

# COVER SHEET

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SEC Registration Number

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(Company's Full Name)

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(Business Address: No. Street City/Town/Province)

<b>Atty. Ma. Michelle Tibon-Judan</b>
---------------------------------------

(Contact Person)

<b>727-0431 (local 297)</b>
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(Company Telephone Number)

03	31	2008
<i>Month</i>	<i>Day</i>	
(Fiscal Year)		

17 - Q
(Form Type)

<i>Month</i>	<i>Day</i>
(Annual Meeting)	

(Secondary License Type, If Applicable)

Dept. Requiring this Doc.

Amended Articles Number/Section

Total No. of Stockholders

Total Amount of Borrowings	
Domestic	Foreign

To be accomplished by SEC Personnel concerned

File Number									

\_\_\_\_\_ LCU

Document ID									

\_\_\_\_\_ Cashier

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12. Indicate by check mark whether the issuer:

- (a) has filed reports required to be filed by Section 17 of the Code and SRC Rule 17 thereunder or Section 11 of the RSA Rule 1(a)-1 thereunder, and Sections 26 and 141 of the Corporation Code of the Philippines, during the preceding twelve (12) months (or for such shorter period that the registrant was required to file such reports);

Yes  No

- (b) has been subject to such filing requirements for the past 90 days.

Yes  No

## PART 1 – FINANCIAL INFORMATION

### Item 1. Financial Statements

Please refer to Annex A for the Consolidated Financial Statements of Filinvest Land, Inc, and Subsidiaries covering the interim periods as of March 31, 2008 and for the three-month period then ended and as of December 31, 2007 and for the three-month period ended March 31, 2007. Aging Schedule for the Company's receivables as of March 31, 2008 is also presented in Annex B.

### FILINVEST LAND INC. AND SUBSIDIARIES NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

#### 1. Basis of Consolidation

The consolidated financial statements include the financial statements of the Parent Company and its subsidiaries together with the Group's proportionate share in its joint ventures. The financial statements of the subsidiaries are prepared for the same reporting period as the Parent Company using consistent accounting policies.

The consolidated financial statements include the accounts of Filinvest Land, Inc. and the following subsidiaries and joint ventures:

Subsidiaries:	% of Ownership	
	March 2008	Dec 2007
Property Maximizer Professional Corp. (Promax)	100	100
Homepro Realty Marketing, Inc. (Homepro)	100	100
Property Specialist Resources, Inc. (Prosper)	100	100
<b>Joint Ventures:</b>		
Filinvest Asia Corporation (FAC)	60	60
Cyberzone Properties Inc. (CPI)	60	60
Filinvest AII Philippines, Inc. (FAPI)	60	60

## **Major Developments**

On September 29, 2006, the Parent Company acquired three(3) strategic investment properties, namely: Festival Supermall structure in Filinvest Corporate City in Alabang, Muntinlupa City, and 60% ownership interest in both Filinvest Asia Corporation (FAC) and Cyberzone Properties, Inc. (CPI). FAC owns fifty percent(50%) of the PBCom Tower in Makati City while CPI operates the Northgate Cyberzone in Filinvest Corporate City in Alabang, Muntinlupa City.

In addition, in September 2006, the Parent Company entered into a joint venture agreement with Africa Israel Investments (Philippines) Inc. (“AIIPI”) to jointly develop the Timberland Sports and Nature Club and approximately 50 hectares of land comprising Phase 2 of FLI’s Timberland Heights township project and the construction of two medium-rise building projects. AIIPI is an affiliate of Africa Israel Investment (Philippines) Limited(AIIPL), which is FLI’s joint venture partner in CPI.

In February 2007, the Company achieved a record-breaking success with its follow-on offering where it listed up to 3.7 billion new common shares at the Philippine Stock Exchange. The follow-on offering was more than five times oversubscribed, raising around \$204 million for both the primary and secondary offerings. The offering raised additional funds for the Company’s P5 billion capital expenditure budget for the fast track development of targeted projects.

