



November 13, 2009

Philippine Stock Exchange
4/F Philippine Stock Exchange Center
Exchange Road, Ortigas Center
Pasig City

Attention: **Ms. Janet A. Encarnacion**
Head, Disclosure Department

Dear Ms. Encarnacion,

Please find attached Quarterly Report of Filinvest Land, Incorporated for the period ended September 30, 2009.

Thank you.

Very truly yours,


ATTY. APOLLO M. ESCAREZ
Corporate Information Officer

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)

Atty. Ma. Michelle Tibon-Judan
(Contact Person)

727-0431 (local 297)
(Company Telephone Number)

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<i>Month</i>	<i>Day</i>	<i>Month</i>	<i>Day</i>	<i>Month</i>	<i>Day</i>	<i>Month</i>	<i>Day</i>
(Fiscal Year)							

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(Form Type)			

<i>Month</i>	<i>Day</i>	<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

STAMPS

Remarks: Please use BLACK ink for scanning purposes.

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-Q

QUARTERLY REPORT PURSUANT TO SECTION 17 OF THE SECURITIES
REGULATIONS CODE AND SRC RULE 17(2)(b) THEREUNDER

1. For the quarterly period ended September 30, 2009
2. SEC Identification Number 170957 3. BIR Tax ID 000-533-224
4. Exact name of issuer as specified in its charter FILINVEST LAND, INC.
- Philippines
5. Province, Country or other jurisdiction of incorporation or organization
6. Industry Classification Code: _____ (SEC Use Only)
- 173 P. Gomez St., San Juan, Metro Manila 1500
7. Address of issuer's principal office Postal Code
- 02-727-04-31 to 39
8. Issuer's telephone number, including area code
- Not Applicable
9. Former name, former address, and former fiscal year, if changed since last report
10. Securities registered pursuant to Section 8 and 12 of the SRC

<u>Title of Each Class</u>	<u>Number of shares of Common Stock Outstanding</u>	<u>Amount of Debt Outstanding</u>
Common Stock, P 1.00 par value	24,249,759,509	6,928,600,000

11. Are any or all of these securities listed on the Philippine Stock Exchange?

Yes No

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 September 30, 2009 and for the nine-month period then ended and as of December 31, 2008 and for the nine-month period ended September 30, 2008. Aging Schedule for the Company's receivables as of September 30, 2009 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:

	% of Ownership	
	Sept. 2009	Dec. 2008
Subsidiaries:		
Property Maximizer Professional Corp. (Promax)	100	100
Homepro Realty Marketing, Inc. (Homepro)	100	100
Property Specialist Resources, Inc. (Prosper)	100	100
Leisurepro, Inc. (Leisurepro)	100	100
Joint Ventures:		
Filinvest Asia Corporation (FAC) ¹	60	60
Cyberzone Properties Inc. (CPI) ²	60	60
Filinvest All Philippines, Inc. (FAPI) ³	60	60

¹ FAC owns fifty percent (50%) of the PBCom Tower in Makati City.

² CPI operates the Northgate Cyberzone in Filinvest Corporate City in Alabang, Muntinlupa City.

³ FAPI develops the Timberland Sports and Nature Club and approximately 50 hectares of land comprising Phase 2 of FLI's Timberland Heights township project.

Major Development

In February 2009, FLI signed a joint venture agreement with the Cebu City Government to develop 50.6 hectares of the South Road Properties (SRP), a 300-hectare reclaimed land project located in the heart of the City. Under the Agreement, FLI will develop forty (40) hectares under a revenue sharing agreement with the Government. The 40 hectares will be developed in four phases over a 20-year period with FLI contributing the development costs, as well as the marketing and management services. Another 10.6 hectares were purchased outright by FLI. The first payment was made to the Cebu City Government in March 2009, with the balance payable over the next six years. FLI plans to develop the 40 hectares mainly into clusters of mid-rise residential buildings while the 10.6 hectares, which has a kilometer-long sea frontage, will be developed into three or four mixed-use clusters, which will include hotels, commercial retail space, offices, and residential condominiums. The master plan for the property is being finalized and FLI expects to launch its first project by 2010.

2. Segment Reporting

The Group's operating businesses are organized and managed separately in accordance with the nature of the products and services being 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 across all income segments 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

In September 2006, FLI acquired three strategic investment properties, which are categorized as retail and office. This business segment involves the operations of Festival Supermall and the leasing of office spaces in Northgate Cyberzone in Alabang and PBCom Tower in Makati City.

