FILINVEST LAND, INC.

79 EDSA, Highway Hills
Mandaluyong City, Metro Manila
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13 November 2019

THE PHILIPPINE STOCK EXCHANGE
6th to 10th Floors, PSE Tower
5th Avenue corner 28th Street, Bonifacio Global City
Taguig City

Attention: **MS. JANET A. ENCARNACION**
Head, Disclosure Department

PHILIPPINE DEALING & EXCHANGE CORP.
37/F, Tower 1, The Enterprise Center
6766 Ayala Ave. cor. Paseo de Roxas, Makati City

Attention: **ATTY. MARIE ROSE M. MAGALLEN-LIRIO**
Head - Issuer Compliance and Disclosure Department (ICDD)

Ladies:

Please find attached Quarterly Report of Filinvest Land, Inc. for the period ended September 30, 2019.

Thank you.

Very truly yours,

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

111132019001227

SECURITIES AND EXCHANGE COMMISSION

SECBuilding,EDSA,Greenhills,MandaluyongCity,MetroManila,Philippines
Tel:(632)726-0931 to 39 Fax:(632)725-5293 Email: mis@sec.gov.ph

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Company Information

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Industry Classification	
Company Type	Stock Corporation

Document Information

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SEC Registration Number

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COMPANY NAME

F I L I N V E S T   L A N D ,   I N C .   A N D   S U B S I D I A R I E S

PRINCIPAL OFFICE *(No. / Street / Barangay / City / Town / Province)*

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Form Type	Department requiring the report	Secondary License Type, If Applicable
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COMPANY INFORMATION

Company's Email Address	Company's Telephone Number	Mobile Number
	(632)7918-8188	

No. of Stockholders	Annual Meeting (Month / Day)	Fiscal Year (Month / Day)
5,652	Second to the last Friday of April	09/30

CONTACT PERSON INFORMATION

The designated contact person ***MUST*** be an Officer of the Corporation

Name of Contact Person	Email Address	Telephone Number/s	Mobile Number
Ms. Venus A. Mejia	venus.mejia@filinvestgroup.com	(632)7918-8188	

CONTACT PERSON's ADDRESS

79 EDSA, Brgy. Highway Hills, Mandaluyong City

NOTE 1: *In case of death, resignation or cessation of office of the officer designated as contact person, such incident shall be reported to the Commission within thirty (30) calendar days from the occurrence thereof with information and complete contact details of the new contact person designated.*

2: *All Boxes must be properly and completely filled-up. Failure to do so shall cause the delay in updating the corporation's records with the Commission and/or non-receipt of Notice of Deficiencies. Further, non-receipt of Notice of Deficiencies shall not excuse the corporation from liability for its deficiencies.*

SECURITIES AND EXCHANGE COMMISSION
SEC FORM 17-Q

QUARTERLY REPORT PURSUANT TO SECTION 17 OF THE SECURITIES REGULATIONS CODE AND SRC RULE 17(2) (b) THEREUNDER

1. For the quarterly period ended **September 30, 2019**

2. SEC Identification Number **170957** 3.BIR Tax ID **000-533-224**

4. Exact name of issuer as specified in its charter **FILINVEST LAND, INC.**

Philippines
5. Province, Country or other jurisdiction of incorporation or organization

6. Industry Classification Code: _______ (SEC Use Only)

Filinvest Building, #79 EDSA, Brgy. Highway Hills, Mandaluyong City **1550**
7. Address of issuer's principal office Postal Code

02-7918-8188
8. Issuer's telephone number, including area code

Not Applicable
9. Former name, former address, and former fiscal year, if changed since last report

10. Securities registered pursuant to Section 8 and 12 of the SRC

Title of Each Class	Number of shares of Common Stock Outstanding	Amount of Debt Outstanding
Common Stock, ₱1.00 par value	24,249,759,506	62,722,065,116

11. Are any or all of these securities listed on the Philippine Stock Exchange?
Yes [X] No [ ]

12. Indicate by check mark whether the issuer:

(a) has filed reports required to be filed by Section 17 of the Code and SRC Rule 17 thereunder or Section 11 of the RSA Rule 1(a)-1 thereunder, and Sections 26 and 141 of the Corporation Code of the Philippines, during the preceding twelve (12) months (or for such shorter period that the registrant was required to file such reports);
Yes [X] No [ ]

(b) has been subject to such filing requirements for the past 90 days.
Yes [X] No [ ]

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Part 1 – FINANCIAL INFORMATION

PART 1 – FINANCIAL INFORMATION

Item 1. Financial Statements

Please refer to Annex A for the Consolidated Financial Statements of Filinvest Land, Inc. and Subsidiaries covering the nine months ended September 30, 2019 and 2018, and period ended December 31, 2018. The Aging Schedule for the Company's receivables as of September 30, 2019 is also presented in Annex B. Also attached are Supplementary Information and Disclosures required on SRC rules 68 and 68.1 as amended for the nine months ended September 30, 2019.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

1. Corporate Information

Filinvest Land, Inc. (the "Parent Company" or "FLI") is a property developer engaged mainly in the development of residential subdivisions, construction of housing units and leasing activities. It was incorporated and is domiciled in the Philippines where its shares are publicly traded. Formerly Citation Homes, Inc., the Parent Company was incorporated on November 24, 1989, with the expiration of its corporate life 50 years thereafter, and later changed to its present name on July 12, 1993. The Parent Company and its subsidiaries (collectively referred to as "the Group") offer a range of real estate products from socialized and affordable housing to middle-income and high-end housing, various types of subdivision lots, medium-rise residential buildings, farm estates, industrial parks, residential resort projects, a private membership club, condotels, and condominium buildings. The Group also leases out commercial and office spaces in Muntinlupa City, Makati City, Pasay City, Cebu City, Tagaytay City, and Cavite, its major locations for leasing.

The Group's parent company is Filinvest Development Corporation (FDC), a publicly listed entity. A.L. Gotianun, Inc. (ALG) is the Group's ultimate parent company. FDC and ALG were incorporated in the Philippines.

The Parent Company's registered business address is at 79 E. Delos Santos Ave. (EDSA), Brgy. Highway Hills, Mandaluyong City.

Changes on the Group's Business
On March 18, 2019, ProOffice Work Services, Inc. (ProOffice), a wholly-owned subsidiary of the Parent Company through Cyberzone Properties, Inc. (CPI) and Filinvest Cyberparks, Inc. (FCI), subsidiaries of the Parent Company, was incorporated. The primary purpose of ProOffice is to engage in the business of administration, maintenance and management of real estate developments, controlled development projects, commercial buildings, mixed-used or residential condominium projects, estates, townships and any form of subdivision projects, including buildings and other vertical structures, and their appurtenant utilities, facilities and services such as but not limited to waterworks, sewerage, garbage collection and services necessary or useful under the premises. ProOffice started commercial operation on August 1, 2019.

2. Summary of Significant Accounting Policies

Basis of Preparation
The consolidated financial statements are prepared using the historical cost basis, except for financial assets at fair value through profit or loss (FVTPL), financial assets at fair value through other comprehensive income (FVTOCI) and derivative financial instruments that have been measured at fair value. The financial statements are presented in Philippine Peso (₱) and all amounts are rounded to the nearest thousand except when otherwise indicated.

Statement of Compliance
The consolidated financial statements of the Group for the nine months ended September 30, 2019 have been prepared in accordance with Philippine Accounting Standards (PAS) 34, *Interim Financial Reporting.*

The consolidated financial statements do not include all the information and disclosures required in the annual consolidated financial statements, and should be read in conjunction with the Group's annual consolidated financial statements as at December 31, 2018, which have been prepared in accordance with Philippine Financial Reporting Standards (PFRS), which include the availment of the relief granted by the SEC under Memorandum Circular Nos. 14-2018 and 3-2019 as discussed in the section below on the Adoption of New and Amended Accounting Standards and Interpretations. PFRSs include PAS and Interpretations issued by Philippine Interpretations Committee (PIC).

Basis of Consolidation
The consolidated financial statements include the accounts of the Parent Company and the following subsidiaries. The nature of business and the corresponding percentages of ownership over these entities as at September 30, 2019 and December 31, 2018 are as follows. The voting rights held by the Group in these subsidiaries are in proportion to its ownership interest.