## **2. Segment Reporting**

The Group’s operating businesses are organized and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and serves different markets. Generally, financial information is required to be reported on the basis that is used internally for evaluating segment performance and deciding how to allocate resources to segments.

The Group derives its revenues from the following reportable segments:

### *Real estate*

This involves acquisition of land, planning, development and sale of various real estate projects such as residential lots and housing units; entrepreneurial communities, large-scale townships, residential farm estates, private membership club, residential resort development, medium rise-buildings and condotel.

### *Leasing*

This involves the operations of Festival Supermall and the leasing of office space in Northgate Cyberzone, Alabang and in PBCom Tower, Makati City

### Comparative Financial Information Per Business Segment

(amounts in thousands)

As of and for the Quarter ended March 31, 2008

	Real Estate Operations	Leasing Operations	Combined	Eliminating	Consolidated
Revenues	P= 662,541	P= 281,238	P 943,779	(P 8,241)	P 935,538
Net income	298,257	131,926	430,183		430,183
Segment assets	34,507,595	11,370,564	45,878,159	875,522	46,753,681
Segment Liabilities	8,214,318	1,479,333	9,693,651	6,600	9,700,251
Less: Def. tax liabilities	1,589,169	(10,315)	1,578,854	147,452	1,726,306
Net segment liabilities	6,625,149	1,489,648	8,114,797	154,052	7,973,945
Cash flows arising from:					
Operating activities	(P 808,006)	P 140,747	P (667,259)	P -	P (667,259)
Investing activities	17,995	(167,200)	149,205	-	149,205
Financing activities	(85,444)	197,100	111,656	-	111,656

As of December 31, 2007(Audited) and

For the Quarter ended March 31, 2007(Unaudited)

	Real Estate Operations	Leasing Operations	Combined	Eliminating	Consolidated
Revenues	P 835,821	P 238,714	P 1,074,535	(P 6,771)	P 1,067,764
Net income	248,771	46,881	295,652	-	295,652
Segment assets	34,324,817	11,256,486	45,581,803	866,215	46,447,518
Segment Liabilities	8,275,485	1,416,764	9,692,249	(44,003)	9,648,246
Less: Def. tax liabilities	1,573,094	(7,647)	1,565,447	147,452	1,712,899
Net segment liabilities	6,702,391	1,424,411	8,126,802	(191,455)	7,935,347
Cash flows arising from:					
Operating activities	P 698,597	P 75,757	P 774,354	P -	P 774,354
Investing activities	(2,418)	(86,151)	(88,569)	-	(88,569)
Financing activities	242,166	1,836	244,002	-	244,002

### 3. Long -Term Debt

The comparative details of this account are as follows (amounts in thousands):

	2008 March 31	2007 December 31
Term loans from a financial institution	<b>P 2,250,000</b>	P 2,250,000
Developmental loans from local banks	<b>1,664,564</b>	1,317,464
Total Long-Term Debt	<b>P 3,914,564</b>	P 3,567,464

## **Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations**

### Results of Operations for the Quarterly period ended March 31, 2008 compared to Quarterly period ended March 31, 2007

FLI registered a net income of ₱ 430.18 million in the first quarter of 2008, 45.5% higher than last year's restated net income of ₱ 295.65 million in the same period.

In 2007, FLI decided to voluntarily change its revenue recognition policy on sale of subdivision lots and housing units and follow the industry's pace in discontinuing the use of installment method. The decision emphasizes that the application of full accrual method is presumed to result in financial statements that achieve a fair presentation in accordance with Philippine Accounting Standards(PAS) 18, revenues, and follow the best practice in the real estate industry.

