



July 09, 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.: **Additional Buyback of Shares Executed on July 06, 2012**

Gentlemen:

Please find the following details in relation to the Company's buyback program executed on July 06, 2012:

Issuer	Date of Transaction	Number of Shares Purchased	Price per Share	Outstanding Common Shares after Transaction	Treasury Shares after Transactions
Vista	06 July 2012	205,000	4.16	8,413,079,618	125,662,000
Vista	06 July 2012	164,000	4.17	8,412,914,614	125,826,000
Vista	06 July 2012	31,000	4.18	8,412,883,614	125,857,000

Very truly yours,

A handwritten signature in black ink, appearing to read 'B. Edang', is written over the signature line.

BRIAN N. EDANG
Officer-in-Charge