



April 27, 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 April 26, 2012:

Issuer	Date of Transaction	Number of Shares Purchased	Price per Share	Outstanding Common Shares after Transaction	Treasury Shares after Transactions
Vista	26 April 2012	38,000	4.35	8,499,059,614	39,681,000
Vista	26 April 2012	29,000	4.37	8,499,030,614	39,710,000
Vista	26 April 2012	151,000	4.38	8,498,879,614	39,861,000
Vista	26 April 2012	724,000	4.39	8,498,155,614	40,585,000
Vista	26 April 2012	15,000	4.40	8,498,140,614	40,600,000
Vista	26 April 2012	23,000	4.41	8,498,117,614	40,623,000

Very truly yours,

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

BRIAN N. EDANG
Officer-in-Charge