Comparative Financial Information Per Business Segment
(amounts in thousands)
As of and for the Nine-Month Period ended September 30, 2009

	Real Estate Operations	Leasing Operations	Combined	Eliminating	Consolidated
Revenues	1,660,031	956,971	2,617,002	(20,215)	2,596,787
Net Income	688,220	455,959	1,144,179	53,857	1,198,036
Segment Assets	39,813,397	12,065,375	51,878,772	1,025,502	52,904,274
Segment Liabilities	12,930,529	1,687,557	14,618,086	(70,629)	14,547,457
Less: Def. Tax liabilities	1,506,884	(8,875)	1,498,009	139,912	1,637,920
Net segment liabilities	11,423,645	1,696,432	13,120,077	(210,541)	12,909,536
Cash flows arising from:					
Operating activities	30,103	639,014	669,117	(98,029)	571,087
Investing activities	(535,401)	(128,774)	(664,175)	-	(664,175)
Financing activities	(646,638)	(445,306)	(1,091,944)	98,029	(993,915)

As of and for the Nine-Month Period ended September 30, 2008

	Real Estate Operations	Leasing Operations	Combined	Eliminating	Consolidated
Revenues	1,749,184	901,649	2,650,833	(21,446)	2,629,386
Net Income	765,080	384,627	1,149,707		1,149,707
Segment Assets	35,554,807	11,990,105	47,544,912	923,845	48,468,757
Segment Liabilities	9,472,609	1,742,916	11,215,525	8,682	11,224,207
Less: Def. Tax liabilities	1,655,076	(8,739)	1,646,337	147,452	1,793,789
Net segment liabilities	7,817,533	1,751,655	9,569,188	(138,770)	9,430,418
Cash flows arising from:					
Operating activities	(615,656)	379,112	(236,544)	40,492	(196,052)
Investing activities	(836,828)	(588,351)	(1,425,179)	-	(1,425,179)
Financing activities	514,930	261,300	776,230	-	776,230

3. Long -Term Debt

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

	2009 September 30	2008 December 31
Term Loans from a financial institution	2,250,000	2,250,000
Developmental Loans from local banks	4,678,600	4,722,300
Total Long-term Debt	6,928,600	6,972,300

Term loans from a Financial Institution

On June 17, 2005, the Group entered into a Local Currency Loan Agreement with a financial institution whereby the Group was granted a credit facility amounting to ₱2,250.00 million. In October 2005, the Group availed of ₱ 1,125.00 million or half of the amount of the credit facility granted. In July 06, 2007, the Group availed of the remaining balance of the facility amounting to ₱ 1,125.00 million. Both loans are payable in 10 semi- annual installments commencing December 2010 and ending June 2015 with fixed interest rates of 7.72% and 7.90% per annum, respectively.

Developmental Loans from Local Banks

This are loans obtained from local banks with floating interest rates at different terms and repayment periods.

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

Results of Operations for the nine-month period ended September 30, 2009 compared to nine-month period ended September 30, 2008

FLI registered a consolidated net income of ₱ 1,198.04 million for the first three quarters of 2009, higher by ₱ 48.33 million or by 4.2 % than the same period last year of ₱ 1,149.71 million.

Revenues

Total revenues from real estate and leasing segments slightly decreased by 1.24% to ₱ 2,596.79 million during the first three quarters of 2009 from the same period last year of ₱ 2,629.39 million. The decrease is mainly due to lower real estate sales by ₱ 89.15 million or by 5.10% for the first three quarters of 2009. Real estate sales booked during the current period are broken down to sales per sector as follows: Middle Income 60.4% (inclusive of MRBs); Affordable 12.8%; High-end -8.0%; Farm Estate 5.6%; Industrial Estate 5.5%; Socialized 5.1%; Others 2.6%. On the other hand, rental revenues from the Mall and office spaces increased by 2.8 %

Other sources of rental income include the 3 ready-built-factories in Filinvest Technology Park in Calamba, Laguna and office space in Ortigas Center in Mandaluyong City.

