

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. August 13, 2013
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 August 13, 2013



ATTY. SHARON P. PAGALING-REFUERZO
Corporate Information Officer

PRESS RELEASE

Filinvest Land's Net Income Rises 13% in the First Half of 2013

Filinvest Land, Inc. (FLI) reported that its net income in the first six months of 2013 rose by 13% year-on-year to Php1.721 billion from the Php1.525 billion registered in 1H12.

FLI's Real Estate Sales increased 22% to Php4.701 billion in the first half of 2013, from Php3.838 billion in the same period in 2012. On the other hand, Rental Revenues reached Php933 million, 9% more than Php854 million generated from January to June of 2012. The growth in Real Estate Sales and Rental Income fueled the 19% increase in Total Revenues to Php6.179 billion from Php5.212 billion in the same periods.

The growth in Real Estate Sales was driven by higher reservation sales, as well as the completion of more projects that were already sold. In 1H13, MRB projects continued to contribute significantly to FLI's performance. Eight (8) more buildings in five (5) mid-rise building (MRB) projects were completed and turned over to their buyers. At least six (6) more buildings are expected to be completed by the end of 2013. Since starting the construction of its first MRB project in 2008, FLI has completed 49 buildings in its various MRB projects as of the end of June 2013.

In 1H13, FLI also saw significant contributions from its high rise projects as it started recognizing revenues from three (3) projects, namely Studio Zen in Pasay City and the first buildings at Studio City and The Levels, both located in Filinvest City in Alabang. Both buildings are scheduled for turnover to buyers in the 1Q14.

The Linear in Makati City topped off its first tower in February of this year, and is targeted for completion in the third quarter. The second tower recently topped off and is targeted to be completed a year after the first building.

From January to June 2013, six (6) new projects and eight (8) additional phases of existing projects, with an estimated total sales value of Php6.9 billion were launched. FLI is targeting to launch Php18 billion worth of projects this year, from 12 new projects and additional phases of existing projects. New projects include housing projects under the Futura Homes, FLI's affordable brand, in the provinces of Rizal, Laguna and Cavite. Two Metro Manila projects are also targeted for launching within the year, The Signature, a three-tower project on A. Bonifacio St., Caloocan near Banaue in Quezon City, and Fortune Hill, a two tower project, in Addition Hills, San Juan. Mid-rise buildings under the "Oasis" and "Spatial" brands are also scheduled for launch in Cagayan de Oro, Valenzuela City, Iloilo City and Davao City.

FLI is scheduled to launch its second project in Makati, 100 West, within the year. Located at the corner of Sen. Gil Puyat Avenue and Washington Street, 100 West is a two-tower mixed-use development which will include 3 floors dedicated for retail/commercial space, four floors for BPO offices and 24 floors of residential units.

The rise in Rental Income is attributed to the sustained high occupancy rates in its BPO office building portfolio, as well as additional space from a new building, Filinvest EDSA. At Northgate Cyberzone, all 12 operational buildings are fully leased out while Filinvest One, which was completed in March 2013, is already 76% leased out. Floors at Filinvest One have already been turned over to tenants for fit out. Four more BPO office buildings are under construction, with Plaz@ E scheduled for completion in late 2013, the twin buildings of Filinvest Two and Filinvest Three within 2014, and tower 1 of Filinvest Cebu Cyberzone in 2013. FLI is on track with its target of doubling the GLA of

its leasing portfolio, from BPO office buildings and retail space, from the end-2011 to 2015. The Company is also on the lookout to expand its office building portfolio within Metro Manila and other urban areas.

Finally, Equity in Net Earnings from FLI's 20%-owned affiliate, Filinvest Alabang, Inc. (FAI), the developer of the 244-hectare Filinvest City, in Alabang, Muntinlupa, amounted to Php43 million in the first half of 2013.

Meanwhile, FLI continues to remain as one of the country's biggest and strongest real estate company with Total Stockholders' Equity at Php 46.425 billion and Total Assets of Php85.688 billion as of end-June 2013, from Php81.927 billion as of December 2012.