



May 15, 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 14, 2012:

Issuer	Date of Transaction	Number of Shares Purchased	Price per Share	Outstanding Common Shares after Transaction	Treasury Shares after Transactions
Vista	14 May 2012	39,000	4.12	8,484,434,614	54,306,000
Vista	14 May 2012	50,000	4.13	8,484,384,614	54,356,000
Vista	14 May 2012	50,000	4.14	8,484,334,614	54,406,000
Vista	14 May 2012	57,000	4.15	8,484,277,614	54,463,000
Vista	14 May 2012	181,000	4.16	8,484,096,614	54,644,000
Vista	14 May 2012	40,000	4.17	8,484,056,614	54,684,000
Vista	14 May 2012	30,000	4.18	8,484,026,614	54,714,000
Vista	14 May 2012	327,000	4.19	8,483,699,614	55,041,000
Vista	14 May 2012	59,000	4.20	8,483,640,614	55,100,000
Vista	14 May 2012	4,000	4.21	8,483,636,614	55,104,000
Vista	14 May 2012	2,000	4.22	8,483,634,614	55,106,000
Vista	14 May 2012	2,000	4.24	8,483,632,614	55,108,000
Vista	14 May 2012	5,000	4.26	8,483,627,614	55,113,000
Vista	14 May 2012	3,000	4.27	8,483,624,614	55,116,000

Very truly yours,

BRIAN N. EDANG
Officer-in-Charge