

# 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)

L	O	W	E	R		G	R	O	U	N	D		F	L	O	O	R	,								
B	U	I	L	D	I	N	G		B	,		E	V	I	A											
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(Business Address: No. Street/City/Province)

<b>Brian N. Edang</b>
Contact Person

<b>3226-3552 ext. 0088</b>
Company Telephone Number

1	2	3	1
Month		Day	
Calendar Year			

<b>17-C</b>
FORM TYPE

0	6	1	8
Month		Day	
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

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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 13, 2024**  
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. **Lower Ground Floor, Building B, EVIA Lifestyle Center, Vista City, Daanghari, Almanza II, Las Piñas City**  
Address of principal office **1747**  
Postal Code
8. **(632) 8874-5758 / (632) 8872-6947 / (632) 3226-3552**  
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
<b>Common stock</b>	
<b>(Net of 416,128,700 treasury shares)</b>	<b>12,698,007,676</b>
<b>VLL Retail Bonds issued in 2017</b>	<b>P5,000,000,000.00</b>
<b>VLL Retail Bonds issued in 2018</b>	<b>P3,500,000,000.00</b>
<b>VLL Retail Bonds issued in 2019</b>	<b>P10,000,000,000.00</b>
<b>VLL Retail Bonds issued in 2023</b>	<b>P6,000,000,000.00</b>

11. Indicate the item numbers reported herein:

**Item No. 9 – Other Events**

Please see attached disclosure of the Company relating to the clarification of the news article entitled "SEC clears Vista Land's P5-b share sale posted on ManilaStandard.net on August 12, 2024.

## 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:

  
**BRIANN. EDANG**  
CFO & Head Investor Relations

Date: August 13, 2024



August 13, 2024

**SECURITIES AND EXCHANGE COMMISSION**

7907 Makati Avenue, Salcedo Village,  
Bel-Air, Makati City, 1209

Attention: Atty. Oliver O. Leonardo  
Director, Markets and Securities Regulation Department  
Attention: Atty. Rachel Esther J. Gumtang-Remalante  
OIC – Corporate Governance and Finance Department

**PHILIPPINE STOCK EXCHANGE**

9th Floor, Philippine Stock Exchange Tower,  
28<sup>th</sup> Street corner 5<sup>th</sup> Avenue, BGC Taguig City

Attention: Atty. Stefanie Ann B. Go  
Officer-in-Charge, Disclosure Department

**PHILIPPINE DEALING AND EXCHANGE CORPORATION**

29th Floor, BDO Equitable Tower  
Paseo de Roxas, Makati City

Attention: Atty. Suzy Claire R. Selleza  
Head - Issuer Compliance and Disclosure Department

Subject: Vista Land & Lifescapes, Inc. (the “Company”):  
Clarification of News Report

Gentlemen:

We reply to the letter of the Philippine Stock Exchange, Inc. (PSE) of even date, requesting the Company’s confirmation of the news article entitled “SEC clears Vista Land’s P5-b share sale” posted on ManilaStandard.net on August 12, 2024<sup>1</sup>, where it was reported in part that:

*“The Securities and Exchange Commission (SEC) said Monday it approved the P5-billion preferred share offering of property developer Vista Land & Lifescapes Inc.*

*The SEC said it approved Vista Land’s registration of up to 30 million series 2 preferred shares, with an oversubscription option for another 20*

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<sup>1</sup> [manilastandard.net/business/314483404/sec-clears-vista-lands-p5-b-share-sale.html](https://manilastandard.net/business/314483404/sec-clears-vista-lands-p5-b-share-sale.html)

*million, subject to the company's compliance with certain remaining requirements.*

*The preferred shares, which are perpetual, cumulative, non-participating, non-voting, redeemable and non-convertible, will be offered to the public at P100 apiece.*

*Assuming the oversubscription is fully exercised, the listed property developer would net P4.94 billion from the offer.*

*Vista Land said it would use the proceeds from the fund-raising activity to refinance existing debt and for general corporate purposes.*


*The preferred shares will be offered from Aug. 20 to Sept. 4, in time for listing at the main board of the Philippine Stock Exchange on Sept. 13, according to the latest timetable submitted to the SEC.*

*....”*

We confirm that the foregoing article is substantially correct. The SEC En Banc has favorably considered the registration statement for the up to Php5 billion preferred shares offering of the Company (the “Offer”), and has issued the corresponding pre-effective approval. Nonetheless, the Offer remains subject to further approval by the PSE and SEC.

Please also note however that any forward-looking statements included in the article are not a guarantee of future performance and involves a number of known and unknown risks, uncertainties and other factors that could cause the actual performance, financial position or results of operations of the Company and its subsidiaries to be materially different from any future performance, financial condition of operations implied by such forward-looking statements

Thank you.

  
Brian N. Edang  
Officer-in-Charge