Interest income increased by 4.74% due to higher interests generated from short-term investments and installment contracts receivable while Equity in net earnings of an associate decreased by 73.42% from ₱ 45.61 million in 2008 to ₱ 12.12 million in 2009 due to lower earnings by Filinvest Alabang, Inc. (FAI). FLI has a 20% equity interest in FAI. The Group also registered a foreign exchange gain of ₱ 5.16 million during the first three quarters of 2009, an improvement from a foreign exchange loss of ₱ 2.06 million incurred in the same period in 2008. The value of the Group's foreign-currency denominated short-term investments increased due to the slight depreciation of the peso against the U.S. Dollar in 2009.

Expenses

General and administrative expenses (G&A) slightly increased by ₱ 22.02 million during the first three quarters of 2009 or by 3.13 %, from ₱ 702.95 million in 2008 to ₱ 724.97 million in 2009. The increase was due to higher repairs & maintenance expense, higher EDP expenses, higher expenses for mall operations and higher miscellaneous expenses in the current period.

Interest expense and other finance charges also increased by 30.13 % or by ₱ 30.29 million to ₱130.81 million in 2009 from ₱ 100.53 million in 2008. Additional loans were availed by the Company during the last quarter of 2008, the proceeds of which were used to finance the current projects especially the MRB and condotel projects as well as the BPO buildings in Northgate Cyberzone.

Provision for income tax decreased by 41.12 % or by ₱ 134.79 million from ₱ 327.80 million in 2008 to ₱ 193.01 million in 2009 due to lower income tax rate. The corporate income tax rate effective January 1, 2009 is 30% or 5% lower than the previous tax rate of 35%.

Financial Condition as of September 30, 2009 compared to as of December 31, 2008

As of September 30, 2009, the Company's total consolidated assets stood at ₱ 52,904.27 million, slightly lower by 0.54 % or by ₱ 286.62 million than the P 53,190.89 million total consolidated assets as of December 31, 2008. The following are the material changes in account balances:

45% Decrease in Cash and Cash Equivalents

Funds were used for the development of existing and new projects and for the construction of new buildings (investment properties) and for rawland acquisitions. As the Company continues to develop its on-going projects as well as new ones which have been lined up for the remaining months of the year, more funds are expected to be used. Dividends were also declared and paid to shareholders in the previous quarter amounting to P 756.25 million.

5% Decrease in Mortgage, Notes and Installment Contracts Receivable

The decrease was due to collection of monthly amortizations of installment contracts receivable

28% Increase in Due from Related Parties

The increase was due to temporary interest-bearing advances to affiliates in the regular course of business. These advances are expected to be collected within the fourth quarter of the year.

10% Decrease in Other Receivables

Other receivables decreased due to aggressive collection efforts by the company which reduced those amounts due from various Homeowners Associations and from tenants. Advances to contractors representing down payments were applied against their billings.

6% Increase in Real Estate Inventories

The increase in this account was mainly due to new rawland acquisitions for future development.

18% Decrease in Available-for-Sale Financial Assets

The decrease was due to the redemption of unlisted preferred shares in a public utility company which were previously acquired in connection with the development of various projects.

15% Increase in Property & Equipment

Property and equipment increased due to the ongoing construction of CPI to create additional office space for lease to third parties. Additional transportation equipments were also procured by the Group.

24% Increase in Other Assets

The increase was due to additional input vat and creditable withholding tax recognized during the three quarters of 2009.

6% Decrease in Accounts Payable & Accrued Expenses

The movement in this account was mainly due to reversal of advances and deposits from customers upon recognition of revenue.

87% Decrease in Income Tax Payable

The decrease in Income tax payable was due to lower income tax rate applied to taxable net income during the current interim period.

69% Decrease in Due to Related Parties

Inter-company advances made in the ordinary course of business were settled during the current interim period.

Retained Earnings

Movements in retained earnings were the P 1,198.04 million net income generated during the first three quarters of 2009 and dividends declared and paid in the same period amounting to P 756.25 million.

Performance Indicators

Financial Ratios	Particulars	As of and for the 9-month period ended Sept. 30, 2009	As of Dec. 31, 2008 and for the 9-month period ended Sept. 30, 2008
Earnings per Share	Annualized	0.066	0.063
Debt to Equity Ratio	<u>Long Term Debt & Other Liabilities</u> Total Stockholder's Equity	0.34: 1	0.36 : 1
Debt Ratio	<u>Total Liabilities</u> Total Assets	27%	29%
Ebitda to Total Interest Paid	<u>Ebitda</u> Total Interest Payment	5.79 times	7.51 times
Price Earnings Ratio	<u>Closing Price of Share</u> Earnings per Share	14.3 times	9.97 times

Earnings per share (EPS) posted for the three quarters of 2009 went up compared to the EPS of September 30, 2008 on account of higher net income.