Subsidiaries	Nature of Business	**September 30, 2019**	December 31, 2018
Filinvest AII Philippines, Inc. (FAPI)	Real estate developer	**100%**	100%
Homepro Realty Marketing, Inc. (Homepro)	Real estate developer	**100%**	100%
FCGC Corporation (FCGCC)	Real estate developer	**100%**	100%
Gintong Parisukat Realty and Development Inc. (GPRDI)	Real estate developer	**100%**	100%
Filinvest BCDA Clark, Inc. (FBCI) [1]	Real estate development for leasing	**55%**	55%
Cyberzone Properties, Inc. (CPI)	Real estate development for leasing	**100%**	100%
Filinvest Cyberparks, Inc. (FCI)	Real estate development for leasing	**100%**	100%
Filinvest Asia Corporation (FAC)	Real estate development for leasing	**60%**	60%
Filinvest Cyberzone Mimosa, Inc. (FCMI)	Real estate development for leasing	**100%**	100%
Filinvest Lifemalls Corporation (FLC)	Real estate development for leasing	**100%**	100%
Filinvest Lifemalls Mimosa, Inc. (FLMI)	Real estate development for leasing	**100%**	100%
Filinvest Lifemalls Tagaytay, Inc. (FLTI)	Real estate development for leasing	**100%**	100%
Property Specialist Resources, Inc. (Prosper)	Hotel operations and management	**100%**	100%
Pro-Excel Property Managers, Inc. (Pro-Excel) [2]	Property management	**74%**	74%
ProOffice Work Services, Inc. (ProOffice)[5]	Property management	**100%**	–

Subsidiaries	Nature of Business	**September 30, 2019**	December 31, 2018
Festival Supermall, Inc. (FSI)	Mall operations and management	**100%**	100%
FSM Cinemas, Inc. (FSM Cinemas) [3]	Theater operations	**60%**	60%
Philippine DCS Development Corporation (PDDC)	District cooling systems, developer and operator	**60%**	60%
Timberland Sports and Nature Club, Inc. (TSNC) [4]	Recreational Sports and Natures Club	**98%**	98%
Dreambuilders Pro, Inc. (DPI)	Construction	**100%**	100%
Property Maximizer Professional Corp. (Promax)	Marketing	**100%**	100%
Leisurepro, Inc. (Leisurepro)	Marketing	**100%**	100%
Property Leaders International Limited (PLIL)	Marketing	**100%**	100%
Proleads Philippines, Inc. (PPI)	Marketing	**100%**	100%
Realpros Philippines, Inc. (RPI)	Marketing	**100%**	100%

1. *FBCI is owned indirectly through FCGCC.*
2. *The effective ownership interest of the Parent Company includes portion owned indirectly through CPI, FCI and FAI.. The acquisition of Pro-Excel in 2017 was accounted for as a business combination under common control using the pooling of interest method.*
3. *FSM Cinemas is owned indirectly through FSI.*
4. *In 2018 and 2017, the Parent Company acquired non-controlling interest in TSNC representing additional 1% and 5% ownership interest, respectively, for a total consideration of ₱16.09 million and ₱138.85 million, respectively.*
5. *ProOffice is owned indirectly through CPI and FCI.*

Except PLIL which was incorporated in British Virgin Islands, all of the Parent Company's subsidiaries were incorporated in the Philippines. The financial statements of the subsidiaries are prepared for the same reporting period as the Parent Company using consistent accounting policies.

Changes in Accounting Policies and Disclosures

The accounting policies adopted in the preparation of the consolidated financial statements are consistent with those followed in the preparation of the Group's annual consolidated financial statements as of and for the year ended December 31, 2018, except for the adoption of the following new and amended PFRSs which became effective January 1, 2019.

The Group has not early adopted any other standard, interpretation or amendment that has been issued but is not yet effective. The Group applies, for the first time, PFRS 16, Leases. The nature and effect of these changes are disclosed below.

- PFRS 16, *Leases*

  PFRS 16 supersedes PAS 17, *Leases*, IFRIC 4, *Determining whether an Arrangement contains a Lease*, SIC-15, *Operating Leases-Incentives*, and SIC-27, *Evaluating the Substance of Transactions Involving the Legal Form of a Lease*. The standard sets out the principles for the recognition, measurement, presentation and disclosure of leases and requires lessees to account for most leases under a single on-balance sheet model.

  Lessor accounting under PFRS 16 is substantially unchanged from PAS 17. Lessors will continue to classify leases as either operating or finance leases using similar principles as in PAS 17. Therefore, PFRS 16 did not have an impact for leases where the Group is the lessor.

  The Group adopted PFRS 16 using the modified retrospective method of adoption with the date of initial application of January 1, 2019. Under this method, the standard is applied retrospectively with the cumulative effect of initially applying the standard recognized at the date of initial application. The Group elected to use the transition practical expedient allowing the standard to be applied only to contracts that were previously identified as leases applying

PAS 17 and IFRIC 4 at the date of initial application. The Group also elected to use the recognition exemptions for lease contracts that, at the commencement date, have a lease term of 12 months or less and do not contain a purchase option ('short-term leases').

The effect of adoption PFRS 16 as at January 1, 2019 is as follows (amounts in thousands):

	Increase (Decrease)
Assets	
Right-of-use assets	**₱5,799,282**
Other current assets	**(58,412)**
Total assets	**₱5,740,870**
Liabilities	
Accounts payable, accrued expenses and other liabilities	**(₱392,121)**
Lease liabilities	**6,132,991**
Total liabilities	**5,740,870**
Equity	
Equity attributable to equity holders of the Parent Company	
Retained earnings	–
Noncontrolling interest	–
Total equity	–
Total liabilities and equity	**₱5,740,870**

Nature of the Effect of Adoption of PFRS 16

The Group has lease contracts for various land, building and office spaces. Before the adoption of IFRS 16, the Group classified each of its leases (as lessee) at the inception date as either a finance lease or an operating lease. A lease was classified as a finance lease if it transferred substantially all of the risks and rewards incidental to ownership of the leased asset to the Group; otherwise it was classified as an operating lease. Finance leases were capitalized at the commencement of the lease at the inception date fair value of the leased property or, if lower, at the present value of the minimum lease payments. Lease payments were apportioned between interest (recognized as finance costs) and reduction of the lease liability. In an operating lease, the leased property was not capitalized and the lease payments were recognized as rent expense in profit or loss on a straight-line basis over the lease term. Any prepaid rent and accrued rent were recognized under other assets and accounts payable and accrued expenses, respectively.

Upon adoption of PFRS 16, the Group applied a single recognition and measurement approach for all leases, except for short-term leases. The standard provides specific transition requirements and practical expedients, which has been applied by the Group.

Leases previously classified as finance leases

The Group did not change the initial carrying amounts of recognized assets and liabilities at the date of initial application for leases previously classified as finance leases (i.e., the right-of-use assets and lease liabilities equal the lease assets and liabilities recognized under PAS 17). The requirements of IFRS 16 was applied to these leases from January 1, 2019.

Leases previously accounted for as operating leases
The Group recognized right-of-use assets and lease liabilities for those leases previously classified as operating leases, except for short-term leases. The right-of-use assets for most leases were recognized based on the carrying amount as if the standard had always been applied, apart from the use of incremental borrowing rate at the date of initial application. In some leases, the right-of-use assets were recognized based on the amount equal to the lease liabilities, adjusted for any related prepaid and accrued lease payments previously recognized. Lease liabilities were recognized based on the present value of the remaining lease payments, discounted using the incremental borrowing rate at the date of initial application.

The Group also applied the available practical expedients wherein it:
- Used a single discount rate to a portfolio of leases with reasonably similar characteristics
- Relied on its assessment of whether leases are onerous immediately before the date of initial application
- Applied the short-term leases exemptions to leases with lease term that ends within 12 months at the date of initial application
- Excluded the initial direct costs from the measurement of the right-of-use asset at the date of initial application
- Used hindsight in determining the lease term where the contract contains options to extend or terminate the lease

Based on the foregoing, as at January 1, 2019:
- Right-of-use assets of ₱5.80 billion were recognized and presented separately in the consolidated statement of financial position.
- Lease liabilities of ₱6.13 billion were recognized in the consolidated statement of financial position.
- Prepayments of ₱58.41 million and trade and other payables of ₱392.12 million related to previous operating leases were derecognized.