#### Revenues

Revenues from FLI's real estate and leasing segments increased by 18.8% to ₱ 929.15 million in the first quarter of 2008 from the same period last year of ₱ 781.90 million. Total revenues, however, decreased by 14.1% to ₱ 935.54 million in the first quarter of 2008 from the same period last year of ₱ 1,067.76 million. This is mainly due to the recognition of an extraordinary gain by Filinvest Alabang Inc., an affiliate, from the secondary sale of FLI shares in February 2007. It may be noted that equity in net earnings of an associate which stood at ₱ 6.39 million in the first quarter of 2008 took a sharp downturn from a recorded ₱ 285.87 million in the same period in 2007. FAI's ordinary sources of income are the development of commercial buildings, residential condominiums and land; leasing of commercial real estate; and, managing mall and theater operations.

Real estate sales and gross profit increased by 16.1% and 20.2%, respectively, in the said comparative periods. Increase in sales booked during the first quarter of 2008 may be attributed to the following significant increases in particular sectors, namely: Socialized 138.0%; High-end 82.4%; Middle-income 46.6%; and, Leisure 19.4%. Major reasons cited for the good sales performance are launching of new projects or expansion of existing projects, intensive marketing activities, availability of affordable financing packages, strong OFW demand, attractive pricing, positive market reception to various house models, strong government support and promos and incentives being offered to both buyers and sellers.

Rental income hit ₱ 268.81 million in the first quarter of 2008 from ₱ 226.67 million in the same period in 2007. Revenues from office spaces and the Mall increased by 37% and 9%, respectively. Two recently-constructed buildings in Northgate Cyberzone have been fully leased out in the first quarter of 2008. Moreover, intensive marketing campaign has positively affected leasing revenues of the Mall. Other sources of rental income include the ready-built-factories in Filinvest Technology Park in Calamba, Laguna.

Interest income increased by 29.0% due to increase in short-term investments and receivables.

#### Expenses

General and administrative expenses significantly decreased from ₱ 518.99 million in the first quarter of 2007 to ₱ 224.40 million in the same period in 2008. There was a one-time provision in the amount of ₱ 280.5 million in the first quarter of 2007 to cover probable impairment losses. Excluding the said provision, general and administrative expenses would have decreased only by ₱ 14.09 or 5.9%. This decrease is mainly due to 23% decrease in depreciation considering that

some assets of CPI (mostly fit out improvements), a joint venture, had been fully depreciated in 2007.

Selling and marketing expenses increased by 25.2% during the comparative periods. From ₱97.76 million in the first quarter of 2007 to first quarter of 2008's ₱122.42 million because of brokers' commissions and incentives as well as expenses related to product launchings, special events, advertisements and overhead costs incurred by newly established sales offices as part of the Company's aggressive marketing campaign.

Interest expense had plunged from ₱75.86 million in the first quarter of 2007 to ₱18.59 million in the same period in 2008, primarily due to significant repayment of loans and decrease in interest rates for loans negotiated in the latter part of 2007.

*Provision for Income Tax*

Provision for income tax increased by 42.9% to ₱138.68 million in the first quarter of 2008 from ₱79.13 million in the same period in 2007 due to increase in taxable revenues in the said comparative periods.

*Financial Condition as at March 31, 2008 compared to as at December 31, 2007*

As of March 31, 2008, the Company's total consolidated assets stood at ₱ 46,753.68 million or an increase of 0.66% from ₱ 46,447.52 million as of December 31, 2007. The following are the material changes in account balances:

***41% Decrease in Cash and Cash Equivalents***

Substantial amount of cash was used in the development of new projects, the purchase of rawland and the acquisition of treasury shares in the first quarter of 2008. Aside from the usual collection proceeds from buyers and tenants, as well as from rediscounting of receivables, working capital of the Company has been beefed up in the current period by availment of loans by FAPI and CPI. . The cash will continually be used to finance the Company's on-going projects and new ones lined up for the remaining months of the year.

***7% Increase in Mortgage, Notes and Installment Contract Receivables***

This increase was mainly due to increased sales and the attractive financing schemes currently offered by the Company. It is worthwhile to note that this increase can be further broken down to a 30% increase in receivables from financing institutions and only a 6% increase in receivables under in-house financing schemes.

***32% Increase in Property & Equipment***

Property and equipment increased due to ongoing building constructions of CPI to create additional office space to meet the growing demand from BPOs and call centers for the current period.

