



July 11, 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 July 10, 2012:

Issuer	Date of Transaction	Number of Shares Purchased	Price per Share	Outstanding Common Shares after Transaction	Treasury Shares after Transactions
Vista	10 July 2012	134,000	4.09	8,412,134,614	126,606,000
Vista	10 July 2012	150,000	4.10	8,411,984,614	126,756,000
Vista	10 July 2012	250,000	4.11	8,411,734,614	127,006,000
Vista	10 July 2012	450,000	4.12	8,411,284,614	127,456,000
Vista	10 July 2012	4,000	4.14	8,411,280,614	127,460,000

Very truly yours,



BRIAN N. EDANG
Officer-in-Charge