



April 30, 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 27, 2012:

Issuer	Date of Transaction	Number of Shares Purchased	Price per Share	Outstanding Common Shares after Transaction	Treasury Shares after Transactions
Vista	27 April 2012	23,000	4.33	8,498,094,614	40,646,000
Vista	27 April 2012	175,000	4.34	8,497,919,614	40,821,000
Vista	27 April 2012	110,000	4.35	8,497,809,614	40,931,000
Vista	27 April 2012	132,000	4.36	8,497,677,614	41,063,000
Vista	27 April 2012	148,000	4.37	8,497,529,614	41,211,000
Vista	27 April 2012	97,000	4.38	8,497,432,614	41,308,000
Vista	27 April 2012	12,000	4.39	8,497,420,614	41,320,000
Vista	27 April 2012	3,000	4.40	8,497,417,614	41,323,000

Very truly yours,

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

BRIAN N. EDANG
Officer-in-Charge