



May 22, 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 21, 2012:

Issuer	Date of Transaction	Number of Shares Purchased	Price per Share	Outstanding Common Shares after Transaction	Treasury Shares after Transactions
Vista	21 May 2012	2,000	4.10	8,475,915,614	62,825,000
Vista	21 May 2012	25,000	4.11	8,475,890,614	62,850,000
Vista	21 May 2012	10,000	4.12	8,475,880,614	62,860,000
Vista	21 May 2012	20,000	4.13	8,475,860,614	62,880,000
Vista	21 May 2012	15,000	4.14	8,475,845,614	62,895,000
Vista	21 May 2012	11,000	4.15	8,475,834,614	62,906,000
Vista	21 May 2012	45,000	4.17	8,475,789,614	62,951,000
Vista	21 May 2012	274,000	4.18	8,475,515,614	63,225,000
Vista	21 May 2012	10,000	4.19	8,475,505,614	63,235,000
Vista	21 May 2012	2,000	4.20	8,475,503,614	63,237,000

Very truly yours,

A handwritten signature in black ink, appearing to read 'B. Edang', is written over the typed name.

BRIAN N. EDANG
Officer-in-Charge