***10% Increase in Other Assets***

The increase was mostly due to the accrual of prepaid expenses for various sales offices and accrual of input VAT for the first quarter of 2008.

**9% Decrease in Accounts Payable and Accrued Expenses**

This decrease is largely due to the decrease in the liability for development account as a consequence of the significant amount of project costs which was incurred during the first quarter of 2008.

**81% Increase in Income Tax Payable**

This increase was due to increase in taxable income primarily brought about by the increase in real estate sales and in rental income.

**35% Decrease in Due to Related Parties**

Substantial intercompany advances in the Group were settled in the first quarter of 2008.

**15% Increase in Pension Liability**

This is due to the accrual of retirement costs for the first quarter of 2008 partially offset by availments.

**10% Increase in Long-Term Debt**

In the first quarter of 2008, FAPI and CPI availed of new loans to finance the construction of various projects including the buildings in Northgate Cyberzone.

**Acquisition of Treasury Stock**

On December 20, 2007, FLI Board approved the buyback some of the shares of stock of the Company over a period of twelve months up to a total purchase price of 1.5 billion pesos, in view of the strong financial performance of the Company and the very large discrepancy between the current share price and the net asset value of the Company. FLI Management believes that the Company's shares are currently being undervalued by the market, and the share buyback program will enhance shareholder value.

**9% Increase in Retained Earnings**

This is brought about by the ₱ 430.18 million net income posted for the first quarter of 2008.

**Performance Indicators**

<b>Financial Ratios</b>	<b>Particulars</b>	<b>As of and for the quarter ended March 31, 2008</b>	<b>As of Dec. 31, 2007 and for the quarter ended March 31, 2007</b>
Earnings per Share	Basic ; annualized	₱ 0.071	₱ 0.075
Earnings per Share	Diluted; annualized	₱=0.071	₱ 0.075
Debt to Equity Ratio	<u>Notes Payable&amp;Long-term Debt</u> Total Stockholders' Equity	0.11: 1	0.10: 1
Debt Ratio	<u>Total Liabilities</u> Total Assets	21%	21%
EBITDA to Total Interest Paid	<u>EBITDA</u> Total Interest Payment	8.74 times	6.85 times
Price Earnings Ratio	<u>Closing Price of Share</u> Earnings per Share	14.65 times	22.4 times

Earnings per share posted for the first quarter in 2008 compared to that for the same period in 2007 is lower considering that there was an extraordinary gain recorded in the first quarter of 2007 as previously discussed in the analysis of revenues. At March 31, 2008 and 2007, market price of the Company stock was at ₱ 1.04 and ₱ 1.68 per share, respectively.

Debt to equity ratio slightly increased due to the availment of new loans to finance construction of office buildings in Northgate Cyberzone and development of projects in Timberland Heights. Debt ratio remained steady at 21% since the increase in liabilities was accompanied by an increase in total assets.

## PART II - OTHER INFORMATION

### Item 3. Business Development/New Projects

Going forward, FLI expects to remain focused on its core residential real estate development business which now includes medium rise buildings. However, as a result of the acquisition of ownership interest in certain investment properties, FLI has diversified its real estate portfolio to include retail and office investment properties that generate recurring revenues.

In 2008, FLI intends to launch, based on market conditions, a total of 34 new projects and additional phases. Butuan City, Agusan del Sur is now FLI's newest provincial location. In addition, medium-rise buildings in other inner-city locations such as Santolan, Pasig City and Sta. Mesa, Manila will also be launched. Negotiations have also been consummated for a joint venture project covering a high-rise building in Makati City.

In the first quarter of 2008, FLI actually launched 6 new projects or phases with a sales value of ₱909 million (rows in italics in the table below). These are Blue Isle Phase 3, Raintree Prime Residences, Tamara Lane, Viridian at Southpeak, One Oasis Davao and Mission Hills – Sta. Cecilia.

