



May 04, 2012

PHILIPPINE STOCK EXCHANGE

Listing and Disclosure Department
Exchange Road, Ortigas Center, Pasig City

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

Subject: Vista Land & Lifescapes, Inc.: **Buyback of Shares**

Gentlemen:

Please find the following details in relation to the Company's buyback program executed on May 03, 2012:

Issuer	Date of Transaction	Number of Shares Purchased	Price per Share	Outstanding Common Shares after Transaction	Treasury Shares after Transactions
Vista	03 May 2012	287,000	4.25	8,496,490,614	42,250,000
Vista	03 May 2012	350,000	4.26	8,496,140,614	42,600,000
Vista	03 May 2012	510,000	4.27	8,493,630,614	43,110,000
Vista	03 May 2012	1,398,000	4.28	8,494,232,614	44,508,000
Vista	03 May 2012	852,000	4.29	8,493,380,614	45,360,000
Vista	03 May 2012	578,000	4.30	8,492,802,614	45,938,000
Vista	03 May 2012	456,000	4.31	8,492,346,614	46,349,000
Vista	03 May 2012	12,000	4.32	8,492,334,614	46,406,000
Vista	03 May 2012	30,000	4.33	8,492,304,614	46,436,000
Vista	03 May 2012	51,000	4.34	8,492,253,614	46,487,000
Vista	03 May 2012	5,000	4.36	8,492,248,614	46,492,000
Vista	03 May 2012	6,000	4.37	8,492,242,614	46,498,000
Vista	03 May 2012	2,000	4.38	8,492,240,614	46,500,000

Very truly yours,

BRIAN N. EDANG
Officer-in-Charge