



August 09, 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:

<b>Issuer</b>	<b>Date of Transaction</b>	<b>Number of Shares Purchased</b>	<b>Price per Share</b>	<b>Outstanding Common Shares after Transaction</b>	<b>Treasury Shares after Transactions</b>
Vista	09 Aug 2011	300,000	3.14	8,531,989,614	6,751,000
Vista	09 Aug 2011	300,000	3.10	8,531,689,614	7,051,000
Vista	09 Aug 2011	200,000	3.09	8,531,489,614	7,251,000
Vista	09 Aug 2011	200,000	3.04	8,531,289,614	7,451,000

Very truly yours,

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

BRIAN N. EDANG  
Officer-in-Charge