The lease liabilities as at January 1, 2019 can be reconciled to the operating lease commitments as of December 31, 2018 as follows (amounts in thousands):

	Increase (Decrease)
Operating lease commitments as at December 31, 2018	**₱6,966,888**
Weighted average incremental borrowing rate at January 1, 2019	**(833,897)**
Lease liabilities as at January 1, 2019	**₱6,132,991**

Summary of New Accounting Policies
Set out below are the new accounting policies of the Group upon adoption of PFRS 16, which have been applied from the date of initial application:

Right-of-use assets
The Group recognizes right-of-use assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). Right-of-use assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of right-of-use assets includes the amount of lease liabilities recognized, initial direct costs incurred, and lease payments made at or before the commencement date less any lease incentives received. Unless the Group is reasonably certain to obtain ownership of the leased asset at the end of the lease term, the recognized right-of-use assets are depreciated on a straight-line basis over the shorter of its estimated useful life and the lease term. Right-of- use assets are subject to impairment.

Lease liabilities
At the commencement date of the lease, the Group recognizes lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for terminating a lease, if the lease term reflects the Group exercising the option to terminate. The variable lease payments that do not depend on an index or a rate are recognized as expense in the period on which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Group uses the incremental borrowing rate at the lease commencement date if the interest rate implicit in the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the in-substance fixed lease payments or a change in the assessment to purchase the underlying asset.

Short-term leases
The Group applies the short-term lease recognition exemption to its short-term leases of office spaces (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). Lease payments on short-term leases are recognized as expense on a straight-line basis over the lease term.

Significant judgement in determining the lease term of contracts with renewal options
The Group determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to extend the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

The Group has the option, under some of its leases to lease the assets for additional terms equivalent to its original lease term. The Group applies judgement in evaluating whether it is reasonably certain to exercise the option to renew. That is, it considers all relevant factors that create an economic incentive for it to exercise the renewal. After the commencement date, the Group reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise (or not to exercise) the option to renew (e.g., a change in business strategy).

The renewal options for leases of office spaces and land for certain real estate developments were not included as part of the lease term because the Group assessed that renewal is not reasonably certain.

Amounts Recognized in the Consolidated Statement of Financial Position and Consolidated Statement of Income
Set out below, are the carrying amounts of the Group's right-of-use assets and lease liabilities and the movements during the period:

	Right-of-use assets	**Lease liabilities**
	(In Thousands)	
Balances as at January 1, 2019	₱5,799,282	₱6,132,991
Amortization	(125,687)	–
Interest expense	–	361,917
Payments made	–	(222,360)
Balances as at September 30, 2019	₱5,673,595	₱6,272,548

The Group recognized rent expense from short-term leases of ₱23.70 million for the nine months ended September 30, 2019.

- Amendments to PFRS 9, *Prepayment Features with Negative Compensation*

  Under PFRS 9, a debt instrument can be measured at amortized cost or at FVTOCI, provided that the contractual cash flows are 'solely payments of principal and interest on the principal amount outstanding' (the Solely Payments of Principal and Interest or SPPI criterion) and the instrument is held within the appropriate business model for that classification. The amendments to PFRS 9 clarify that a financial asset passes the SPPI criterion regardless of the event or circumstance that causes the early termination of the contract and irrespective of which party pays or receives reasonable compensation for the early termination of the contract.

- Amendments to PAS 28, *Long-term Interests in Associates and Joint Ventures*

  The amendments clarify that an entity applies PFRS 9 to long-term interests in an associate or joint venture to which the equity method is not applied but that, in substance, form part of the net investment in the associate or joint venture (long-term interests). This clarification is relevant because it implies that the ECL model in PFRS 9 applies to such long-term interests.

  The amendments also clarified that, in applying PFRS 9, an entity does not take account of any losses of the associate or joint venture, or any impairment losses on the net investment, recognized as adjustments to the net investment in the associate or joint venture that arise from applying PAS 28, *Investments in Associates and Joint Ventures*.

  Since the Group does not have such long-term interests in its associate and joint venture, the amendments did not have an impact on its consolidated financial statements.

- Philippine Interpretation on IFRIC-23, *Uncertainty over Income Tax Treatments*

  The interpretation addresses the accounting for income taxes when tax treatments involve uncertainty that affects the application of PAS 12, *Income Taxes*, and does not apply to taxes or levies outside the scope of PAS 12, nor does it specifically include requirements relating to interest and penalties associated with uncertain tax treatments.

  The interpretation specifically addresses the following:

  - Whether an entity considers uncertain tax treatments separately
  - The assumptions an entity makes about the examination of tax treatments by taxation authorities
  - How an entity determines taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates
  - How an entity considers changes in facts and circumstances

  An entity must determine whether to consider each uncertain tax treatment separately or together with one or more other uncertain tax treatments. The approach that better predicts the resolution of the uncertainty should be followed.

  This interpretation is not relevant to the Group because there is no uncertainty involved in the tax treatments made by management in connection with the calculation of current and deferred taxes as of September 30, 2019 and December 31, 2018.

- *Annual Improvements to PFRSs* 2015-2017 Cycle

  - Amendments to PFRS 3, *Business Combinations,* and PFRS 11, *Joint Arrangements, Previously Held Interest in a Joint Operation*

    The amendments clarify that, when an entity obtains control of a business that is a joint operation, it applies the requirements for a business combination achieved in stages, including remeasuring previously held interests in the assets and liabilities of the joint operation at fair value. In doing so, the acquirer remeasures its entire previously held interest in the joint operation.

    A party that participates in, but does not have joint control of, a joint operation might obtain joint control of the joint operation in which the activity of the joint operation constitutes a business as defined in PFRS 3. The amendments clarify that the previously held interests in that joint operation are not remeasured.

    An entity applies those amendments to business combinations for which the acquisition date is on or after the beginning of the first annual reporting period beginning on or after January 1, 2019 and to transactions in which it obtains joint control on or after the beginning of the first annual reporting period beginning on or after January 1, 2019, with early application permitted. These amendments are currently not applicable to the Group but may apply to future transactions.

  - Amendments to PAS 12, *Income Tax Consequences of Payments on Financial Instruments Classified as Equity*

    The amendments clarify that the income tax consequences of dividends are linked more directly to past transactions or events that generated distributable profits than to distributions to owners. Therefore, an entity recognizes the income tax consequences of dividends in profit or loss, OCI or equity according to where the entity originally recognized those past transactions or events. These amendments are not relevant to the Group because dividends declared by the Group do not give rise to tax obligations under the current tax laws.

  - Amendments to PAS 23, *Borrowing Costs, Borrowing Costs Eligible for Capitalization*

    The amendments clarify that an entity treats as part of general borrowings any borrowing originally made to develop a qualifying asset when substantially all of the activities necessary to prepare that asset for its intended use or sale are complete.

    An entity applies those amendments to borrowing costs incurred on or after the beginning of the annual reporting period in which the entity first applies those amendments. The Group is currently assessing the impact of adopting this amendment.

3. Segment Reporting

For management purposes, the Group is organized into the following segments:

Real Estate
This involves the acquisition of land, planning and development of large-scale, fully integrated residential communities, as well as the development and sale of residential lots, housing units, medium-rise residential buildings, farm estates, industrial parks, residential resort projects, a private membership club and condominium buildings.

Leasing
This involves the operations of Festival Supermall, Fora Tagaytay, Centro Square and Il Corso, including its management and theater operations, and the leasing of commercial and office spaces in Makati City, Muntinlupa City, Pasay City, Bacoor City, Tagaytay City, Cebu City and Clark.

Management monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on profit or loss, which in certain respects, are measured similarly as net income in the consolidated financial statements.

The chief operating decision-maker has been identified as the Executive Committee. This committee reviews the Group's internal reports in order to assess performance and allocate resources. Management has determined the operating segments based on these reports. The Group does not report its results based on geographical segments because the Group operates only in the Philippines.

No operating segments have been aggregated to form the above reportable segments. Transfer prices between segments are based on rates agreed upon by the parties and have terms equivalent to transactions entered into with third parties.

For the period ended September 30, 2019 and 2018, there were no revenue transactions with a single external customer which accounted for 10% or more of the consolidated revenue from external customers.

