



July 05, 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 04, 2012:

Issuer	Date of Transaction	Number of Shares Purchased	Price per Share	Outstanding Common Shares after Transaction	Treasury Shares after Transactions
Vista	04 July 2012	487,000	4.14	8,416,116,614	112,624,000
Vista	04 July 2012	133,000	4.15	8,415,983,614	112,757,000
Vista	04 July 2012	5,000	4.17	8,415,978,614	122,762,000
Vista	04 July 2012	3,000	4.18	8,415,975,614	112,765,000
Vista	04 July 2012	16,000	4.19	8,415,959,614	122,781,000
Vista	04 July 2012	2,000	4.21	8,415,957,614	122,783,000
Vista	04 July 2012	2,000	4.22	8,415,955,614	122,785,000
Vista	04 July 2012	2,000	4.25	8,415,953,614	122,787,000

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