

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 14, 2012
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 incorporation Industry Classification Code:
- 7. FDC Bldg., 173 P. Gomez Street, San Juan, Metro Manila 1500
Address of principal office Postal Code
- 8. (632) 727-04-31 to 55
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

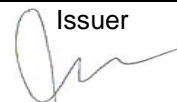
Please see attached press release which is self-explanatory.

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



Atty. Conrad P. Cereno
Corporate Information Officer

Date November 14, 2012

PRESS RELEASE

Filinvest Land's Nine Months Income Increases by 18%

Filinvest Land, Inc. (FLI) reported that its net income rose 18% for the first nine months of 2012 to Php1.967 billion, up from the Php1.661 billion generated for the same period in 2011.

The growth was fueled by the 24% increase in Real Estate Sales to Php5.358 billion from Php4.331 billion in the January to September period of 2011. Rental Income, generated from Festival Supermall, PBCom Tower and Northgate Cyberzone in Filinvest Corporate City, Alabang, on the other hand, contributed Php1.302 billion to total revenues, or 17% more than 9M11's Php1.117 billion. As a result, Total Revenues increased 17% to Php7.430 billion from Php6.138 billion.

As of the end of September 2012, Total Assets stood at Php80.131 billion while Stockholders' Equity hit Php44.496 billion.

Sales take-up generated in the first nine months of 2012 reached Php 9.91 billion or 17% more than the Php8.43 billion generated in 9M11. To sustain its sales growth, FLI launched six (6) new projects and eight (8) additional phases of existing projects in the first three quarters of 2012.

New projects include One Spatial Pasig, FLI's latest innovation in its MRB (mid-rise building) projects. One Spatial is the first of a series of MRB projects that will be marketed under the "Spatial" product name, and offers "more space, more value." The units are larger and are designed for functionality and efficiency. All the units being offered are 32 square meters, with buyers having the option of combining up to 3 units. The units are ideal start-up homes for families. "Spatial" MRBs are more affordable than FLI's MRBs that are offered under the "Oasis" series and are priced 20% to 25% less per square meter. Units sell at around Php1.8 million and will enable more customers to purchase an affordable home within Metro Manila.

Meanwhile, projects in the pipeline include new projects at Timberland Heights, FLI's 677 hectare master planned project in San Mateo, Rizal, located just 15 minutes from the Batasang Pambansa in Quezon City. The Glades is a middle-income subdivision covering 11 hectares with lots ranging from 192 to 300 square meters. Each lot comes with a share at the Timberland Sports and Nature Club (TSNC) thus allowing each client to enjoy the 5-star amenities of the Sports and Nature Club. FLI will soon offer the first phase of the The Leaf, a 96-room condotel attached to the Club. The Leaf will be on a 4,800 square meter property and will consist of eight (8) interconnected buildings. It will be marketed as an investment product that will enable buyers to generate earnings from hotel operations by including their units in the rental pool. Each unit will be 30 square meters and will sell for Php4.5 million. The package price includes the price of the unit, the fit-out costs (to furnish the unit as a hotel room), as well as a membership at the TSNC. The condotel will be operated by the TSNC.

FLI is also launching its second project in Puerto Princesa, Palawan, called Futura Homes Palawan. It is an affordable housing project offering units priced at Php850,000 to Php1.2 million.

For the full year of 2012, FLI is targeting to spend Php15 billion for capital expenditures (capex). Aside from the construction of residential projects, FLI's capex figure includes Php2.5 billion for additional office and retail space. This is to support FLI's target of more than doubling the GLA of its BPO office buildings by 2015 from the end-2011 level.

At Northgate Cyberzone, the AZ Building is targeted for completion by January 2013, while construction of Plaz@ E is in full swing. Two more office buildings, AZ Twin 1 & 2, recently broke ground, which when completed, will increase to 16 the number of FLI's BPO office buildings at Northgate Cyberzone.

At the 1.2-hectare joint venture project with the Provincial Government of Cebu which FLI won the right to develop in March 2012, work on the first BPO building has started. The first building will have a GLA of over 19,000 square meters. When completed, the project, which will be called Filinvest Cebu Cyberzone, is projected to have a total of 4 buildings with a GLA of over 100,000 square meters.

Meanwhile, EDSA Building (Transcom) along EDSA, Mandaluyong City, has been completed and turned over to the tenant for fit-out. FLI will start generating revenues from the building in December 2012.

For its retail portfolio, FLI is expanding the Festival Supermall at Filinvest Corporate City, as well as developing the first phase of Il Corso lifestyle strip of Citta di Mare, in the South Road Properties in Cebu. In 2013, FLI is targeting to start constructing two more malls, one in Tagaytay City, and the second at its Princeton Heights residential project, both located in the Province of Cavite. These four projects will increase the GLA of FLI's retail portfolio by 107% in 2015 from the end-2011 level.

Recently, FLI's 20%-owned affiliate, Filinvest Alabang, Inc. (FAI), the developer of the 244-hectare Filinvest City, in Alabang, Muntinlupa, sold a lot for Php115,000 per square meter, significantly higher than the previous highest price achieved during the height of the property boom in 1997, right before the Asian Financial Crisis. A total of 2.6 hectares have been sold to various buyers in 2012, including a lot to a major university, with other lots selling in the range of Php75,000 to Php87,000 per square meter, depending on the location and floor area ratio (FAR) of the lot, compared with the range of Php53,200 to Php67,500 per square meter for 2011. Lot prices at Filinvest City have soared in recent months with the completion of the Skyway extension from Sucat to Alabang in April 2011.