The information about the financial position and result of operations of these business segments for the period ended September 30, 2019 and 2018 are summarized below (amounts in thousands).

	September 30, 2019 (Unaudited)				
	Real Estate Operations	**Leasing Operations**	**Combined**	**Adjustments and Eliminations**	**Consolidated**
Revenue and other income except equity in net earnings of associates:					
External	**₱13,872,884**	**₱5,197,782**	**₱19,070,666**	**(₱977,298)**	**₱18,093,368**
Inter-segment	**3,604**	**–**	**3,604**	**(3,604)**	**–**
	13,876,488	**5,197,782**	**19,074,270**	**(980,902)**	**18,093,368**
Equity in net earnings of associates	**335,417**	**–**	**335,417**	**–**	**335,417**
	₱14,211,905	**₱5,197,782**	**₱19,409,687**	**(₱980,902)**	**₱18,428,785**
Net income	**₱2,476,447**	**₱2,248,426**	**₱4,724,873**	**(₱123,381)**	**₱4,601,492**
Adjusted EBITDA	**₱4,213,257**	**₱4,176,819**	**₱8,390,076**	**(₱228,499)**	**₱8,161,577**
Segment assets	**₱127,802,084**	**₱48,899,051**	**₱176,701,135**	**(₱3,057,341)**	**₱173,643,794**
Less net deferred income tax assets	**–**	**97,609**	**97,609**	**–**	**97,609**
Net segment assets	**₱127,802,084**	**₱48,801,442**	**₱176,603,526**	**(₱3,057,341)**	**₱173,546,185**
Segment liabilities	**₱72,959,264**	**₱30,150,601**	**₱103,109,865**	**(₱259,899)**	**₱102,849,966**
Less net deferred income tax liabilities	**6,374,872**	**354,244**	**6,729,116**	**84,672**	**6,813,788**
Net segment liabilities	**₱66,584,392**	**₱29,796,357**	**₱96,380,749**	**(₱344,571)**	**₱96,036,178**
Cash flows provided by (used in):					
Operating activities	**₱3,447,480**	**₱4,564,168**	**₱8,011,648**	**(₱750,771)**	**₱7,260,877**
Investing activities	**(2,486,825)**	**(5,653,252)**	**(8,140,077)**	**–**	**(8,140,077)**
Financing activities	**2,079,732**	**(2,873,748)**	**(794,016)**	**83,305**	**(710,711)**

	September 30, 2018 (Unaudited)				
	Real Estate Operations	Leasing Operations	Combined	Adjustments and Eliminations	Consolidated
Revenue and other income except equity in net earnings of associates:					
External	₱12,279,060	₱4,083,713	₱16,362,773	(₱872,128)	₱15,490,645
Inter-segment	178,534	–	178,534	(178,534)	–
	12,457,594	4,083,713	16,541,307	(1,050,662)	15,490,645
Equity in net earnings of associates	481,955	–	481,955	–	481,955
	₱12,939,549	₱4,083,713	₱17,023,262	(₱1,050,662)	₱15,972,600
Net income	₱2,199,820	₱2,088,722	₱4,288,542	(₱21,183)	₱4,267,359
Adjusted EBITDA	₱3,440,234	₱3,224,375	₱6,664,609	(₱68,970)	₱6,595,639
Segment assets	₱120,085,658	₱39,475,039	₱159,560,697	(₱3,096,546)	₱156,464,151
Less net deferred tax assets	–	57,393	57,393	–	57,393
Net segment assets	₱120,085,658	₱39,417,646	₱159,503,304	(₱3,096,546)	₱156,406,758
Segment liabilities	₱66,120,302	₱24,319,580	₱90,439,882	(₱125,098)	₱90,314,784
Less net deferred tax liabilities	4,706,228	189,510	4,895,738	92,261	4,987,999
Net segment liabilities	₱61,414,074	₱24,130,070	₱85,544,144	(₱217,359)	₱85,326,785
Cash flows provided by (used in):					
Operating activities	₱1,695,407	₱3,482,827	₱5,178,234	(₱114,348)	₱5,063,886
Investing activities	(403,072)	(3,705,098)	(4,108,170)	–	(4,108,170)
Financing activities	(522,116)	(1,086,158)	(1,608,274)	(39,474)	(1,647,748)

The following table shows a reconciliation of the adjusted earnings before interest and other finance charges, income taxes, depreciation and amortization (EBITDA) to income before income tax in the consolidated statements of income for the nine months ending September 30:

	2019 (Unaudited)	2018 (Unaudited)
	(In Thousands)	
Adjusted EBITDA	₱8,161,577	₱6,595,639
Depreciation and amortization	(955,723)	(695,663)
Operating profit	7,205,854	5,899,976
Interest and other finance charges	(1,909,627)	(1,149,773)
Equity in net earnings of associates	335,417	481,955
Income before income tax	₱5,631,644	₱5,232,158

4. Accounts Payable and Accrued Expenses

This account consists of:

	September, 2019 (Unaudited)	December 31, 2018 (Audited)
	(In Thousands)	
Accounts payable	**₱14,192,877**	₱12,513,510
Deposits from tenants	**4,028,135**	3,993,436
Retention fees payable	**2,345,062**	2,734,742
Deposits for registration	**1,205,275**	1,059,970
Accrued expenses	**932,539**	735,111
Accrued interest on bonds and loans	**432,469**	358,433
Other payables	**373,145**	300,394
	₱23,509,502	₱21,695,596

"Accounts payable" includes the outstanding balance of the costs of land and stocks acquired by the Group and is payable on scheduled due dates or upon completion of certain requirements. This account also includes amount payable to contractors and suppliers for the construction and development costs and operating expenses incurred by the Group.

"Deposits from tenants" are advance payments received for rentals, utilities and other fees. These are applied against rental obligations of tenants once due.

"Retention fees payable" pertains to the amount withheld from the progress billings of the contractors and is released generally one year from the completion of the construction agreement.

"Deposits for registration" pertain to amounts collected from buyers for payment of registration of real estate properties.

"Accrued expenses" pertain to various operating expenses incurred by the Group in the course of business such as salaries and wages, professional fees, unbilled construction cost related to ongoing projects, and utilities expense, among others.

"Other payables" pertain mainly to withholding taxes, output VAT payables and deferred rental income.

5. Long Term Debt

This account consists of:

	September 30, 2019 (Unaudited)	December 31, 2018 (Audited)
	(In Thousands)	
Developmental loans from local banks	**₱34,985,660**	₱25,016,846
Less unamortized transaction costs	**137,212**	68,373
	34,848,448	24,948,473
Less current portion of loans payable	**5,127,848**	1,969,936
Long-term portion of loans payable	**₱29,720,600**	₱22,978,537

Loans from Local Banks

These are loans obtained from local banks with floating or fixed interest rates at different terms and repayment periods.

Bonds

a. On June 8, 2012, the Parent Company issued fixed rate bonds with aggregate principal amount of ₱7.00 billion, and term of seven (7) years from the issue date. The fixed interest rate is 6.27% per annum, payable quarterly in arrears starting on September 8, 2012.

   Unamortized debt issuance cost on bonds payable is nil and ₱6.43 million as of September 30, 2019 and December 31, 2018, respectively. Amortization during the nine months ending September 30, 2019 and 2018 included as part of Interest and Other Finance Charges amounted to ₱6.43 million and ₱9.28 million, respectively.

b. On November 8, 2013, the Parent Company issued fixed rate bonds with aggregate principal amount of ₱7.00 billion comprised of ₱4.30 billion, 7-year bonds with interest of 4.86% per annum due in 2020 and ₱2.70 billion, 10-year bonds with interest of 5.43% per annum due in 2023. Interest for both bonds are payable quarterly in arrears starting on February 8, 2014.

   Unamortized debt issuance cost on bonds payable amounted to ₱18.05 million and ₱25.26 million as of September 30, 2019 and December 31, 2018, respectively. Amortization during the nine months ending September 30, 2019 and 2018 included as part of Interest and Other Finance Charges amounted to ₱7.21 million and ₱7.58 million, respectively.

c. On December 4, 2014, the Parent Company issued to the public unsecured fixed rate bonds with an aggregate principal amount of ₱7.00 billion comprising of ₱5.30 billion, 7-year fixed rate bonds due in 2021 and ₱1.70 billion, 10-year fixed rate bonds due in 2024. The 7-year bonds carry a fixed rate of 5.40% per annum, while the ten-year bonds have a fixed interest rate of 5.64% per annum.

