

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	N	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	.		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			

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. **August 14, 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	12,826,926,076 Shares
VLL Homebuilder Bonds	P 504,000,000.00
VLL Retail Bonds	P 10,000,000,000.00

11. Indicate the item numbers reported herein:

Item No. 9 – Other Events

PRESS RELEASE

**Vista Land nets P4.5 B up 15% for 1st Semester of 2017;
core residential business on an uptrend**

Vista Land & Lifescapes, Inc., one of the country's leading integrated developers, registered a 15% net income growth for the first semester of 2017 to P4.5 billion from P3.9 billion in the same period last year. Consolidated revenues for the period were P18.2 billion, up 16% from the previous year's P15.7 billion. Revenues from real estate were 14.4 billion, up

14%, which was a marked improvement from the low single digit growth registered by the Company in the previous year. Recurring revenues likewise posted a 37% increase to P2.9 billion from P2.1 billion in the comparable period last year.

"We are pleased with our first half results and we are very optimistic that we will achieve another record year," said Vista Land Chairman Manuel B. Villar, Jr. "Vista Land continues to deliver solid performance, fueled by the substantial contribution from our commercial assets coupled with the regained momentum of our core housing business," he added. "Our reservations sales sustained the 12% growth registered during the 1st Quarter of the year to end the semester at P32.3 billion. We remain bullish for the industry, given the strong demand for our housing products as well as our commercial space propelled by the stable growth in the disposable income, OF remittances, sound Philippine macroeconomic fundamentals and the government's drive to accelerate economic activities and infrastructure developments outside Metro Manila, where we have a competitive advantage given that we have the widest geographic reach around the country."

The Company's total consolidated assets as of 30 June 2017 stood at P190.7 billion. Capital expenditures for the first half of the year amounted to P16.4 billion.

"We remain confident about the Company's prospects for the rest of the year as we see a resurgence in our residential business and the continued expansion of our rental spaces," said Manuel Paolo Villar, Vista Land President & CEO. "We have launched projects with an estimated value of P28.3 billion during the 1st semester of the year and already exceeded our total launched value for the whole year of 2016 which stood at P26.2 billion. We also continued with our strategy of opening in new areas aggressively. We are now present in 125 cities and municipalities and we closer to our target of having a presence in 200 cities and municipalities in the near future," he explained. "As for the leasing side of our business, we ended the period with a gross floor area of over 950 thousand square meters of investment properties, resulting in 28% of our EBITDA now coming from our recurring leasing business and this will continue to grow as we continue the expansion of our investment properties," he added.

Recently, the Company tapped the domestic retail bond market with its P5.0 billion retail bond offering due 2024 and 2027. "Over the last few years we made significant strides towards improving the company's credit profile. We have lowered the cost of our borrowing and extended the maturities of our debt instruments. This is the first 10-year peso retail bond issued by the Company," he added. Proceeds of the bonds will be used for construction of commercial assets and for general corporate purposes.

Vista Land 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.

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 August 2017