



July 03, 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 02, 2012:

Issuer	Date of Transaction	Number of Shares Purchased	Price per Share	Outstanding Common Shares after Transaction	Treasury Shares after Transactions
Vista	02 July 2012	4,000	4.13	8,419,869,614	118,871,000
Vista	02 July 2012	50,000	4.14	8,419,819,614	118,921,000
Vista	02 July 2012	227,000	4.15	8,419,592,614	119,148,000
Vista	02 July 2012	195,000	4.16	8,419,397,614	119,343,000
Vista	02 July 2012	1,279,000	4.17	8,418,118,614	120,622,000
Vista	02 July 2012	199,000	4.18	8,417,919,614	120,821,000
Vista	02 July 2012	6,000	4.19	8,417,913,614	120,827,000
Vista	02 July 2012	42,000	4.20	8,417,871,614	120,869,000
Vista	02 July 2012	8,000	4.21	8,417,863,614	120,877,000

Very truly yours,

A handwritten signature in black ink, appearing to read 'B. Edang'.

BRIAN N. EDANG
Officer-in-Charge