



July 12, 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         | 12 Jul 2011                | 250,000                           | 3.14                   | 8,535,439,614                                      | 3,301,000                                 |

Very truly yours,

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

BRIAN N. EDANG  
Officer-in-Charge