   Unamortized debt issuance cost on bonds payable amounted to ₱24.52 million and ₱31.91 million as of September 30, 2019 and December 31, 2018, respectively. Amortization during the nine months ending September 30, 2019 and 2018 included as part of Interest and Other Finance Charges amounted to ₱7.40 million and ₱7.80 million, respectively.

d. On August 20, 2015, the Parent Company issued to the public unsecured fixed rate bonds with an aggregate principal amount of ₱8.00 billion comprising of ₱7.00 billion, 7-year fixed rate bonds due in 2022 and ₱1.00 billion, 10-year fixed rate bonds due in 2025. The 7-year bonds carry a fixed rate of 5.36% per annum while the 10-year bonds have a fixed interest rate of 5.71% per annum.

   Unamortized debt issuance cost on bonds payable amounted to ₱42.17 million and ₱51.07 million as of September 30, 2019 and December 31, 2018, respectively. Amortization during the nine months ending September 30, 2019 and 2018 included as part of Interest and Other Finance Charges amounted to ₱8.90 million and ₱8.34 million, respectively.

e. On July 7, 2017, CPI issued to the public unsecured fixed rate bonds with an aggregate principal amount of ₱5.00 billion with an over-subscription option of up to ₱1.00 billion and term of five and a half (5.5) years due in 2023. The bonds carry a fixed rate of 5.05% per annum, payable quarterly in arrears starting on October 7, 2017.

   Unamortized debt issuance cost on bonds payable amounted to ₱41.64 million and ₱51.06 million as of September 30, 2019 and December 31, 2018, respectively. Amortization during the nine months ending September 30, 2019 and 2018 included as part of Interest and Other Finance Charges amounted to ₱9.57 million and ₱9.57 million, respectively.

These bonds require the Group to maintain certain financial ratios which include maximum debt-to-equity ratio of 2.0x; minimum current ratio of 2.0x; and minimum debt service coverage ratio of 1.0x (except for CPI bonds which requires maximum debt-to-equity ratio of 2.33x and DSCR of 1.1x). As of September 30, 2019, the Group is not in breach of any of these debt covenants.

6. Other Income - net

The account consists of:

	September 30, 2019 (Unaudited)	September 30, 2018 (Unaudited)
	(In Thousands)	
Service fees	**₱154,198**	₱97,925
Forfeited reservations and collections	**62,892**	507,976
Management, leasing and other fees	**56,943**	81,554
Processing fees	**46,951**	51,496
Foreign currency exchange gain - net	**2,619**	345
Loss on disposal of assets	**76**	(10,479)
Others	**13,757**	26,655
	₱337,436	₱755,472

7. Financial Risk Exposures

The Group's principal financial instruments are composed of cash and cash equivalents, contracts and other receivables, due from related parties, financial assets at FVTOCI, accounts payable and accrued expenses, due to related parties and long-term debt (loans payable and bonds payable). The main purpose of these financial instruments is to raise financing for the Group's operations.

The main objectives of the Group's financial risk management are as follows:

- To identify and monitor such risks on an ongoing basis;
- To minimize and mitigate such risks; and,
- To provide a degree of certainty about costs.

The Group's finance and treasury functions operate as a centralized service for managing financial risks and activities, as well as providing optimum investment yield and cost-efficient funding for the Group. The Group's BOD reviews and approves the policies for managing each of these risks.

The policies are not intended to eliminate risk but to manage it in such a way that opportunities to create value for the stakeholders are achieved. The Group's risk management takes place in the context of the normal business processes such as strategic planning, business planning, operational and support processes.

The main risks arising from the Group's financial instruments are liquidity risk, interest rate risk and credit risk. The Group also monitors the foreign currency risk arising from all financial instruments.

Liquidity Risk
Liquidity risk is defined as the risk that the Group will encounter difficulty in meeting obligations associated with financial liabilities that are settled by delivering cash or another financial asset.

The Group seeks to manage its liquidity profile to be able to finance capital expenditures and service maturing debts. To cover its financing requirements, the Group uses a combination of internally generated funds and available long-term and short-term credit facilities.

As part of its liquidity risk management, the Group regularly evaluates its projected and actual cash flows. It also continuously assesses conditions in the financial markets for opportunities to pursue fund raising activities, in case any requirements arise. Fund raising activities may include bank loans and capital market issues.

Under the current financial scenario, it is cheaper for the Group to finance its projects by drawing on its bank lines, tapping the local bond market and/or by rediscounting part of its receivables, to complement the Group's internal cash generation.

Interest Rate Risk
The Group's exposure to market risk for changes in interest rates relates primarily to the Group's loans from various financial institutions which carry floating interest rates. The Group regularly keeps track of the movements in interest rates and the factors influencing them.

Of the total ₱34.85 billion loans outstanding as of September 30, 2019, ₱2.69 billion are on floating rate basis. The following table demonstrates the sensitivity to a reasonably possible change in interest rates, with all other variables held constant, or the Group's annualized profit before tax through the impact on floating rate borrowings.

	Increase (decrease) in basis points	Effect on annualized income before income tax (In Thousands)
September 30, 2019	+200	₱53,719
	-200	(53,719)

Credit Risk
Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Group is exposed to credit risk from its operating activities, primarily for its contract receivables and other receivables.

Credit risk is managed since the titles of the properties sold are retained by the Group until installment receivables are fully collected and the fair values of these properties held as collateral are sufficient to cover the carrying values of the installment contract receivable.

It is the Group's policy that buyers who wish to avail the in-house financing scheme be subjected to credit verification procedures. Receivable balances are being monitored on a regular basis and subjected to appropriate actions to manage credit risk. Moreover, the Group has a mortgage insurance contract with Home Guaranty Corporation for a retail guaranty line.

With respect to credit risk arising from the other financial assets of the Group, which comprise cash and cash equivalents and financial assets at FVTOCI, the Group's exposure to credit risk arises from default of the counterparty, with a maximum exposure equal to the carrying amount of these instruments.

The Group has outstanding purchase agreements with financial institutions whereby the Group sold its contracts receivable with a provision that the Group should buy back these receivables in case these become overdue for two to three consecutive months or when the contract to sell has been cancelled.

Based on the Group's experience, the said assets are highly collectible or collectible on demand. The Group holds as collaterals the corresponding properties which the third parties had bought on credit. In few cases of buyer defaults, the Group can repossess the collateralized properties and resell them at the prevailing market price.

The maximum credit risk exposure of the Group to these financial assets as of September 30, 2019 is ₱8.36 billion. All of these financial assets are of high-grade credit quality. Based on the Group's experience, these assets are highly collectible or collectible on demand. The Group holds as collaterals for its installment contract receivables the corresponding properties, which the third parties purchased in installments.

Financial Instruments
The Company's principal financial instruments are composed of Cash and Cash Equivalents, Mortgage and Installment Contract Receivables, Other Receivables and Loans from Financial institutions. The Company does not have any complex financial instruments like derivatives.

Comparative Fair Values of Principal Financial Instrument (In Thousands of Pesos)

	September 30, 2019		December 31, 2018	
	Carrying Values	**Fair Values**	Carrying Values	Fair Values
Cash and cash equivalents	**₱4,829,649**	**₱4,829,649**	₱6,419,560	₱6,419,560
Contracts receivables	**1,380,977**	**1,406,756**	800,850	815,800
Other receivables	**2,432,253**	**2,432,253**	2,348,361	2,348,361
Long-term debt	**62,722,065**	**56,477,242**	59,782,739	55,762,745

Due to the short-term nature of cash and cash equivalents and other receivables, the fair value approximates the carrying amounts.

The estimated fair value of contracts receivables, is based on the discounted value of future cash flows from these receivables.

The estimated fair value of long-term debts with fixed interest and not subjected to quarterly re-pricing is based on the discounted value of future cash flows using the applicable risk free rates for similar type of loans adjusted for credit risk. Long-term debt subjected to quarterly re-pricing is not discounted since its carrying value approximates fair value.

Investment in foreign securities
The Group does not have any investment in foreign securities.

