



September 14, 2011

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 today:

Issuer	Date of Transaction	Number of Shares Purchased	Price per Share	Outstanding Common Shares after Transaction	Treasury Shares after Transactions
Vista	14 Sept 2011	92,000	2.99	8,525,682,614	13,058,000
Vista	14 Sept 2011	6,461,000	3.00	8,519,221,614	19,519,000
Vista	14 Sept 2011	1,996,000	3.01	8,517,225,614	21,515,000
Vista	14 Sept 2011	773,000	3.02	8,516,452,614	22,288,000
Vista	14 Sept 2011	1,828,000	3.03	8,514,624,614	24,116,000
Vista	14 Sept 2011	877,000	3.04	8,513,747,614	24,993,000
Vista	14 Sept 2011	800,000	3.05	8,512,947,614	25,793,000

Very truly yours,

A handwritten signature in black ink, appearing to read 'B. Edang'.

BRIAN N. EDANG
Officer-in-Charge