The following table shows the new projects and additional phases to be launched in 2008:

<b>Project</b>	<b>Type</b>	<b>Location</b>
<i>Blue Isle - Phase 3</i>	<i>Socialized</i>	<i>Sto. Tomas, Batangas</i>
Sunrise Place - Phase 2	Socialized	Tanza, Cavite
Filrizam Property	Socialized	Gen. Trias, Cavite
BCR Property	Affordable	Gen. Trias, Cavite
Summerbreeze Townhomes - Phase 2	Affordable	Sto. Tomas, Batangas
Alta Vida - Phase 3	Affordable	San Rafael, Bulacan
<i>Raintree Prime Residences</i>	<i>Affordable</i>	<i>Dasmaringas, Cavite</i>
Springfield View Stage 2 – Cluster 1	Affordable	Tanza, Cavite
Villa Montserrat Expansion	Affordable	Havila, Taytay, Rizal
Woodville – Phase 2	Affordable	Gen. Trias, Cavite
Auburn Place at Filinvest South	Middle-Income	Binan, Laguna
Costa Villas	Middle-Income	Davao
<i>Tamara Lane (formerly Imari)</i>	<i>Middle-Income</i>	<i>Caloocan City</i>
The Villas Expansion	Middle-Income	Havila, Taytay, Rizal
Filinvest Homes Butuan	Middle-Income	Butuan City
Highlands Pointe 2 Expansion	Middle-Income	Havila, Taytay, Rizal

Highlands Point 3 (The Peak)	Middle-Income	Havila, Taytay, Rizal
La Mirada of the South	Middle-Income	Binan, Laguna
Lapu-Lapu Property	Middle-Income	Mactan, Cebu
<b>Project</b>	<b>Type</b>	<b>Location</b>
Mission Hills – new phase	Middle-Income	Havila, Taytay, Rizal
Mission Hills – Sta. Sophia	Middle-Income	Havila, Taytay, Rizal
Muzon Property	Middle-Income	Havila, Taytay, Rizal
<i>Viridian at Southpeak</i>	<i>Middle-Income</i>	<i>San Pedro, Laguna</i>
<i>One Oasis – Davao – Bldg 2</i>	<i>Middle-Income (mid-rise bldg)</i>	<i>Davao City</i>
One Oasis – Santolan	Middle-Income (mid-rise bldg)	Pasig City, Metro Manila
One Oasis – Sta. Mesa – Bldg 1	Middle-Income (mid-rise bldg)	Sta. Mesa, Manila
<i>Mission Hills – Sta. Cecilia (comml)</i>	<i>Middle-Income (commercial)</i>	<i>Antipolo City</i>
Banyan Crest	High-End	Timberland Heights, San Mateo, Rizal
Point Asiana	High-End	Las Pinas, Metro Manila
The Arborage at Brentville – Phase B	High-End	Binan, Laguna
The Arborage at Brentville – Phase C	High-End	Binan, Laguna
Kembali Coast - Phase 2	High-End	Samal Island, Davao
Nusa Dua – Phase 4	Farm Estate	Tanza, Cavite
Nusa Dua – Phase 5	Farm Estate	Tanza, Cavite

Aside from the residential projects, FLI is also fast tracking the construction of business process outsourcing (BPO) office space at Northgate Cyberzone. The company has allocated P2 billion for this purpose in 2007 to 2009. Two buildings were recently completed while another three buildings are currently under construction. Filinvest Land is currently one of the largest BPO office space providers in the country. With the completion of the buildings under construction, FLI will have a total gross leasable area of 166,052 sq. meters in its portfolio. In addition, continuous improvements are also being made in Festival Mall to keep up with market demands.

The Company also intends to continue carrying out, through its joint venture companies, an intensive marketing campaign so as to maintain a high occupancy rate in the Festival Supermall, PBCOM Tower and Northgate Cyberzone properties; thereby, maximizing its leasing revenues.