The debt to equity (D/E) ratio as well as the debt ratio slightly decreased due to lower loan levels brought about by repayments made on term loans.

Price earnings ratio (PER) went up due to higher market share price of the Company's stock brought about by market confidence on the Company and on the local stock market. As of September 30, 2009 and 2008, market share price of the Company's stock was at ₱ 0.94 and ₱ 0.63 per share, respectively.

PART II - OTHER INFORMATION

Item 3. Business Development/New Projects

FLI will remain to be focused on its core residential real estate development business which now includes medium rise buildings (MRB's), High Rise Condominium units and Condotels. MRB's are being developed in inner-city locations such as Ortigas, Pasig City, Santolan, Pasig City, Sta. Mesa Manila, Cebu City & Davao City. Properties in Cebu and in other key cities in the country were also acquired for this purpose. The Company has also introduced to the market "The Linear", a joint venture project covering a high-rise building in Makati City.

The following table sets out FLI's projects with ongoing housing and/or land development as of September 30, 2009.

Category / Name of Project	Location
SOCIALIZED	
Belvedere Townhomes	Tanza, Cavite
Belmont Hills	Tanza, Cavite
Blue Isle	Sto. Tomas, Batangas
Sunrise Place	Tanza, Cavite
Castillion Homes	Gen.Trias, Cavite
Mistral Plains	Gen.Trias, Cavite
AFFORDABLE	
Alta Vida	San Rafael, Bulacan
Bluegrass County	Sto. Tomas, Batangas
Brookside Lane	Gen. Trias, Cavite
Crystal Aire	Gen. Trias, Cavite
Fairway View	Dasmarinas, Cavite
Palmridge	Sto. Tomas, Batangas
Springfield View	Tanza, Cavite
Summerbreeze Townhomes	Sto. Tomas, Batangas
Westwood Place	Tanza, Cavite

Woodville	Gen. Trias, Cavite
Aldea Real	Calamba, Laguna
Costa Villas	Davao City
Primrose Hills	Angono, Rizal
The Glens at Park Spring	San Pedro, Laguna
Somerset Lane	Tarlac City
Claremont Village	Mabalacat, Pampanga
Westwood Mansions	Tanza, Cavite
Tierra Vista	San Rafael, Bulacan
Aldea del Sol	Mactan, Cebu
Raintree Prime Residences	Dasmarinas, Cavite
La Brisa Townhomes	Ciudad de Calamba
MIDDLE-INCOME	
Corona Del Mar	Pooc, Talisay, Cebu City
Filinvest Homes- Tagum	Tagum City, Davao
Northview Villas	Quezon City
Ocean Cove	Davao City
Orange Grove	Matina, Pangil, Davao City
Spring Country	Batasan Hills, Quezon City
Spring Heights	Batasan Hills, Quezon City
Southpeak	San Pedro, Laguna
The Pines	San Pedro, Laguna
Villa San Ignacio	Zamboanga City
Highlands Pointe	Taytay, Rizal
Manor Ridge at Highlands	Taytay, Rizal
Ashton Fields	Calamba, Laguna
Montebello	Calamba, Laguna
Hampton Orchards	Bacolor, Pampanga
The Enclave at Filinvest Heights	Quezon City
One Oasis – Ortigas	Pasig, Metro Manila
One Oasis – Davao	Davao City
Escala	Talisay, Cebu
West Palms	Puerto Princesa, Palawan
Filinvest Homes – Butuan	Butuan, Agusan Del Norte
La Mirada of the South	Binan, Laguna
Tamara Lane (formerly Imari)	Caloocan City
Viridian at Southpeak	San Pedro, Laguna
Nusa Dua (Residential)	Tanza, Cavite
Bali Oasis - (Marcos Highway)	Santolan, Pasig City
One Oasis – Cebu	Mabolo, Cebu
The Tropics	Cainta, Rizal
Princeton Heights	Molino, Cavite
The Linear	Makati City
Mission Hills - Sta Sophia	Antipolo, Rizal
Mission Hills - Sta Cecilia	Antipolo, Rizal
HIGH-END	

