

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

CURRENT REPORT UNDER SECTION 17 OF THE SECURITIES REGULATION CODE AND SRC RULE 17.2(c) THEREUNDER

- 1. November 11, 2016
Date of Report (Date of earliest event reported)
- 2. SEC Identification Number 170957 3. BIR Tax Identification No. 000-533-224
- 4. FILINVEST LAND, INC.
Exact name of issuer as specified in its charter
- 5. Philippines 6. (SEC Use Only)
Province, country or other jurisdiction of Industry Classification Code:
incorporation
- 7. No. 79 EDSA, Highway Hills, Mandaluyong City, Metro Manila 1550
Address of principal office Postal Code
- 8. (632) 918-8188
Issuer's telephone number, including area code
- 9. Not applicable
Former name or former address, if changed since last report
- 10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

Title of Each Class	Number of Shares of Stock Outstanding
Common	24,249,759,506
Preferred	8,000,000,000

11. Indicate the item numbers reported herein: Item 9

Please see attached press release which is self-explanatory.

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 hereunto duly authorized.

FILINVEST LAND, INC.

Issuer

Date November 11, 2016

ELMA CHRISTINE R. LEOGARDO
Corporate Secretary and
Compliance Officer

SHARON P. PAGALING-REFUERZO
Assistant Corporate Secretary and
Corporate Information Officer

FILINVEST LAND 9-MONTH REVENUES HIT Php13.6 BILLION

Filinvest Land, Inc. (FLI), one of the country's largest integrated real estate developers and BPO office providers, achieved a consolidated net income of Php3.46 Billion for the first nine months of 2016, up 7% from the Php3.25 Billion recorded in the same period last year with consolidated revenues reaching Php13.60 Billion or an increase of 6% from last year.

The company's profit increase was driven by the 14% growth in rental revenues. Rental revenues grew to Php2.28 Billion from the Php2.00 Billion generated in 2015, as the firm booked increased revenues from its office buildings. FLI completed three new buildings in the last quarter of 2015 and these have started to generate revenues in the first nine months of 2016. The company expects full-year revenues from these buildings to be reflected in 2017. In addition, the company has just completed two new buildings, "Filinvest Cyberzone Bay City 1 & 2" in the Bay area with 37,000 square meters of GLA. FLI now operates 21 buildings totaling 312,000 square meters of gross leasable area (GLA). By the end of 2016, FLI's office portfolio will reach 348,000 GLA or around 70% more than 2014 levels.

FLI is also growing its retail rental space portfolio. The 200,000-sqm Festival Mall in Alabang is undergoing a major expansion project to add almost 100,000 additional sqm of gross floor area (GFA). The first phase of this expansion is already open. Aside from the Festival Mall expansion, retail developments are underway all over the country. Among the ongoing retail developments are: the "Fora Mall" in Tagaytay which will have 48,000 square meters of mall space; "Center Square Community Mall" in Molino, Cavite which is part of the Princeton residential development and will add 28,000 square meters in new retail space; and the 57,000-sqm "Il Corso Mall", the seaside lifestyle mall located in City di Mare, a township development at the South Road Properties in Cebu City. FLI's retail portfolio is expected to double its end-2015 level, reaching more than 433,000 square meters of GFA by year-end.

To ensure growth in the residential sales business, FLI will continue to launch projects that address the needs of its core market, which are the first-time home buyers and ultimate end-users. More than 70% of its products are house-and-lots and mid-rise buildings (MRB) located nationwide. FLI is set to invest an additional Php5 billion in the next three (3) years in Mindanao as it expands its Futura Homes economic housing and Spatial Medium-Rise Building (MRB) affordable condominium portfolios with new projects in South Cotabato and Davao City. FLI has also launched residential projects in Cavite, Rizal, Bulacan and other key locations this year. To date, FLI has developed more than 2,500 hectares of land and sold more than 160,000 housing units.

"We are confident of sustained growth for the company as we continue to launch new residential projects in key locations nationwide and to complete our office and retail developments, further strengthening our recurring income business," FLI CEO and President Josephine Gotianun Yap said.