Item 2. Management's Discussion and Analyses of Financial Condition and Results of Operations

Results of operations for the six months ended September 30, 2019 compared to nine months ended September 30, 2018

For the nine months ended September 30, 2019, FLI's net income from its business segments registered growth of 7.83% or an increase of ₱334.13 million from ₱4.27 billion in 2018 to ₱4.6 billion in 2019.

Revenues

Total consolidated revenues went up by 15.38% to ₱18.43 billion for the first nine months of 2019 from ₱15.97 billion for the same period last year. The increase resulted from 27.12% increase in rental and related services amounting to ₱1.10 billion (from ₱4.04 billion in 2018 to ₱5.13 billion in 2019) and 17.93% increase in real estate sales amounting to ₱1.85 billion (from ₱10.33 billion in 2018 to ₱12.19 billion in 2019). The increase in rental revenues from the mall and office spaces was mainly due to the additional income generated by the new buildings in Northgate Cyberzone, Cebu Cyberzone and Cyberzone Pasay and increase in occupancy rate of FSI Mall, Main Square Mall and Fora Tagaytay. Real estate sales increase is attributed to vertical projects.

Interest income for the nine months ended September 30, 2019 increased by 20.15% or by ₱73.14 million from ₱362.91 million in 2018 to ₱436.04 million in 2019. The increase was due to higher interest income generated from in-house installment contracts receivable. Other income decreased by 55.33% to ₱337.44 million from ₱755.47 million or by ₱418.04 million due to decrease in income from forfeited reservation and collections. The Group's equity in net earnings of associates decreased from ₱481.96 million in 2018 to ₱335.42 million in 2019 or by 30.40% due to lower earnings recorded by Filinvest Alabang, Inc. (FAI) and net loss recorded by Corporate Technologies, Inc. (CTI). FLI has a 20% equity interest in FAI and 30% equity interest in CTI.

Costs

Cost of real estate sales increased by 18.15% or by ₱1.11 billion (from ₱6.14 billion in 2018 to ₱7.25 billion in 2019). Cost of rental and related services also increased by 13.50% or by ₱136.37 million (from ₱1.01 billion in 2018 to ₱1.15 billion in 2019).

Gross Profit

Gross profit margin for real estate sales is at 41% in 2019 and 41% in 2018 while gross profit margin on rental and related services is at 78% in 2019 and 75% in 2018.

Expenses

General and administrative expenses increased by ₱1.18 million during the first nine months of 2019 or by 0.08%, from ₱1.46 billion in 2018 to ₱1.47 billion in 2019.No significant movement for general and administrative expenses. Selling and marketing expenses increased by ₱45.60 million or by 4.65% due to higher selling, advertising and promotion expenses.

Interest and other finance charges increased by 66.09% or by ₱759.85 million mainly due to accretion of interest resulting from the adoption of PFRS, *16 Leases*.

Provision for income tax increased by 6.77% or by ₱65.35 million to ₱1.03 billion for the nine months of 2019 from ₱964.80 million for the same period in 2018 due to higher taxable income.

Financial Condition as of September 30, 2019 compared to as of December 31, 2018

As of September 30, 2019, FLI's total consolidated assets stood at ₱173.64 billion, higher by 9.31% or by ₱14.78 billion than the ₱158.86 billion total consolidated assets as of December 31, 2018. The following are the material changes in account balances:

24.77% Decrease in Cash and Cash Equivalents
The decrease is mainly due to additional project costs and construction of new investment properties. During the period, FLI also paid of various loans and financing charges.

15.41% Decrease in Contract Assets and Contract Receivables
Receivables decreased due to collections of receivables during the period. Several attractive financing schemes are being offered by the Company to its real estate buyers to further increase sales and collection.

12.27% Increase in Other Receivables
The increase is due to higher occupancy rates of FORA mall, Centro Square and FSI Mall expansion and leasing operations and new tenants from newly operated office buildings such as Pasay Cyberzone Towers C and D, and Cyberzone Mimosa Building 1 & 2.

34.88% Decrease in Due from Related Parties
The decrease is mainly due to collection of dividends from Filinvest Alabang, Inc.

4.98% Increase in Real Estate Inventories
The increase is mainly attributable to new projects launched and capitalized interest.

14.68% Increase in Investment Properties
The increase in Investment Properties is due to the increase in additional project investment cost and on-going construction cost amounting to ₱3.71 billion before depreciation charges of ₱471.52 million.

5.39% Increase in Property and Equipment
The increase is mainly due to acquisition of new field machineries and equipment related to construction company.

13.53% Increase in Deferred Income Tax Assets
Increase in deferred income tax assets was due to movement in the temporary difference arising from advance rentals and receivables.

12.06% Increase in Other Assets
The increase in the account is due to increase in prepaid expenses, input taxes, construction bond and security deposits recognized during the period.

8.36% Increase in Accounts Payable and Accrued Expenses and Other Liabilities
The increase in these accounts is due to increased committed costs to contractors and suppliers related to the construction of projects.

5.82% Decrease in Contract Liabilities
The decrease is due to application of deposits against receivables for contracts that were journalized during the period.

39.68% Increase in Loans Payable
Increase in loans payable is due availment of various loans amounting to ₱10.0 billion. Total amortization of deferred finance charges amounted to ₱57.38 million for the period.

19.98% Decrease in Bonds Payable
Decrease in bonds payable is mainly due to payment of ₱7.0 billion bond in June 2019.

34.71% Decrease in Due to Related Parties
The decrease in due to related party transactions is due to regular settlement of charges between the parent and subsidiaries.

36.84% Decrease in Retirement Liabilities
The decrease in retirement liabilities is mainly due to adjustment in retirement provision based on latest actuarial valuation report.

13.34% Increase in Deferred Income Tax Liabilities
Increase in deferred tax liabilities is mainly due to the additional capitalized borrowing costs slightly offset by the realized portions due to sales.

Recognition of Right-of-Use Assets & Lease Liabilities
Effect of adoption of the new accounting standard, PFRS 16, *Leases*, which requires lessees to account for all leases in the statement of financial position. The Group recognized an asset that represents the right to use the underlying asset during the lease term and a corresponding liability for the lease payments.

Performance Indicators

Financial Ratios	Particulars	As of and for the nine months ended September 30, 2019	As of and for the nine months ended September 30, 2018
Earnings per Share	Net income (Not Annualized) / Weighted average number of outstanding common shares	**0.18**	0.17
Earnings per Share	Net income (Annualized) / Weighted average number of outstanding common shares	**0.24**	0.23
Debt to Equity Ratio	Long Term Debt / Total Stockholder's Equity	**0.89**	0.91
Net Debt to Equity Ratio	Notes payable + Long-term Debt – Cash / Total Stockholder's Equity	**0.82**	0.81
Debt Ratio	Total Liabilities / Total Assets	**0.59**	0.58
EBITDA to Interest paid	EBITDA (Not Annualized) / Interest paid	**3.47 times**	3.12 times
Price Earnings Ratio	Closing Price of Share / Earnings per Share (Annualized)	**6.43 times**	6.29 times

Earnings per share (EPS) posted for the nine months of 2019 went up by 5.88% compared to the EPS for the same period in 2018 because of higher net income.

The Debt-to-equity (D/E) ratio decreased due to increase in equity mainly from income during the current period while debt ratio increased due to the increase in accounts payable and accrued expenses mainly from committed costs to contractors and suppliers related to the construction of projects and acquisition of various raw lands.

Price earnings multiple went up due to the increase of the market share price as of end of the current period and increase in annualized earnings per share during the period. As of September 30, 2019 and 2018 market share price of FLI's stock was at ₱1.57 and ₱1.43 per share, respectively.

PART II - OTHER INFORMATION

Item 3. Business Development/New Projects

Driven by the buoyant sales take-up rate of its vertical residential projects, FLI is on the lookout for additional land in urban areas to expand its inner-city developments. As of September 30, 2019, the Company had a land bank of approximately 2,016.97 hectares of raw land for the development of its various projects and investment properties, including approximately 229.14 hectares of land under joint venture agreements, which the Company's management believes is sufficient to sustain several years of development and sales. FLI plans to develop these properties into mix-use developments with residential and commercial components.

