



May 17, 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 16, 2012:

Issuer	Date of Transaction	Number of Shares Purchased	Price per Share	Outstanding Common Shares after Transaction	Treasury Shares after Transactions
Vista	16 May 2012	100,000	4.00	8,481,834,614	56,906,000
Vista	16 May 2012	100,000	4.01	8,481,734,614	57,006,000
Vista	16 May 2012	135,000	4.02	8,481,599,614	57,141,000
Vista	16 May 2012	120,000	4.03	8,481,479,614	57,261,000
Vista	16 May 2012	147,000	4.04	8,481,332,614	57,408,000
Vista	16 May 2012	58,000	4.05	8,481,274,614	57,466,000
Vista	16 May 2012	242,000	4.06	8,481,032,614	57,708,000
Vista	16 May 2012	236,000	4.07	8,480,796,614	57,944,000
Vista	16 May 2012	540,000	4.08	8,480,256,614	54,484,000
Vista	16 May 2012	279,000	4.09	8,479,977,614	58,763,000
Vista	16 May 2012	629,000	4.10	8,479,348,614	59,392,000
Vista	16 May 2012	273,000	4.11	8,479,075,614	59,665,000
Vista	16 May 2012	270,000	4.12	8,478,805,614	59,935,000
Vista	16 May 2012	20,000	4.13	8,478,785,614	59,955,000
Vista	16 May 2012	3,000	4.14	8,478,782,614	59,958,000
Vista	16 May 2012	5,000	4.15	8,478,777,614	59,963,000

Very truly yours,

BRIAN N. EDANG
Officer-in-Charge