



September 28, 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 September 27, 2012:

Issuer	Date of Transaction	Number of Shares Purchased	Price per Share	Outstanding Common Shares after Transaction	Treasury Shares after Transactions
Vista	27 Sep 2012	50,000	4.69	8,406,530,614	132,210,000
Vista	27 Sep 2012	110,000	4.70	8,406,420,614	132,320,000
Vista	27 Sep 2012	123,000	4.71	8,406,297,614	132,443,000
Vista	27 Sep 2012	251,000	4.72	8,406,046,614	132,694,000
Vista	27 Sep 2012	205,000	4.73	8,405,841,614	132,899,000
Vista	27 Sep 2012	125,000	4.74	8,405,716,614	133,024,000
Vista	27 Sep 2012	851,000	4.75	8,404,865,614	133,875,000
Vista	27 Sep 2012	10,000	4.76	8,404,855,614	133,885,000
Vista	27 Sep 2012	25,000	4.78	8,404,830,614	133,910,000

Very truly yours,

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

BRIAN N. EDANG
Officer-in-Charge