Details of the Parent Company's raw land inventory as of September 30, 2019 are set out in the table below:

FLI Land Bank as of September 30, 2019 Area in Hectares				
Location	Company Owned	Under Joint Ventures	Total	% to Total
Luzon				
Metro Manila	37.92	–	37.92	1.88%
Rizal	693.88	9.20	703.08	34.86%
Bulacan	249.21	–	249.21	12.36%
Bataan	12.27	–	12.27	0.61%
Pampanga	–	52.57	52.57	2.61%
Pangasinan	5.90	–	5.90	0.29%
Cavite	299.43	58.83	358.26	17.76%
Laguna	254.10	0.71	254.81	12.63%
Batangas	45.59	42.07	87.66	4.35%
Sub-total	1,598.30	163.38	1,761.68	87.35%
Visayas				
Cebu	21.87	35.90	57.77	2.86%
Negros Oriental	0.17	–	0.17	0.01%
Negros Occidental	51.04	–	51.04	2.53%
Sub-total	73.08	35.90	108.98	5.40%
Mindanao				
Davao	2.31	29.86	32.17	1.59%
Zamboanga del Sur	12.82	–	12.82	0.64%
South Cotabato	101.32	–	101.32	5.02%
Sub-total	116.45	29.86	146.31	7.25%
Total	1,787.83	229.14	2,016.97	100.00%

In August 2010, FLI launched City di Mare, a 50.6-hectare property located at the South Road Properties in Cebu City. The 10.6-hectare portion of the property is being developed into a modern urban center consisting of commercial and leisure buildings and a public promenade which is one kilometer long waterfront lifestyle strip that will offer a range of seaside leisure activities. The remaining 40-hectares is being developed into 4 phases of residential clusters.

In July 2015, FLI, CPI, and FAI (collectively referred to as Filinvest Consortium) won the bidding for a 19.2-hectare lot in Cebu's SRP. Thereafter, on August 7, 2015, Filinvest Consortium entered into a Deed of Sale on Installment (DSI) with the Cebu City Government.

In a letter dated January 6, 2017, the Cebu City Mayor questioned the validity of the sale and gave the buyers the option to withdraw from the sale at buyer's discretion. In a letter to the Cebu City Mayor dated February 7, 2017 (the Letter), Filinvest Consortium expressed its intention to rescind the DSI.

Under the DSI, Cebu City undertook to comply with several covenants and obligations no later than February 7, 2016 (or 180 days from execution of the DSI). The Letter pointed out that as of February 7, 2017, the said covenants, undertakings and obligations have not been complied with and it does not appear that these will be complied with within a foreseeable reasonable period of time.

The rescission of the DSI shall only take effect upon return by Cebu City of the down payment and installment payments made to Cebu City by Filinvest Consortium, plus interests, within ninety (90) days from receipt of the Letter in accordance with Section 5.7 of the DSI. Pending receipt of such payments, the DSI shall remain valid and subsisting by and among the parties.

Considering, however, that to date, Cebu City has not yet returned the payments with interest, the conditional rescission has already expired. Hence, Filinvest Consortium decided to proceed with the purchase of the lot. To manifest such commitment to consummate the DSI, Filinvest Consortium informed Cebu City through a letter dated August 2, 2019 that the payments will be judicially consigned in accordance with law.

The 19.2-hectare property mentioned above is a separate property from the other two properties within the SRP that were acquired from Cebu City: a) the 40-hectare property under a joint venture undertaking with Cebu City; and b) the 10-hectare property that was already paid in full by FLI to Cebu City.

In September 2015, FLI won the bid for the right to own 55% of the Joint Venture Company with the BCDA that will be tasked to develop, market, manage and lease the first phase of Clark Green City. The first phase refers to 288 hectares of land that will form part of the new mixed-use metropolis rising in Northern Luzon adjoining Clark Freeport Zone and Clark International Airport.

Filinvest Mimosa, Inc., the new company formed by the consortium of Filinvest Development Corporation (FDC) and Filinvest Land, Inc. (FLI) as the winning bidder in the privatization of the former Mimosa Leisure Estate, has signed the lease agreement with Clark Development Corporation for a term of 50 years, renewable for another 25 years. Over this period, Filinvest Mimosa will develop, manage and operate the estate.

In 2017, FLI acquired from various third-party sellers parcels of land in Alabang Muntinlupa City, Cubao, Quezon City, Teresa, Cainta and Taytay, Rizal, Balanga, Bataan and Zamboanga City.

In 2018, FLI acquired from various third-party sellers parcels of land in Quezon City, Parañaque City, Gagupan City, Pangasinan, Bacoor City, Cavite, Calamba City, Laguna and Mandaluyong City.

In 2019, FLI acquired from various third-party sellers parcels of land in Cainta, Pangasinan, Naga City, General Santos City, Dumaguete City and Davao City.

FLI will further grow its core residential real estate development business, which includes house and lots, MRBs and high-rise condominium units. Currently, FLI has the following high-rise condominiums projects:

The Linear
The Linear, a master-planned residential and commercial hub in Makati City. Two-L-shaped towers, each 24-storeys high, comprise this dynamic condominium community that perfectly caters to the needs of young urban professionals.

Studio City
Studio City is a community composed of five-tower residential condominium complex within the Filinvest City to serve the demand for housing of the growing number of professionals working within Filinvest City and in the nearby Madrigal Business Park. Since it is located within the Filinvest City, residents will enjoy proximity to Festival Supermall, Westgate Center, Northgate Cyberzone, Asian Hospital and Medical Center, and other commercial, educational and medical institutions. The development consists of 18-storeys per building with commercial units at the ground floor. All residential floors will have 25 studio units per floor. Studio Tower 5 has just been launched.

The Levels
Located at one of the highest points of Filinvest City at around 23 meters above sea level, The Levels is a one-block, four-tower residential condominium development that features laidback suburban living inside a fast-paced business district. The residential development is set in a tropical landscape, with four towers uniquely designed with terracing levels, giving it a castle-effect look. The high-rise sections will be set in lush greenery, providing residents with views of the gardens. The second tower has just been launched.

Vinia Residences
Vinia is a 25-storey condominium development located along EDSA in Quezon City, right across TriNoma and just steps away from the MRT-North Avenue station. With its coveted location, it offers a world of ease and convenience to yuppies and families looking for quality homes, as well as budding entrepreneurs who want to start a home-based business at the heart of the city.

Studio Zen
Studio Zen is a 21-storey condominium development located along Taft Avenue in Metro Manila. Student-oriented amenities, Zen-inspired features, and functional building facilities makes it an ideal residence for students living independently and a great investment opportunity for entrepreneurs who want to take advantage of the ready rental market in the area.

Studio A
Studio A is a single tower 34-storey hi-rise residential condominium located in Loyola Heights in Quezon City. A community conveniently situated near premier universities, the LRT 2 line and other commercial establishments.

100 West
100 West is a single tower 38-storey high-rise commercial and residential condominium with office spaces located in Gen. Gil Puyat Avenue corner Washington St. in Makati City. 100 West is in the Makati Business District and accessible to both north and south of Metro Manila.

Studio 7
Studio 7 is a mixed-use development that will have office and residential towers complemented with retail outlets, located in Quezon City along EDSA very close to the GMA-Kamuning MRT station. Studio 7 will have studios as well as one-bedroom residential units.

Activa
Activa is a mixed-use development that will have office and residential towers complemented with retail outlets , located in Cubao, Quezon City on EDSA corner Aurora Boulevard.