Brentville International	Mamplasan, Binan, Laguna
Prominence 2	Mamplasan, Binan, Laguna
Treviso	Quezon City
Village Front	Binan, Laguna
Mission Hills - Sta. Catalina	Antipolo, Rizal
Mission Hills - Sta. Isabel	Antipolo, Rizal
Banyan Ridge	San Mateo, Rizal
Banyan Crest	San Mateo, Rizal
The Ranch	San Mateo, Rizal
Kembali Coast	Davao City
Arista - Bldgs. 1 & 2	Laeuna De Taal, Talisay, Batangas
LEISURE - FARM ESTATES	
Forest Farms	Angono, Rizal
Mandala Residential Farm	San Mateo, Rizal
Nusa Dua	Tanza, Cavite
Laeuna De Taal	Talisay, Batangas
LEISURE – PRIVATE MEMBERSHIP CLUB	
Timberland Sports and Nature Club	San Mateo, Rizal
Entrepreneurial - Micro Small & Medium Enterprise Village	
Asenso Village - Calamba	Calamba, Laguna
Asenso Village - Gen. Trias	Gen. Trias, Cavite
INDUSTRIAL	
Filinvest Technology Park	Calamba, Laguna
CONDOTEL	
Grand Cenia Hotel & Residences	Cebu City

Aside from the residential projects, FLI will continue to construct business process outsourcing (BPO) office spaces at Northgate Cyberzone as demand for additional office space comes in. In addition to the 10 buildings already being occupied by locators, another two (2) buildings are targeted to be completed within 2010. With the completion of the buildings under construction, FLI will have a total gross leasable area of 167,944 sq. meters of office space in its portfolio. Currently, FLI is one of the largest BPO office space providers in the country.

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. Information on occupancy rates are presented as follows:

	Gross Leasable Area	30-Sep-09	Dec. 31, 2008	30-Sep-08
Festival Supermall	132,211 sq. m.	89.0%	92.0%	92.0%
PB Com Tower	36,000 sq. m.	86.0%	96.0%	97.0%
Northgate Cyberzone	Expanding gross leasable area	91.7% 95,146 sq. m.	91.4% 95,146 sq. m.	94.0% 94,787 sq.m.

Financial Risk Exposures

The Group's Finance and Treasury function operates as a centralized service for managing financial risk and activities as well as providing optimum investment yield and cost efficient funding for the Group. The Board of Directors reviews and approves the policies for managing each of these risks. The policies are not intended to eliminate risk but to manage it in such a way that risks are identified, monitored and minimized so that opportunities to create value for the stakeholders are achieved. The Group's risk management takes place in the context of the normal business processes such as strategic planning, business planning, technical, operational and support processes.

The main financial risk exposures for the Company are Liquidity Risk, Interest Rate Risk and Credit Risk.

Liquidity Risk

The Group seeks to manage its liquidity profile to be able to finance capital expenditures and service debts as they fall due. To cover its financing requirements, the Group intends to use internally generated funds and available long term and short-term credit facilities including receivables rediscounting lines granted by several financial institutions and issuance of financial instruments.

As part of its liquidity risk management, the Group regularly evaluates its projected and actual cash flows. It also continuously assesses conditions in the financial markets for opportunities to pursue fund raising activities, in case any requirements arise. Fund raising activities may include bank loans and capital market issues.

As part of the Company's fund raising activities, Filinvest Land, Inc. (FLI) will be offering fixed rate bonds with aggregate principal amount of up to P 3,000,000,000 comprised of Three (3) year Fixed Rate Bonds due in 2012 (the "Three Year Bonds") and Five (5) Year Fixed Rate Bonds due

in 2014 (the “Five Year Bonds”), and an over subscription option of up to P 2,000,000,000. Assuming the over-subscription option is fully exercised, up to P 5,000,000,000 in aggregate principal amount of Bonds will be issued by FLI pursuant to the Offer on November 19, 2009 (the “Issue Date”).

The Three Year Bonds shall have a term of three (3) years from Issue Date, with fixed interest rate equivalent to 7.5269% p.a. Interest on the Bonds shall be payable quarterly in arrears starting on February 19, 2010 for the first Interest Payment Date, and February 19, May 19, August 19, and November 19 of each year for each subsequent Interest Payment Date at which the Bonds are outstanding, or the subsequent Business Day without adjustment if such Interest Payment Date is not a Business Day. The last Interest Payment Date shall fall on the Maturity Date.

