

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 12, 2018
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 12, 2018


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

Filinvest Land's 9-Month Net Income Jumps 14% to Php4.22 Billion

Filinvest Land, Inc. (FLI), one of the country's largest integrated real estate developers and BPO office providers, registered a 14% growth in net income from Php 3.70 Billion to Php 4.22 Billion for the first nine months of the year. Consolidated revenues increased by 10%, mainly driven by the growth in rental revenues.

Rental revenues grew 28% to Php 4.04 Billion from Php 3.15 Billion as the firm booked increased revenues from its newly completed office and retail developments. Its continued focus on the expansion of its rental office and retail property portfolio resulted to recurring income now contributing 48% to the company's net income.

On the residential side, FLI continues to address the needs of the affordable and middle income markets through its Futura and Aspire brands respectively. The new projects launched and remains to be launched this year are found nationwide in Metro Manila, Rizal, Cavite, Laguna, Batangas, Bulacan, Pampanga, Pangasinan, Zamboanga and Davao.

FLI operates 27 office and retail developments totaling 595,000 square meters of gross leaseable area (GLA). By the end of 2018, 200,000 square meters of additional GLA will be added to its portfolio. The company has a pipeline of 30 recurring income developments with 370,000 square meters of additional GLA currently under construction. Its office developments can be found mainly in Northgate Cyberzone, Filinvest City, other Metro Manila locations, Cebu City and Clark.

The company is on track to meet its target of 1.5 million square meters of GLA by 2022.

"We are confident of significant growth in our office rental business as we start operating new office buildings and achieve full occupancy in our new major land banks of Cebu, Clark and Metro Manila add to our bedrock Northgate Cyberzone in Filinvest City Alabang. Residential demand has also been on the rise and we expect this to continue as we expand both geographically and product wise," FLI CEO and President Josephine Gotianun Yap said.

Filinvest Land, Inc. is the developer of large scale townships across the Philippines which include: Havila (306 hectares), Timberland Heights (677 hectares) and Manna East (60 hectares) in Rizal, Ciudad de Calamba (355 hectares) in Laguna, City di Mare in Cebu (50 hectares) and Palm Estates in Talisay City (51 hectares). FLI owns 20% of Filinvest City (244 hectares), the premier CBD in southern Metro Manila. FLI has also positioned itself to be at the forefront of the development of the Clark Special Economic Zone through two major township developments: "Filinvest Mimosa+ Leisure City" (201 hectares) and "Filinvest at New Clark City" (288 hectares). FLI has built almost 200 residential developments across the country.

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