



March 11, 2014

PHILIPPINE STOCK EXCHANGE
Listing and Disclosure Department
Exchange Road, Ortigas Center
Pasig City

Attention: Ms. Janet A. Encarnacion
Head, Disclosures Department

Subject: Vista Land & Lifescapes, Inc.: **Press Release 3/11/2014**

Gentlemen:

Please see attached copy of the press release on Vista Land's 2013 financial and operating results.

Truly Yours,

A handwritten signature in black ink, appearing to read 'BE', is written over the printed name of Brian Edang.

Brian 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)

L	A	S		P	I	N	A	S		B	U	S	I	N	E	S	S		C	E	N	T	E	R
N	A	T	I	O	N	A	L		R	O	A	D	,		T	A	L	O	N	,				
L	A	S		P	I	N	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	

17-C
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 Amount of Borrowings	
Total No. of Stockholders	Domestic	Foreign

To be accomplished by SEC Personnel concerned

File Number									

LCU

Document I.D.									

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 11, 2014**
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. **Las Piñas Business Center, National Road, Talon, Las Piñas City** **1747**
Address of principal office 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	8,538,740,614 Shares
VLL Homebuilder Bonds	Up to P2,500,000,000.00

11. Indicate the item numbers reported herein:

Item No. 9 – Other Events

PRESS RELEASE

Vista Land delivered record revenues and net income for 2013

Vista Land & Lifescapes, Inc., the country's largest homebuilder, released its audited financial results for 2013, posting a net income of PHP5.1 billion – the highest achieved in the company's history. In a disclosure to the Philippine Stock Exchange (PSE), the company stated that its revenues from real estate sales hit a record P20.0 billion in 2013.

The company's total consolidated assets as of year-end 2013 totaled P84.5 billion compared to the 2012 year-end level of P71.3 billion.

"We are very pleased to report that 2013 is another banner year for the Company," said Manuel Paolo Villar, Vista Land's Chief Executive Officer. "Our strategy is paying off and given the strength of the property market, particularly in the housing sector, we will continue to focus on bringing our housing brands to families around the country", he added. Vista Land is the holding company of five business units, Brittany, Crown Asia, Camella Homes, Communities Philippines, and Vista Residences.

The company's CEO also stated that the Company is lining up various strategies this year to shift to a more capital efficient business model. "We are looking at entering into more joint venture agreements with land owners owning large parcels of land for us to efficiently increase our land bank," said Mr. Villar. "We are also ramping up our commercial centers in our existing residential developments to build up our recurring revenue base while enhancing the value of our residential projects," he also added.

Manuel B. Villar, Jr., Vista Land's Chairman, reported that the company expects continued strong performance in 2014. "The market demand for housing, particularly in the lower end of the market, continues to be robust and we don't see any risk of a slowdown in that segment". The Company is also looking at to be more aggressive in the lower end of the market by launching its Lumina brand. Lumina offers housing units at P1.5 million and below.

Vista Land continues to be optimistic about the property industry's prospects for 2014 and beyond. With a strategically located land bank of 1,888.2 hectares nationwide, Vista Land is well-positioned to take advantage of continued growth in the housing sector. "Camella" is widely considered to be the number one housing brand in the Philippines and has grown in popularity over the years as the company has broadened its presence to 73 cities and municipalities nationwide.

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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
Controller

Date: 11 March 2014