

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 10, 2017
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

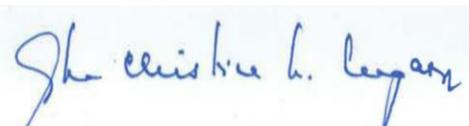
Please see attached press release which is self-explanatory.

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 10, 2017


ELMA CHRISTINE R. LEOGARDO
 Corporate Secretary and
 Compliance Officer


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

Filinvest Land's 9 month 2017 Net Income Reaches Php3.70 Billion

Filinvest Land, Inc. (FLI), one of the country's largest integrated real estate developers and BPO office providers, reported that its net income hit Php3.70 Billion for the first nine months of 2017, 7% higher than last year. This net income was achieved due to an increase in total revenues to Php14.52 Billion, 7% higher than the Php13.60 billion recorded in the same period last year.

The company attributes the revenue increase to a major expansion of its rental property portfolio and the continued strong demand for its retail and office spaces.

OFFICE

Rental revenues grew 31% to Php3.15 Billion from Php2.40 Billion as the firm booked increased revenues from its new office and retail buildings. Vector Three, located in Northgate Cyberzone Alabang, has been completed, adding 36,000 square meters of GLA to the office portfolio. FLI now operates 22 office buildings totaling 348,000 square meters of GLA.

Three more buildings are slated to be completed and turned over in 2017: Axis One in Northgate Cyberzone in Filinvest City, Cebu Cyberzone Tower Two in Lahug, Cebu City, and the first office building in Mimosa + Clark, Pampanga. As a result, total office GLA will further increase by 75,000 square meters to 423,000 square meters by the end of 2017. This represents a total increase of 36% from end-2016 GLA.

In addition, FLI has eight other buildings under construction, namely; Cyberzone Bay City A and D in Pasay, Axis Two in Northgate Cyberzone in Alabang, Building 2 in Mimosa + Clark, Pampanga, One Filinvest in Ortigas, Activa and Studio 7 in Quezon City, and 100 West in Makati, with a total of 224,000 square meters of additional GLA.

RETAIL

FLI is also growing its retail rental space portfolio. Main Square Community Mall in Bacoor, Cavite and Fora Mall in Tagaytay recently opened their doors to shoppers adding 50,000 square meters of GLA to FLI's retail portfolio. Total retail GLA now stands at 211,000 square meters.

RESIDENTIAL

On the residential side, FLI continues to launch projects that address the needs of the affordable and middle income markets, which remain to be underserved. More than 70% of FLI's product offerings are house-and-lots and mid-rise buildings (MRB) located nationwide. FLI has already launched residential projects in Metro Manila, Rizal, Dumaguete, Davao, and Iloilo this year. To date, FLI has developed more than 2,500 hectares of land and sold more than 160,000 housing units.

"We remain very positive about the company's prospects and continued growth as our new office buildings and retail developments are taken up by tenants. We also expect residential revenues to remain stable," FLI President and CEO Josephine Gotianun-Yap said.