



July 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 July 09, 2012:

Issuer	Date of Transaction	Number of Shares Purchased	Price per Share	Outstanding Common Shares after Transaction	Treasury Shares after Transactions
Vista	09 July 2012	100,000	4.12	8,412,783,614	125,957,000
Vista	09 July 2012	156,000	4.13	8,412,627,614	126,113,000
Vista	09 July 2012	208,000	4.14	8,412,419,614	126,321,000
Vista	09 July 2012	151,000	4.15	8,412,268,614	126,472,000

Very truly yours,



BRIAN N. EDANG
Officer-in-Charge