



May 14, 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 11, 2012:

Issuer	Date of Transaction	Number of Shares Purchased	Price per Share	Outstanding Common Shares after Transaction	Treasury Shares after Transactions
Vista	11 May 2012	313,000	4.17	8,486,895,614	51,845,000
Vista	11 May 2012	547,000	4.18	8,486,348,614	52,392,000
Vista	11 May 2012	360,000	4.19	8,485,988,614	52,752,000
Vista	11 May 2012	550,000	4.20	8,485,438,614	53,302,000
Vista	11 May 2012	50,000	4.21	8,485,388,614	53,352,000
Vista	11 May 2012	800,000	4.22	8,484,588,614	54,152,000
Vista	11 May 2012	14,000	4.23	8,484,574,614	54,166,000
Vista	11 May 2012	11,000	4.24	8,484,563,614	54,177,000
Vista	11 May 2012	25,000	4.25	8,484,538,614	54,202,000
Vista	11 May 2012	15,000	4.26	8,484,523,614	54,217,000
Vista	11 May 2012	37,000	4.27	8,484,486,614	54,254,000
Vista	11 May 2012	13,000	4.28	8,484,473,614	54,267,000

Very truly yours,



BRIAN N. EDANG
Officer-in-Charge