#### **Item 4. Other Disclosures**

1. Except as disclosed in the Notes to Consolidated Financial Statements and Management's Discussion and Analysis of Financial Condition and Results of Operations, there are no unusual items affecting assets, liabilities, equity, net income or cash flows for the interim period.
2. Except for income generated from retail leasing, there are no seasonal aspects that had a material effect on the Company's financial conditions or results of operations. There are

no unusual operating cycles or seasons that will differentiate the operations for the period January to March 31, 2008 from the operations for the rest of the year.

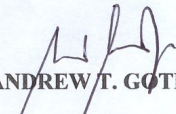
3. Aside from any probable material increase in interest rate on the outstanding Long-term Debt, there are no known trends, events or uncertainties or any material commitments that may result to any cash flow or liquidity problems of the Company within the next 12 months.
4. There are no changes in estimates of amounts reported in prior year (2007) that have material effects in the current interim period.
5. Except for those discussed in the Management's Discussion and Analysis of Financial Condition and Results of Operations, there are no other issuances, repurchases and repayments of debt and equity securities.
6. Except as discussed in the Management's Discussion and Analysis of Financial Condition and Results of Operations, there are no material events subsequent to March 31, 2008 up to the date of this report that have not been reflected in the financial statements for the interim period.
7. There are no changes in contingent liabilities or contingent assets since December 31, 2007 except for the sale of additional receivables with buy back provision in certain cases during the interim period.
8. There are no material contingencies and any other events or transactions affecting the current interim period.
9. The Company is not in default or breach of any note, loan, lease or other indebtedness or financing arrangement requiring it to make payments, or any significant amount of the Company's trade payables that have not been paid within the stated trade terms.
10. There are no significant elements of income that did not arise from the Company's continuing operations.
11. Except for those discussed above particularly the voluntary change in accounting policy for revenue recognition, there are no material changes in the financial statements of the Company from the year ended December 31, 2007 to March 31, 2008.
12. There are no off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships of the Company with unconsolidated entities or other persons created during the reporting period other than those which were previously reported.
13. There are no other information required to be reported that have not been previously reported in SEC Form 17-C.

**SIGNATURES**

Pursuant to the requirements of the Securities Regulation Code, the issuer has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

**FILINVEST LAND, INC.**

Signature:

  
**ANDREW T. GOTIANUN, JR.**

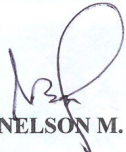
Title:

Vice-Chairman

Date:

May 13, 2008

Signature:

  
**NELSON M. BONA**

Title:

Senior Vice-President

Date:

May 13, 2008

Signature:

  
**MA. MICHELLE P. TIBON-JUDAN**

Title:

AVP - Comptroller

Date:

May 13, 2008

## PART 1 - FINANCIAL INFORMATION

### Item 1 - Financial Statements

**FILINVEST LAND, INC. AND SUBSIDIARIES**  
**CONSOLIDATED BALANCE SHEETS**  
(Amounts in Thousands)

	March 31, 2008 (Unaudited)	December 31, 2007 (Audited)
<b>ASSETS</b>		
Cash and cash equivalents	1,024,914	1,729,721
Mortgage, notes and installment contracts receivables	6,146,885	5,766,740
Due from affiliated companies	53,234	4,983
Other receivables	1,629,398	1,457,925
Real estate inventories	17,016,166	16,736,525
Investment in an associate	3,805,618	3,799,228
Available-for sale financial assets	11,213	13,276
Investment in club project at cost	257,472	260,106
Investment property	10,461,381	10,502,311
Property and equipment	552,123	419,259
Goodwill	5,445,488	5,445,488
Other assets	349,789	311,956
<b>TOTAL ASSETS</b>	<b>46,753,681</b>	<b>46,447,518</b>
<b>LIABILITIES AND STOCKHOLDERS' EQUITY</b>		
Accounts payable and accrued expenses	3,862,823	4,231,351
Income tax payable	152,606	84,363
Due to related parties	20,946	32,113
Pension liability	23,006	20,056
Deferred income tax liabilities-net	1,726,306	1,712,899
Long-term debt	3,914,564	3,567,464
<b>Total Liabilities</b>	<b>9,700,251</b>	<b>9,648,246</b>
<b>Equity</b>		
Common stock	24,470,708	24,470,708
Preferred stock	80,000	80,000
Treasury stock	(176,026)	-
Additional paid-in capital	5,612,321	5,612,321
Revaluation reserve on available-for sale financial assets	(2,619)	(2,619)
Share in revaluation increment on land at deemed cost of an associate	1,876,422	1,876,422
Retained earnings	5,192,623	4,762,440
<b>Total Equity</b>	<b>37,053,429</b>	<b>36,799,272</b>
	<b>46,753,681</b>	<b>46,447,518</b>

