



May 15, 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 15, 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	15 May 2012	64,000	4.11	8,483,560,614	55,180,000
Vista	15 May 2012	100,000	4.12	8,483,460,614	55,280,000
Vista	15 May 2012	69,000	4.13	8,483,391,614	55,349,000
Vista	15 May 2012	185,000	4.14	8,483,206,614	55,534,000
Vista	15 May 2012	481,000	4.15	8,482,725,614	56,015,000
Vista	15 May 2012	178,000	4.16	8,482,547,614	56,193,000
Vista	15 May 2012	400,000	4.17	8,482,147,614	56,593,000
Vista	15 May 2012	167,000	4.18	8,481,980,614	56,760,000
Vista	15 May 2012	25,000	4.19	8,481,955,614	56,785,000
Vista	15 May 2012	21,000	4.20	8,481,934,614	56,806,000

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