



VLL International, Inc.

(the Issuer)

(incorporated in the Cayman Islands with limited liability)

Vista Land & Lifescapes, Inc.

(the Company)

(incorporated in the Philippines with limited liability)

Brittany Corporation

Camella Homes, Inc.

Crown Asia Properties, Inc.

Communities Philippines, Inc.

Manuela Corporation

Masterpiece Asia Properties, Inc.

Starmalls, Inc.

Vista Residences, Inc.

(the Subsidiary Guarantors)

(each incorporated in the Philippines with limited liability)

**NOTICE OF PURCHASE AND CANCELLATION
OF U.S.\$ 10,700,000 NOTES UNDER THE ISSUER'S
U.S.\$100,000,000 6.75% NOTES DUE 2018**

The Issuer, the Company and the Subsidiary Guarantors hereby announce the purchase by the Issuer of notes in the aggregate nominal amount of U.S.\$ 10,700,000.00 under the Issuer's U.S.\$100,000,000.00 6.75% Notes due 2018. The Notes so purchased will be cancelled in accordance with the terms and conditions of the Notes and as a result, the aggregate amount of notes that will remain outstanding will be U.S.\$ 51,815,000.00.

This announcement does not constitute or form a part of any offer to buy or a solicitation to sell securities in the United States or elsewhere where such an offer or solicitation is restricted or prohibited. The securities referred to herein have not and will not be registered under the U.S. Securities Act of 1933, as amended (the "Securities Act"), or the securities laws of any state of the United States or any other jurisdiction. The securities referred to herein may not be offered or sold within the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act. No public offering of the securities referred to herein is being made in the United States or in any other jurisdiction.

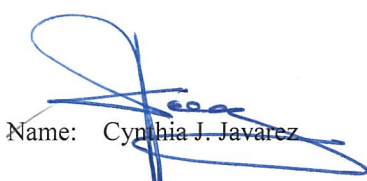
FOR AND ON BEHALF OF

VLL INTERNATIONAL, INC.

 Name: Manuel Paolo A. Villar

Title: Authorized Signatory

Date: 29 September 2016

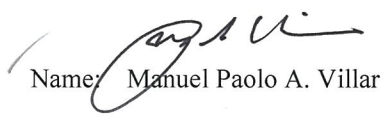
 Name: Cynthia J. Javarez

Title: Authorized Signatory

Date: 29 September 2016

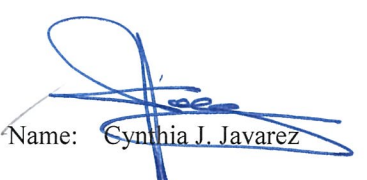
FOR AND ON BEHALF OF

VISTA LAND & LIFESCAPES, INC.

 Name: Manuel Paolo A. Villar

Title: Authorized Signatory

Date: 29 September 2016

 Name: Cynthia J. Javarez

Title: Authorized Signatory

Date: 29 September 2016

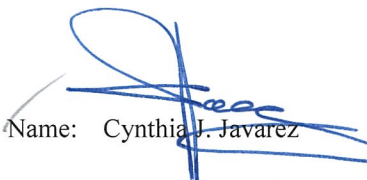
FOR AND ON BEHALF OF

BRITTANY CORPORATION

 Name: Manuel Paolo A. Villar

Title: Authorized Signatory

Date: 29 September 2016

 Name: Cynthia J. Javarez

Title: Authorized Signatory

Date: 29 September 2016

FOR AND ON BEHALF OF

CAMELLA HOMES, INC.

 Name: Manuel Paolo A. Villar

Title: Authorized Signatory

Date: 29 September 2016

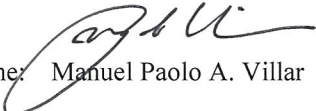
 Name: Cynthia J. Javarez

Title: Authorized Signatory

Date: 29 September 2016

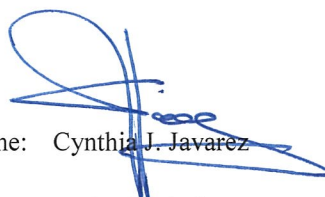
FOR AND ON BEHALF OF

CROWN ASIA PROPERTIES, INC.


Name: Manuel Paolo A. Villar

Title: Authorized Signatory

Date: 29 September 2016



Name: Cynthia J. Javarez

Title: Authorized Signatory

Date: 29 September 2016

FOR AND ON BEHALF OF

COMMUNITIES PHILIPPINES, INC.


Name: Manuel Paolo A. Villar

Title: Authorized Signatory

Date: 29 September 2016



Name: Cynthia J. Javarez

Title: Authorized Signatory

Date: 29 September 2016

FOR AND ON BEHALF OF

MANUELA CORPORATION


Name: Manuel Paolo A. Villar

Title: Authorized Signatory

Date: 29 September 2016



Name: Cynthia J. Javarez

Title: Authorized Signatory

Date: 29 September 2016

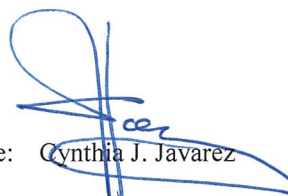
FOR AND ON BEHALF OF

MASTERPIECE ASIA PROPERTIES, INC.


Name: Manuel Paolo A. Villar

Title: Authorized Signatory

Date: 29 September 2016



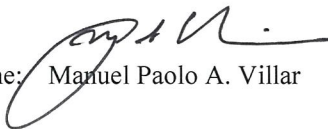
Name: Cynthia J. Javarez

Title: Authorized Signatory

Date: 29 September 2016

FOR AND ON BEHALF OF

STARMALLS, INC.


Name: Manuel Paolo A. Villar

Title: Authorized Signatory

Date: 29 September 2016

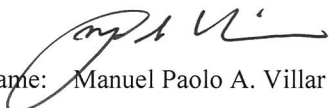

Name: Cynthia J. Javarez

Title: Authorized Signatory

Date: 29 September 2016

FOR AND ON BEHALF OF

VISTA RESIDENCES, INC.


Name: Manuel Paolo A. Villar

Title: Authorized Signatory

Date: 29 September 2016


Name: Cynthia J. Javarez

Title: Authorized Signatory

Date: 29 September 2016