



May 10, 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 09, 2012:

<b>Issuer</b>	<b>Date of Transaction</b>	<b>Number of Shares Purchased</b>	<b>Price per Share</b>	<b>Outstanding Common Shares after Transaction</b>	<b>Treasury Shares after Transactions</b>
Vista	09 May 2012	5,000	4.30	8,488,155,614	50,585,000
Vista	09 May 2012	220,000	4.31	8,487,935,614	50,805,000
Vista	09 May 2012	200,000	4.32	8,487,735,614	51,005,000

Very truly yours,

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

BRIAN N. EDANG  
Officer-in-Charge