The Five Year Bonds shall have a term of five (5) years from Issue Date, with fixed interest rate equivalent to 8.4615% p.a. Interest on the Bonds shall be payable quarterly in arrears starting on February 20, 2010 for the first Interest Payment Date, and February 20, May 20, August 20, and November 20 of each year for each subsequent Interest Payment Date at which the Bonds are outstanding, or the subsequent Business Day without adjustment if such Interest Payment Date is not a Business Day. For purposes of clarity, the last Interest Payment Date on the Five Year Bonds shall fall on the Maturity Date or November 20, 2014.

Interest Rate Risk

The Group’s exposure to market risk for changes in interest rates relates primarily to the Group’s loans from various financial institutions which carry floating interest rates. The Company regularly keeps track of the movement in interest rate and the factors influencing it.

Of the total ₱ 6,928.60 million loan outstanding as of September 30, 2009, ₱ 4,678.60 million is on floating rate basis. The following table demonstrates the sensitivity to a reasonable possible change in interest rates, with all other variables held constant, of the Group’s annualized profit before tax through the impact on floating rate borrowings.

	Increase (decrease) In basis points	Effect on annualized income before income tax (In Thousands)
Sept. 30, 2009	+200	(₱ 93,572)
	-200	₱ 93,572

Credit Risk

The Group is exposed to risk that a counter-party will not meet its obligations under a financial instrument or customer contract primarily on its mortgage notes and contract receivables and other receivables. It is the Group’s policy that buyers who wish to avail the in-house financing scheme are subject to credit verification process. Receivable balances are being monitored on a regular basis and are subjected to appropriate actions to manage credit risk. In addition to this, the group has a mortgage insurance contract with the Home Guaranty Corporation for a retail guaranty line. With respect to credit risk arising from other financial assets of the Group, which comprise cash and cash equivalents and AFS financial assets, the Group’s exposure to credit risk arises from default of the counter-party, with a maximum exposure equal to the carrying amount of these instruments. The maximum credit risk exposure of the Group to these financial assets as of September 30, 2009 is ₱ 14,111.80 million. All of these financial assets are of high-grade credit quality. Based on the Company’s experience, these assets are highly collectible or

collectible on demand. The Company holds as collaterals for its installment contract receivables the corresponding properties, which the third parties purchased in installments.

Foreign Currency Risk

Financing facilities extended to the Group are exclusively denominated in Philippine Peso. As such, the Group's exposure to this risk is non-existent. However, financial assets denominated in foreign currency amounts to ₱ 75.02 million only, therefore, the Company's exposure to possible change in US dollar exchange rate is not significant.

The following table shows the sensitivity to a reasonably possible change in the US dollar exchange rate, with all other variables held constant, of the Group's profit before tax (due to changes in the fair value of monetary asset).

	Increase (decrease) In US dollar rate	Effect on income before income tax (In Thousands)
June 30, 2009	+5%	(₱ 3,751)
	-5%	₱ 3,751

Financial Instruments

The Group's principal financial instruments are composed of Cash and Cash Equivalents, Mortgage and installment contract receivables, other receivables and loans from financial institutions. The Company does not have any complex financial instruments like derivatives.

Comparative Fair Values of Principal Financial Instrument (In Thousand Pesos)

	<i>Sept. 30, 2009 Carrying Values</i>	<i>Sept. 30, 2009 Fair Values</i>	<i>Dec. 31, 2008 Carrying Values</i>	<i>Dec. 31, 2008 Fair Values</i>
<i>Cash & Cash Equivalents</i>	1,346,016	1,346,016	2,433,018	2,433,018
<i>Mortgage, Notes & ICR</i>	7,403,213	7,522,233	7,816,916	8,058,142
<i>Other Receivables</i>	1,423,767	1,423,767	1,577,338	1,577,338
<i>Long-term Debt</i>	6,928,600	6,824,838	6,972,300	6,489,621

Due to the short-term nature of Cash & Cash Equivalents, the fair value approximates the carrying amounts.

The estimated fair value of Mortgage, notes and installment contracts receivables, is based on the discounted value of future cash flows from these receivables.

Due to the short term nature of Other Receivables, the fair value approximates the carrying amounts.

