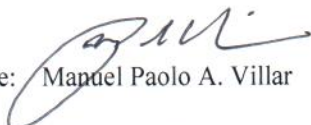
**NOTICE OF PURCHASE AND CANCELLATION
OF U.S.\$ 54,543,000 NOTES UNDER THE ISSUER'S
U.S.\$1,000,000,000 MEDIUM TERM NOTES PROGRAMME**

The Issuer, the Company and the Subsidiary Guarantors hereby announce the purchase by the Issuer of notes in the aggregate nominal amount of U.S.\$ 54,543,000.00 under the Issuer's U.S.\$1,000,000,000 Medium Term Note Programme. The notes so purchased will be cancelled in accordance with the terms and conditions of the notes and as a result, the aggregate amount of notes that will remain outstanding will be U.S.\$ 370,457,000.00.

This announcement does not constitute or form a part of any offer to buy or a solicitation to sell securities in the United States or elsewhere where such an offer or solicitation is restricted or prohibited. The securities referred to herein have not and will not be registered under the U.S. Securities Act of 1933, as amended (the "Securities Act"), or the securities laws of any state of the United States or any other jurisdiction. The securities referred to herein may not be offered or sold within the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. No public offering of the securities referred to herein is being made in the United States or in any other jurisdiction.

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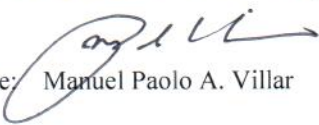
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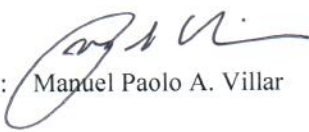
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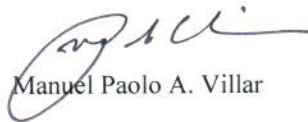
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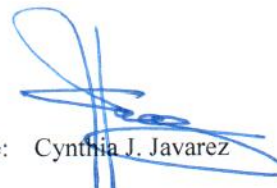
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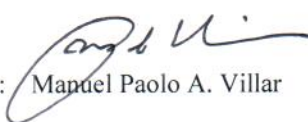
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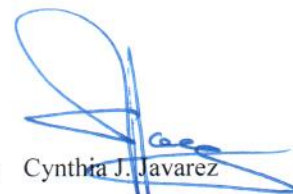
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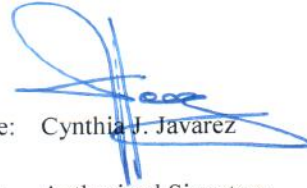
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