**FILINVEST LAND INC**  
**CONSOLIDATED STATEMENTS OF INCOME**  
(Amounts in Thousands)  
(Unaudited)

Three Month Period Ended March 31  
2008                      2007

	2008	2007
<b>REVENUES</b>		
Real estate sales	948,018	816,517
Cost of real estate sales	(410,305)	(369,218)
<b>Gross Profit</b>	<b>537,713</b>	<b>447,299</b>
<b>OTHER INCOME</b>		
Rental income	268,814	226,669
Interest income	81,549	57,889
Equity in net earnings of an associate	6,390	285,868
Others	41,072	50,039
	<b>935,538</b>	<b>1,067,764</b>
<b>EXPENSES</b>		
General and administrative expenses	224,401	518,991
Selling and marketing expenses	122,424	97,764
Interest expense	18,587	75,860
Foreign exchange loss	1,265	365
	<b>366,677</b>	<b>692,980</b>
<b>INCOME BEFORE INCOME TAX</b>	<b>568,861</b>	<b>374,784</b>
<b>PROVISION FOR INCOME TAX</b>		
Current	124,438	57,439
Deferred	14,241	21,693
	<b>138,679</b>	<b>79,132</b>
<b>NET INCOME</b>	<b>430,183</b>	<b>295,652</b>

**EARNINGS PER SHARE**

Basic	P 0.071	P 0.075
Diluted	P 0.071	P 0.075

Earnings per share amounts were computed as follows:

a. Net income (annualized)	1,720,732	1,182,608
b. Weighted average number of outstanding common shares after considering reciprocal holdings in an associate and retroactive effect of stock dividends	<b>24,306,840</b>	<b>15,693,582</b>
c. Total	<b>24,306,840</b>	<b>15,693,582</b>
d. Earnings per share - basic/diluted (a/c)	<b>P 0.071</b>	<b>P 0.075</b>

Treasury shares attributable to FAI's ownership in the Parent Company is deducted from the total outstanding shares in computing the weighted average number of outstanding common shares.

**FILINVEST LAND, INC.**  
**Consolidated Statements of Changes in Equity**  
**(Amounts in Thousands of Pesos)**  
**(Unaudited)**

	<b>March 31</b>	
	<b>2008</b>	<b>2007</b>
<b>Capital Stock</b>		
<b>Common - P1 par value</b>		
Authorized - 33 billion shares in 2008 and 2007		
Issued - 24,470,708,509 shares in 2008 and 2007	24,470,708	24,470,708
Outstanding - 24,306,839,506 shares in 2008 and 24,470,708,509 shares in 2007		
<b>Preferred - P0.01 par value</b>		
Authorized - 8 billion shares in 2008 and 2007		
Issued and outstanding - 8 billion shares in 2008 and 2007	80,000	80,000
<b>Treasury stock</b>	(176,026)	-
<b>Additional Paid-In Capital</b>	5,612,321	5,630,828
<b>Revaluation reserve on available-for-sale financial assets</b>	(2,619)	(909)
<b>Share in Revaluation Increment on land of an associate</b>	1,876,422	1,876,422
<b>Retained Earnings</b>		
Balance at beginning of the year	4,762,440	2,800,234
Stock dividends	-	-
Net Income	430,183	252,260
<b>Balance at end of period</b>	<b>5,192,623</b>	<b>3,052,494</b>
	<b>37,053,429</b>	<b>35,109,543</b>

