



April 03, 2012

PHILIPPINE STOCK EXCHANGE

Listing and Disclosure Department
Exchange Road, Ortigas Center, Pasig City

Attention: Ms. Janet A. Encarnacion
Head, Disclosures Department

Subject: Vista Land & Lifescapes, Inc.: **Press Release 04/03/2012**

Gentlemen:

Please see attached copy of the press release on Vista Land's agreement with Rustan Supercenters.

Truly Yours,

A handwritten signature in black ink, appearing to read 'B. Edang', with a horizontal line extending to the right.

Brian N. Edang
Officer-in-charge

Vista Land group signs agreement with Rustan Supercenters to locate a major commercial establishment in Evia

Vista Land & Lifescapes, Inc., the country's largest homebuilder, recently concluded a long-term lease agreement with Tantoco-owned Rustan Supercenters, Inc.. Rustan's Fresh Supermarket will be the anchor in the first commercial building in Vista Land's flagship "Evia" development located in Las Piñas City.

Vista Land has already developed about 300 hectares of land in Evia, where the company currently offers residential house and lot units under its Brittany, Crown Asia, and Camella brands. The company said that the move towards commercial developments in the area was part of Vista Land's overall strategy since the residential projects have already reached "critical mass." Manuel Paolo Villar, Vista Land's Chief Executive Officer, stated: "Our company is pleased to be a partner with one of the country's leading high-end supermarket chains, whose track record speaks for itself." "We are extremely optimistic that Rustan's will be very successful in Evia, and we look forward to other potential partnerships with the Rustan's group in the future." he added.

Founded in 1998, Rustan's Supercenters, Inc. operates the Shopwise chain of hypermarkets and Rustan's Supermarkets. It currently operates over 30 stores nationwide. According to Donnie Tantoco, President and CEO of Rustan's Supercenters, "We are very optimistic about this partnership. Vista Land's track record of success and its vision of providing quality housing for all is congruent with our own vision of bringing quality goods and experiences to every market that we enter. We look forward to the success of this development and to future projects together."

Ms. Maria Leni Luya, Vista Land's head of commercial operations, disclosed that their Evia project in Las Pinas was seeing strong demand from other prospective locators. Fernbrook Gardens, a unique wedding and corporate events venue has already been in operation in the area for several years, and McDonald's is currently constructing a restaurant in the vicinity. "In addition partnering with to Rustan's Supercenter, we are currently in discussions with several other major commercial operators who wish to set up shop in Evia." she stated. She also added that: "The first of the government's Public-Private Partnership (PPP) projects awarded last year will construct a road connecting the South Luzon Expressway to Daang Hari, and this should greatly benefit Vista Land since the company's flagship "EVIA" project is one of the largest in the area, covering several hundred hectares".

Vista Land is the holding company of five business units, Brittany, Crown Asia, Camella Homes, Communities Philippines, and Vista Residences. The country's largest homebuilder with the widest geographic reach among all property developers, Vista Land is recognized for its

themed and masterplanned communities that offer quality housing across all market segments in Luzon, Visayas and Mindanao. Listed on the Philippine Stock Exchange, the company's stock (ticker:VLL) has outperformed the market, rising about 35% for the year so far.

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