



July 27, 2011

**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 today:

<b>Issuer</b>	<b>Date of Transaction</b>	<b>Number of Shares Purchased</b>	<b>Price per Share</b>	<b>Outstanding Common Shares after Transaction</b>	<b>Treasury Shares after Transactions</b>
Vista	27 Jul 2011	200,000	3.45	8,533,839,614	4,901,000

Very truly yours,

A handwritten signature in black ink, appearing to read 'B. Edang', is positioned above the printed name and title.

BRIAN N. EDANG  
Officer-in-Charge