**FILINVEST LAND, INC.**  
**CONSOLIDATED STATEMENTS OF CASH FLOWS**  
(Amounts in Thousands )  
(Unaudited )

	Three Month Period Ended March 31	
	2008	2007
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Net Income before income tax	568,862	374,784
Adjustments for:		
Depreciation and amortization	61,968	68,896
Interest expense	18,857	75,860
Provision for retirement benefits	4,400	3,253
Interest income	(81,549)	(57,889)
Equity in net earnings of an associate	(6,390)	(285,868)
Operating income before working capital changes	566,148	179,036
Changes in operating assets and liabilities:		
Decrease ( increase ) in:		
Mortgage, notes and installment contracts receivable	(380,145)	81,534
Real estate inventories	(279,641)	(282,630)
Other receivables	(171,473)	(48,840)
Other assets	(37,833)	209,036
Increase ( decrease ) in accounts payable and accrued expenses	(427,007)	654,189
Net cash generated from (used in) operations	(729,951)	792,325
Interest received	81,549	57,889
Interest paid	(18,857)	(75,860)
Net cash provided by (used in) operating activities	(667,259)	774,354
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Acquisition of property and equipment	(153,902)	(82,183)
Decrease in investment in club project	2,634	-
Decrease (increase) in AFS for sale financial assets	2,063	(6,386)
Net cash used in investing activities	(149,205)	(88,569)
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>		
Proceeds from long-term debt	510,000	500,000
Payment of long-term debt	(162,900)	(5,750,000)
Decrease (increase) in due from affiliated companies	(48,251)	3,770
Decrease in due to related parties	(11,167)	(42,344)
Acquisition of treasury shares	(176,026)	-
Proceeds from stock offering		5,532,576
Net cash provided by financing activities	111,656	244,002
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	<b>(704,808)</b>	<b>929,787</b>
<b>CASH AND CASH EQUIVALENTS</b>		
January 1	1,729,721	468,719
March 31	1,024,914	1,398,506

**FILINVEST LAND, INC.**  
**Aging of Receivables**  
**Amounts in Thousand Pesos**  
**As of March 31, 2008**

	Current	Overdue but unimpaired					Total
		1-30days	31-60days	61-90days	91-120days	>120 days	
Type of Account Receivable							
a) Mortgage, Notes & Installment Contract Receivable							
1. Installment Contracts Receivable	4,928,265	5,593	38,879	32,614	23,335	299,611	5,328,297
2. Receivable from financing Institutions	818,588	-	-	-	-	-	818,588
Sub-total	5,746,853	5,593	38,879	32,614	23,335	299,611	6,146,885
Less: Allowance for doubtful accounts	-	-	-	-	-	-	-
Net	5,746,853	5,593	38,879	32,614	23,335	299,611	6,146,885
b) Other Receivables	1,629,399	-	-	-	-	-	1,629,399
Less: Allowance for doubtful accounts	-	-	-	-	-	-	-
Net	1,629,399	-	-	-	-	-	1,629,399
<b>Net Receivables</b>	<b>7,376,252</b>	<b>5,593</b>	<b>38,879</b>	<b>32,614</b>	<b>23,335</b>	<b>299,611</b>	<b>7,776,284</b>

**TABLE 1**

Account Receivable Description		Collection Period
Type of Receivables	Nature/Description	Period
Installment contracts receivables	This is the Company's in-house financing, where buyers are required to make downpayment and the balance will be in the form of a mortgage loan to be paid in equal monthly installments.	5-10 years
Receivable from financing institutions	This represents proceeds from buyers' financing under one or more of the government programs granted to finance buyers of housing units and mortgage house financing of private banks.	Current
Other receivables	This represents claims from other parties arising from the ordinary course of business. It also includes advances for expenses/accommodations made by the Company in favor of officers and employees.	Current
Normal Operating Cycle: 12 calendar months		