



July 06, 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 July 05, 2012:

Issuer	Date of Transaction	Number of Shares Purchased	Price per Share	Outstanding Common Shares after Transaction	Treasury Shares after Transactions
Vista	05 July 2012	250,000	4.15	8,415,703,614	123,037,000
Vista	05 July 2012	350,000	4.16	8,415,353,614	123,387,000
Vista	05 July 2012	70,000	4.18	8,415,283,614	123,457,000
Vista	05 July 2012	30,000	4.20	8,415,253,614	123,487,000

Very truly yours,

BRIAN N. EDANG
Officer-in-Charge