The estimated fair value of debts with fixed interest and not subjected to quarterly repricing is based on the discounted value of future cash flows using the applicable risk free rates for similar type of loans adjusted for credit risk. Long term debt subjected to quarterly repricing is not discounted since its carrying value approximates fair value.

Investment in foreign securities

The Company does not have any investment in foreign securities.

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 September 30, 2009 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 (2008) 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, and Financial Risk Exposures, there are no material events subsequent to September 30, 2009 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, 2008 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.

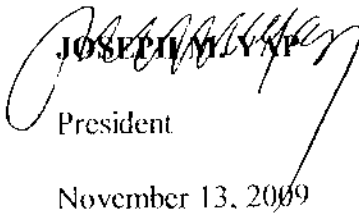
9. The Company is not in default or breach of any note, loan, lease or other indebtedness or financing arrangement requiring it to make payments, or any significant amount of the Company's payables that have not been paid within the stated trade terms.
10. There are no significant elements of income that did not arise from the Company's continuing operations.
11. Except for those discussed above there are no material changes in the financial statements of the Company from December 31, 2008 to September 30, 2009.
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:


JOSEPH M. LOPEZ
President
November 13, 2009

Title:

Date:

Signature:


NELSON M. BONA


Title:

Date:

Senior Vice-President / Chief Finance Officer

November 13, 2009

Signature:


Ma. Michelle P. Tibon-Judan

Title:

Date:

AVP - Comptroller

November 13, 2009

PART 1 - FINANCIAL INFORMATION

Item 1 - Financial Statements

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

	30-Sep-09 (Unaudited)	December 31, 2008 (Audited)
ASSETS		
Cash and cash equivalents	1,346,016	2,433,018
Mortgage, notes and installment contracts receivables	7,403,213	7,816,916
Due from related parties	104,830	81,993
Other receivables	1,423,767	1,577,338
Real estate inventories	21,791,967	20,541,998
Investment in an associate	3,833,978	3,821,853
Available-for-sale financial assets	40,703	49,730
Investment property	10,043,231	10,172,000
Property and equipment	999,479	870,020
Goodwill	5,445,488	5,445,488
Other assets	471,603	380,541
TOTAL ASSETS	52,904,274	53,190,895
LIABILITIES AND EQUITY		
LIABILITIES		
Accounts payable and accrued expenses	5,854,087	6,266,912
Income tax payable	14,519	110,444
Due to related parties	78,091	249,215
Pension liability	34,239	32,691
Deferred income tax liabilities-net	1,637,920	1,599,818
Long-term debt	6,928,600	6,972,300
Total Liabilities	14,547,457	15,231,380
EQUITY		
Common stock	24,470,709	24,470,708
Preferred stock	80,000	80,000
Treasury stock	(221,041)	(221,041)
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	1,876,422	1,876,422
Retained earnings	6,541,024	6,143,724
Total Equity	38,356,817	37,959,515
	52,904,274	53,190,895

ANNEX A-1

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

	Quarter Ended Sept. 30 2009	Sept. 30 2008	Nine Months Period Ended Sept. 30 2009	Ended Sept. 30 2008
REVENUES				
Real estate sales	700,032	895,400	2,268,773	2,308,025
Cost of real estate sales	(286,934)	(423,488)	(1,032,520)	(1,016,900)
Gross Profit	413,097	471,912	1,236,253	1,291,125
OTHER INCOME				
Rental income	295,180	305,464	885,168	861,083
Interest income	87,197	86,256	292,285	279,049
Equity in net earnings of an associate	6,091	15,817	12,125	45,610
Others-net	61,999	79,188	170,956	152,520
	863,564	958,637	2,596,787	2,629,386
EXPENSES				
General and administrative	234,203	238,316	724,970	702,949
Selling and marketing	102,672	101,038	355,118	346,345
Interest expense	41,531	48,295	130,814	100,525
Foreign exchange loss (gain)	(2,518)	349	(5,158)	2,058
	375,888	387,998	1,205,744	1,151,876
INCOME BEFORE INCOME TAX	487,676	570,639	1,391,043	1,477,511
PROVISION FOR INCOME TAX				
Current	35,437	90,460	154,603	248,453
Deferred	13,548	44,803	38,404	79,351
	48,985	135,262	193,007	327,804
NET INCOME	438,691	435,377	1,198,035	1,149,707

