



May 03, 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 02, 2012:

| Issuer | Date of Transaction | Number of Shares Purchased | Price per Share | Outstanding Common Shares after Transaction | Treasury Shares after Transactions |
|--------|---------------------|----------------------------|-----------------|---|------------------------------------|
| Vista | 02 May 2012 | 120,000 | 4.32 | 8,497,297,614 | 41,443,000 |
| Vista | 02 May 2012 | 100,000 | 4.33 | 8,497,197,614 | 41,543,000 |
| Vista | 02 May 2012 | 300,000 | 4.34 | 8,496,897,614 | 41,843,000 |
| Vista | 02 May 2012 | 120,000 | 4.35 | 8,496,777,614 | 41,963,000 |

Very truly yours,

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

BRIAN N. EDANG
Officer-in-Charge