



November 5, 2018

PHILIPPINE STOCK EXCHANGE

9th Floor, Philippine Stock Exchange Tower,
28th Street corner 5th Avenue, BGC Taguig City
Attention: Ms. Janet A. Encarnacion
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. Alyanna Kaye T. Deang
OIC, Issuer Compliance and Disclosure Department

Subject: Vista Land & Lifescapes, Inc.: **Board Meeting Resolution**

Gentlemen:

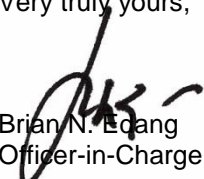
Please see attached copy of the SEC Form 17C filed on various board resolutions made during the Company's Board of Directors meeting held today. Board Resolutions were made on the following matters:

1. Changes in the Management of the Company

Management	Position	
	From	To
Cynthia J. Javarez	Chief Financial Officer Controller Treasurer Chief Risk Officer	Chief Operating Officer Treasurer Chief Risk Officer
Brian N. Edang	Head Investor Relations	Chief Financial Officer Head Investor Relations
Lorelyn D. Mercado	Vice President - Accounting	Controller

2. Issuance of the Company's Unaudited Financial Statement of the Company as of and for the nine months ended September 30, 2018
3. Extension of Share Buyback Program
4. Proposed issuance of retail bond

Very truly yours,


Brian N. Edang
Officer-in-Charge

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)

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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>Mont</i>	<i>Day</i>
<i>h</i>	
Calendar Year	

17-C

FORM TYPE

0 6	1 5
<i>Mont</i>	<i>Day</i>
<i>h</i>	
Annual Meeting	

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Secondary License Type, If Applicable

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Dept. Requiring this Doc.

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Amended Articles
Number/Section

	Total Amount of Borrowings	
Total No. of Stockholders	Domestic	Foreign

To be accomplished by SEC Personnel concerned

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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. **November 5, 2018**
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) 874-5758 / (632) 872-6947 / (632) 226-3552**
Issuer's telephone number, including area code
9. **3rd Level Starmall Las Piñas C.V. Starr Avenue, Philamlife Village, Pamplona, Las Piñas City**
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 stock	
(as of 09/30/2018 net of 287,210,300 treasury shares)	12,826,926,076
VLL Retail Bonds issued in 2014 (as of 09/30/2018)	P5,000,000,000.00
VLL Retail Bonds issued in 2017 (as of 09/30/2018)	P5,000,000,000.00

11. Indicate the item numbers reported herein:

Item No. 4 – Resignation, Removal or Election of Directors or Officers

At the meeting of the Board of Directors of the Company held today, November 5, 2018, the Board approved the following:

1. Changes in Management of the Company:

Management	Position	
	From	To
Cynthia J. Javarez	Chief Financial Officer Controller	Chief Operating Officer Treasurer

	Treasurer Chief Risk Officer	Chief Risk Officer
Brian N. Edang	Head Investor Relations	Chief Financial Officer Head Investor Relations
Lorelyn D. Mercado	Vice President - Accounting	Controller

Item No. 9 – Other Events

- 9M 2018 Unaudited Financial Statements** – the Board approved and authorized the release of the Unaudited Financial Statements of the Company as of and for the nine months ended September 30, 2018.
- Extension of Share Buyback Program** – the Board authorized the extension of the Share Buyback Program of the Company up to November 5, 2020. The details of the share buyback exercise, including timing and volume of share purchases, were left to the discretion of Management, taking into account all applicable laws, regulations and contractual commitments of the Company.

Additional information on the share buyback program:

- Reason/purpose of the buy-back program:

The Board and the Management of the Company believe that its shares are trading at a price level that is lower than the fair value thereof.

- Latest information as of November 4, 2018 on the following:

Company's common shares

Issued Shares	:	13,114,136,376
Outstanding Shares	:	12,826,926,076
Listed Shares	:	13,114,136,376
Treasury Shares	:	287,210,300

Current Buyback Program

Authorized Amount	:	3,000,000,000
Remaining Balance of the Program	:	1,397,994,157
Expiration Date	:	November 11, 2018
Equivalent Treasury Shares Bought	:	287,210,300

- Proposed issuance of retail bond** – the Board authorized the Company to offer and to sell to the public Philippine Peso-Denominated fixed-rate retail bonds with an aggregate amount of up to FIVE BILLION PESOS (₱5,000,000,000.00) with an oversubscription option of up to FIVE BILLION PESOS (₱5,000,000,000.00) from its remaining ₱15 Billion shelf-registered bonds. The Management of the Company has been authorized to determine the other terms and conditions of the issuance of the Offer Bonds as may be advantageous to the Company and in accordance with the scope of authority given by the Board including, but not limited to, the determination of the interest rate of the Offer Bonds. The Company has tapped China Bank Capital Corporation to act as the issue manager for the offering.

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:


BRIAN N. EDANG
CFO & Head Investor Relations

Date: 05 November 2018