EARNINGS PER SHARE

Basic /Diluted P 0.066 P 0.063

Earnings per share amounts were computed as follows:

a. Net income (annualized)	1,597,380	1,532,943
b. Weighted average number of outstanding common shares after considering reciprocal holdings in an associate and treasury shares	24,249,760	24,254,210

c. Earnings per share - basic/diluted (a/b) P 0.066 P 0.063

Reciprocal interest relating to FAI's ownership in the Group and treasury shares are 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)

	September 30	
	2009	2008
Capital Stock		
Common - P1 par value		
Authorized - 33 billion shares in 2009 and 2008		
Issued - 24,470,708,509 shares in 2009 and 2008	24,470,709	24,470,708
Outstanding- 24,249,759,509 shares in 2009 and 24,306,839,509 shares in 2008		
Preferred - P0.01 par value		
Authorized - 8 billion shares in 2009 and 2008		
Issued and outstanding - 8 billion shares in 2009 and 2008	80,000	80,000
Treasury shares	(221,041)	(218,736)
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 of an associate	1,876,422	1,876,422
Retained Earnings		
Balance at beginning of the year	6,143,724	4,762,440
Cash Dividends	(800,735)	(485,698)
Net Income	1,198,036	1,149,707
Balance at end of period	6,541,025	5,426,449
	38,356,817	37,244,545

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

	Nine Months Period Ended September 30	
	2009	2008
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	1,391,043	1,477,511
Adjustments for:		
Interest expense	130,814	100,525
Depreciation and amortization	152,890	111,632
Provision for Doubtful accounts	9,507	-
Provision for retirement benefits	9,476	13,199
Equity in net earnings of an associate	(12,125)	(45,610)
Interest income	(292,285)	(279,049)
Operating income before working capital changes	1,389,321	1,378,208
Changes in operating assets and liabilities:		
Decrease (increase) in:		
Mortgage, notes and installment contracts receivable	413,703	(562,440)
Other receivables	153,571	(299,654)
Real estate inventories	(725,795)	(453,950)
Other assets	(97,201)	(85,230)
Increase/(Decrease) in:		
Accounts payable and accrued expenses	(329,899)	(191,237)
Net cash provided by (used) in operations	803,701	(214,303)
Interest received	292,285	279,049
Interest paid	(320,450)	(244,233)
Taxes Paid	(196,731)	0
Retirement benefits paid	(7,717)	(16,566)
Net cash used in operating activities	571,088	(196,053)
CASH FLOWS FROM INVESTING ACTIVITIES		
Dividends Received	1,314	0
Redemption of investment in preferred shares	9,027	0
Acquisition of Rawland	(524,174)	(998,311)
Acquisition of property and equipment	(129,135)	(455,610)
Acquisition of investment property	(21,207)	28,742
Cash used in investing activities	(664,175)	(1,425,179)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from notes payable, corporate notes & long-term debt	-	2,330,000
Payments of notes payable, corporate notes & long-term debt	(43,700)	(838,164)
Decrease (increase) in due from related parties	(22,837)	(2,593)
Increase (decrease) in due to related parties	(171,124)	(8,579)
Acquisition of treasury shares	-	(218,736)
Payment of Dividends	(756,254)	(485,698)
Cash provided by (used) in financing activities	(993,915)	776,230
NET DECREASE IN CASH AND CASH EQUIVALENTS	(1,087,002)	(845,001)
CASH AND CASH EQUIVALENTS, BEG.	2,433,018	1,729,721
CASH AND CASH EQUIVALENTS, END	1,346,016	884,720

FILINVEST LAND, INC.
Aging of Receivables
Amounts in Thousand Pesos
As of September 30, 2009

Type of Account Receivable	Current	1-30 days	31-60 days	61-90 days	91-120 days	>120 days	Total
a) Mortgage, Notes & Installment Contract Receivable							
1. Installment Contracts Receivable	6,292,018	13,341	9,653	6,474	6,260	48,123	6,375,870
2. Receivable from financing Institutions	1,027,343						1,027,343
Sub-total	7,319,362	13,341	9,653	6,474	6,260	48,123	7,403,213
b) Other Receivables	1,423,767						1,423,767
Less: Allowance for doubtful accounts							
Net	1,423,767	-	-	-	-	-	1,423,767
Net Receivables	8,743,129	13,341	9,653	6,474	6,260	48,123	8,826,990

Account Receivable Description Type of Receivables	Nature/Description	Collection 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 institution	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		