



July 04, 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 03, 2012:

Issuer	Date of Transaction	Number of Shares Purchased	Price per Share	Outstanding Common Shares after Transaction	Treasury Shares after Transactions
Vista	03 July 2012	182,000	4.15	8,417,681,614	121,059,000
Vista	03 July 2012	229,000	4.16	8,417,452,614	121,288,000
Vista	03 July 2012	182,000	4.17	8,417,270,614	121,470,000
Vista	03 July 2012	547,000	4.18	8,416,723,614	122,017,000
Vista	03 July 2012	120,000	4.19	8,416,603,614	122,137,000

Very truly yours,



BRIAN N. EDANG
Officer-in-Charge