

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, 2015
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. 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, 2015

ELMA CHRISTINE R. LEOGARDO
Corporate Secretary and
Compliance Officer

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

FILINVEST LAND 9-MONTH EARNINGS UP 12%

Filinvest Land, Inc. (FLI), one of the country's largest residential developers and BPO office providers, recorded a 12% rise in consolidated net income of Php3.24 Billion for the first nine months of this year from P2.89 Billion in the same period last year.

Consolidated revenues rose 8% to Php12.71 Billion from Php11.82 Billion last year. The company attributes this increase to the continued strong demand for its BPO office space as well as the growth in revenues recognized from its residential sales business.

FLI registered real estate sales of Php9.75 Billion, 7% more than the Php9.16 Billion posted last year.

Revenues from rental assets increased to Php1.79 Billion, an 8% increase from the Php1.65 Billion generated last year, as the firm booked increased revenues from its office building "Plaz@ E" at Northgate Cyberzone located in Filinvest City, Alabang. FLI currently operates 14 buildings in Northgate Cyberzone and one building on EDSA in Mandaluyong, all of which are fully occupied. Cyberzone Cebu Tower 1 with a gross leasable area (GLA) of 20,000 square meters is in the final completion stage and will start generating revenues by the 4th Quarter of 2015. Two additional buildings with a combined GLA of 48,000 square meters located at the Northgate Cyberzone are slated to start operations in the next few months and are already being pre-leased. FLI's office rental portfolio will increase to 275,000 square meters by the end of this year.

The company's profit increase was also driven by its ability to manage costs. Costs of real estate sales and rental services increased by a mere 5%. General, administrative, selling and marketing expenses declined by 8%

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. Among these projects are: "Enclave Alabang", a 10.5-hectare premier housing development located in Daang Hari; "Futura Homes Mactan," a 4.3-hectare affordable housing development located in Suba-basbas, Lapu-lapu City in Cebu; and "Studio 7," a mixed-used development located on EDSA near the GMA-Kamuning MRT station in Quezon City. "Studio 7" will have a residential tower with studio and one bedroom units, an office tower, and will be complemented by retail establishments. Aside from these, FLI has also launched "Fora Residences", a 330-unit condominium which will be part of "Fora", a mixed-used development situated at the main rotunda of Tagaytay.

FLI is also growing its retail rental space portfolio. Among the planned retail developments are the "Fora Mall" which will have 32,000 square meters of mall space in "Fora" adjacent to "Fora Residences"; and the 36,000 square meter 'Il Corso Mall , the seaside lifestyle mall located in City di Mare, a township development at the South Road Properties in Cebu.

"We expect FLI's growth to be sustained as we execute our plans for the residential sales business as well as the recurring income business. We will continue to provide a wide range of housing products that range from house and lots, mid-rise building units and select high rise building units to cater to the different needs of home buyers in different locations across the country. We are also on-track with our plans to triple the GLA of our rental assets by the end of 2019," FLI CEO and President Josephine Gotianun Yap said.

FILINVEST LAND, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION
(Amounts in Thousands of Pesos)

	September 30, 2015	December 31, 2014 (Audited)
ASSETS		
Cash and cash equivalents	8,537,226	4,245,687
Contracts receivable	18,511,562	16,972,347
Due from related parties	217,704	243,033
Other receivables	3,872,607	3,500,956
Financial assets at fair value through other comprehensive income	18,578	23,852
Real estate inventories	25,912,189	24,238,988
Land and land development	17,892,212	17,388,474
Investment in an associate	4,054,583	3,974,854
Investment properties	30,545,099	26,311,332
Property and equipment	1,330,155	1,323,190
Deferred income tax assets	13,706	24,264
Goodwill	4,567,242	4,567,242
Other assets	4,835,917	3,593,361
TOTAL ASSETS	120,308,780	106,407,580
LIABILITIES AND EQUITY		
Liabilities		
Accounts payable and accrued expenses	13,588,402	10,844,998
Income tax payable	29,179	120,431
Loans payable	17,362,218	16,519,797
Bonds payable	31,735,835	23,786,796
Due to related parties	180,950	259,694
Retirement liabilities	263,423	236,322
Deferred income tax liabilities - net		
Total	66,313,615	54,326,006
Equity		
Common stock	24,470,708	24,470,708
Preferred stock	80,000	80,000
Additional paid-in capital	5,612,321	5,612,321
Treasury stock	(221,041)	(221,041)
Retained earnings	23,579,245	21,758,564
Revaluation reserve on financial assets at fair value through other comprehensive income	(2,619)	(2,619)
Remeasurement losses on retirement plan	(112,884)	(112,884)
Share in other of of an associate	794	794
Equity attributable to equity holders parent	53,767,524	51,
Non-controlling interest	227,641	134,731
Total Equity	53,995,165	52,081,574
TOTAL LIABILITIES AND EQUITY	120,308,780	106,407,580

FILINVEST LAND, INC. AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF INCOME
(Amounts in Thousands of Pesos)

	Quarters Ended September 30.		Nine	Period Ended September 30.	
	2015 (Unaudited)	2014 (Unaudited)		2015 (Unaudited)	2014 (Unaudited)
REVENUE					
Real estate sales	3,109,171	3,025,821	9,753,519	9,156,271	
Rental services	589,255	600,898	1,791,494	1,651,522	
EQUITY IN NET EARNINGS OF AN ASSOCIATE	8,122	17,414	86,408	34,879	
OTHER INCOME					
Interest income	148,322	191,666	574,020	531,826	
Foreign currency exchange gain (loss) - net	(233)	1,411	(9,136)	1,638	
Others	14				
COSTS					
Real estate sales	1,776,570	1,746,492	5,657,839	5,377,115	
Rental services	129,350	134,691	394,710	386,774	
OPERATING EXPENSES					
General and administrative expenses	388,045	428,407	1,025,283	1,046,640	
Selling and marketing expenses	266,173	476,440	790,789	933,577	
INTEREST AND OTHER					
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INCOME BEFORE INCOME TAX	1,186,824	996,661	4,062,413	3,419,661	
PROVISION FOR INCOME TAX					
Current	230,526	37,333	252,172	313,842	
Deferred	151	11			
NET INCOME	925,673	885,383	3,241,577	2,890,919	
Attributable to:					
Equity holders of the parent			3,178,668	2,842,876	
EARNINGS PER SHARE					
Basic/Diluted					
1. Not Annualized					
a. Net income			3,178,668	2,842,876	
		common shares	24,249,759	24,249,759	
c. Earnings per share - Basic/Diluted			0.13	0.12	
2.					
			4,238,224.00	3,790,501.33	
			24,249,759	24,249,759	
c. Earnings per share - Basic/Diluted			0.17	0.16	