



September 17, 2012

PHILIPPINE STOCK EXCHANGE

The Disclosure Department
4F The Philippine Stock Exchange
PSE Center, Exchange Road
Ortigas Center, Pasig City

Attention: Ms. Janet A. Encarnacion
Head - Disclosures Department

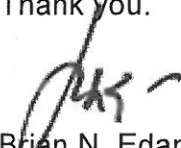
Subject: Vista Land & Lifescapes, Inc.: Dividend Declaration

Gentlemen:

The Board of Directors approved the declaration of dividends in an amount equal to 20% of the Company's Net Income for the year ended December 31, 2011, which shall be payable in cash to all its stockholders on the basis of outstanding stocks held by them.

Amount	:	Php 0.0839 per share
Record Date	:	02 October 2012
Payment Date	:	26 October 2012

Thank you.


Brian N. Edang
Officer-in-Charge

CASH DIVIDEND:

CASH	-	Php0.0839 per share
EX-DATE	-	September 27, 2012
RECORD DATE	-	October 2, 2012
PAYMENT DATE	-	October 26, 2012