



May 25, 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 24, 2012:

Issuer	Date of Transaction	Number of Shares Purchased	Price per Share	Outstanding Common Shares after Transaction	Treasury Shares after Transactions
Vista	24 May 2012	15,000	4.17	8,474,785,614	63,955,000
Vista	24 May 2012	155,000	4.18	8,474,630,614	64,110,000
Vista	24 May 2012	5,000	4.19	8,474,625,614	64,115,000

Very truly yours,

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

BRIAN N. EDANG
Officer-in-Charge