



July 12, 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 11, 2012:

Issuer	Date of Transaction	Number of Shares Purchased	Price per Share	Outstanding Common Shares after Transaction	Treasury Shares after Transactions
Vista	11 July 2012	100,000	4.07	8,411,180,614	127,560,000
Vista	11 July 2012	149,000	4.08	8,411,031,614	127,709,000
Vista	11 July 2012	300,000	4.09	8,410,731,614	128,009,000
Vista	11 July 2012	300,000	4.10	8,410,431,614	128,309,000
Vista	11 July 2012	838,000	4.11	8,409,593,614	129,147,000
Vista	11 July 2012	13,000	4.12	8,409,580,614	129,160,000

Very truly yours,

BRIAN N. EDANG
Officer-in-Charge