The following are the most recently launched projects and projects with new phases and buildings:

PROJECT	TYPE	LOCATION
Amarilyo Crest	Horizontal	Rizal
Pineview	Horizontal	Cavite
Sandia	Horizontal	Batangas
Tierra Vista	Horizontal	Bulacan
The Grove	Horizontal	Rizal
Savannah Place	Horizontal	Cavite
Futura Homes Palm Estates	Horizontal	Bacolod
Futura Homes Mactan	Horizontal	Cebu
Futura Homes Iloilo	Horizontal	Iloilo
Futura Homes Koronadal	Horizontal	South Cotabato
Anila Park Residences	Horizontal	Rizal
Aria at Serra Monte	Horizontal	Rizal
The Prominence	Horizontal	Quezon City
Futura Homes Davao	Horizontal	Davao
New Fields at Manna	Horizontal	Rizal
Meridian Place	Horizontal	Cavite
Valle Dulce	Horizontal	Laguna
Ventura Real	Horizontal	Rizal
Claremont Expansion	Horizontal	Pampanga
Southwinds	Horizontal	Laguna
Futura Zamboanga	Horizontal	Zamboanga
Enclave	Horizontal	Muntinlupa
New Leaf	Horizontal	Cavite
Mira Valley	Horizontal	Rizal
One Oasis Cebu	MRB	Cebu
One Oasis Cagayan de Oro	MRB	Cagayan de Oro
Panglao Oasis	MRB	Taguig
One Spatial	MRB	Pasig
San Remo	MRB	Cebu
Centro Spatial	MRB	Davao
One Spatial Iloilo	MRB	Iloilo
Marina Spatial	MRB	Dumaguete
8 Spatial	MRB	Davao
Maui Oasis	MRB	Manila
Alta Spatial	MRB	Valenzuela City
Bali Oasis	MRB	Pasig
Maldives Oasis	MRB	Davao
Sorrento Oasis	MRB	Pasig
Veranda	MRB	Davao
Futura East	MRB	Cainta
Activa	HRB	Quezon City
Levels	HRB	Alabang
Studio City	HRB	Alabang

On-going developments of the abovementioned projects are expected to require additional funds but FLI believes that it will have sufficient financial resources for these anticipated requirements, both from debt financing and generation from operations.

In 2019, FLI intends to retain its dominant position as the leader in MRB projects by launching 3 new projects nationwide and 13 additional buildings of existing projects, with an estimated sales value of ₱11.0 billion. These new MRB projects are part of the total ₱30.0 billion estimated sales value of new projects planned for launch by FLI in 2019.

Aside from the MRB's, FLI has pipelined 13 horizontal residential projects with an estimated revenue of about ₱10.4 billion and 2 high-rise buildings (mixed-use) with an estimated sales value of ₱9.2 billion.

FLI has the following investment properties for lease:

Commercial Retail Leasing Properties

Festival Alabang
The landmark project, Festival Alabang, carries on its position as the prime destination for recreation and retail in southern Metro Manila. With more 'firsts' on its offerings and a better shopping ambiance, the mall has altered the retail experience in the south. It is one of the country's largest shopping malls with more than 1,500 shops.

As the existing mall continued to have major improvements undertaken for its facilities, architectural works that gave the mall a refreshed look and modernized ambiance complementing the opening of its expansion. Festival Mall opened its doors for Decathlon, a French sporting goods retailer with approximately 5,000 sq. m of leasable space, which added to the roster of anchors pulling in drove of shoppers from catchments all over Luzon.

Simultaneously, the tenants of the mall expansion with over 46,000 sq. m of gross leasable area have gradually opened beginning 2017 bringing in a mix of fashion and food concepts. Another French sports retail giant opened the first ever Go Sport store in Southeast Asia with an area close to 1,000 sq. m.

The introduction of new and unique food establishments has made Festival a gastronomic destination ushering in new markets and strengthening traffic of its core target market. Festival Mall Expansion's new supermarket and department store partner anchor, Landmark, occupying around 50,000 sq. m of floor area, opened during the second half of 2017, further made the mall and Filinvest City's traffic more dynamic. Festival patrons are also enjoying the Water Garden, a distinctly refreshing outdoor amenity and convergence zone.

Before end of 2017, two new additional malls, Fora in Tagaytay and Main Square in Bacoor, have opened which contributed more than 50,000 sq. m of leasable space.

Fora Mall
Conveniently located right by the city's landmark, Tagaytay Rotunda is Fora Mall, the first regional mall in the area fronting a mixed-use leisure development consisting of a condotel and residential buildings. This prime retail destination provides about 31,000 sq. m of leasable space amidst nature, open spaces, and a beautifully-landscaped amphitheater, primarily serving the strengthening local market and burgeoning tourist influx from the city and neighboring towns. A number of local and popular food concepts, coupled with national brands, have initially opened. A strong wellness category is also in place and junior anchors such as Ace Hardware, Abenson and La Sedia. Super Metro, its anchor, opened in June 2017 with the first hypermarket format operating for 24 hours. The four digital cinemas launched last November 2017 is now the locals' go to place for recreation.

Main Square
With a smaller format of over 18,000 sq. m leasable area, Main Square is the first and only mall along Bacoor Blvd, close to Bacoor City Hall and fronting Princeton Heights. Positioned as the reliable one-stop hub for neighboring gated villages of Bacoor, it provides basic shopping, wellness, service and convenience offerings from partner brands such as Anytime Fitness, Watson's, Ace Hardware, Western Appliances, Japan Home, and DIY. The mall's supermarket anchor for this development is Robinsons Supermarket, which has become the most convenient basic shopping destination in the area.

Il Corso
Il Corso is a planned retail development with an estimated 35,000 sq. m of leasable area when fully completed. It currently has four operating restaurants and one bank. The cinema has also opened. Other areas are expected to be operational within the year.

Commercial Office Properties

As of September 30, 2019, the Group owns commercial office spaces for lease to several BPO and other office locators. Primarily, they are located in Northgate Cyberzone in Filinvest City, Alabang, Muntinlupa. Northgate is an 18-hectare PEZA zone that enjoys developer incentives. Among the Group's portfolio is the PBCom tower where FLI owns 60.0% through FAC, which owns 50.0% of the 52-storey PBCom Tower in the Makati CBD. PBCom Tower is a Grade A-PEZA-registered, IT/office building on Ayala Avenue, Makati City with a GLA of 35,148 sq.m.

The Group also owns several completed office developments, in Bay City, Pasay, EDSA near Ortigas MRT station, Clark Mimosa and Cebu IT Park. A summary of the GLA is set forth below:

Location	Number of Buildings	GLA (sq. m.)
Northgate Cyberzone, Filinvest City	19	327,553
Metro Manila outside of Filinvest City	7	122,668
Outside Metro Manila	4	73,697
Total	30	523,918

Commercial Office Leasing Property in the Pipeline

The following office leasing projects are in the pipeline and the Group targets to complete these projects in the next five years:

	Gross Leasable Area (sq. m.)				
Location	2019	2020	2021	2022	2023
Filinvest City	39,340	39,340	28,674	28,674	28,674
Other Metro Manila	37,630	61,647	52,012	20,000	37,308
Cebu	–	70,896	43,834	16,000	16,000
Clark Mimosa	33,631	24,251	16,790	30,258	–
Others	4,243	4,590	5,100	5,100	5,100
Total	114,844	200,724	146,410	100,032	87,082

The office buildings of Filinvest are mainly located in business parks or in mixed-used complexes highly accessible to public transport. The Group believes its business park model, wherein the Group builds on areas specifically suited for business and industrial establishments supported, in certain cases, by incentives from the Government, gives it a competitive advantage as business parks are the preferred site of major BPO tenants. Being located in a major business park allow the tenants assurance of expansion options within close proximity thereby giving the Group an advantage over stand-alone developments.

- Northgate Cyberzone, an 18-hectare, PEZA-registered IT park located in Filinvest City in Alabang. The office buildings of the Group sit within the 10-hectare parcel of land in the Northgate district owned by FLI.

- Mimosa Workplus, an office village that is comprised of eight buildings set amidst the lush natural environment of the Filinvest Mimosa+ Leisure City.

- Cebu Cyberzone and Filinvest IT Park are two distinct developments on two separate BTO arrangements with the Cebu Province. The two parcels of land totaling 2.9 hectares are in close proximity to the city center located along Banilad and Salinas Avenue in Cebu. Together these comprise 7 office towers, a mall and a hotel development. The office and mall portions are pre-certified LEED Gold rating.

- Activa is a 1.3 hectare mixed use development at the corner of EDSA and Aurora Boulevard and lies in close proximity to the Cubao LRT and Cubao MRT Stations. The development will have the following: BPO office tower, a traditional office tower, residential tower, hotel and a retail mall. The designs for the BPO office and mall portions are pre-certified with LEED Gold rating.

- Studio 7 is a two-tower mixed-use complex comprising of residential and office buildings on a retail podium. Located along major thoroughfare EDSA in Quezon City, it is strategically located close to the GMA Kamuning Metro Rail Transit 3 Station.

- Filinvest Cyberzone Bay City, a 4-tower office complex in the bustling section of the Bay Area. Its four towers are already completed and operating, and fully leased by POGOs. The complex is also certified LEED Silver rating.

The Group will continue to carry out an intensive marketing campaign so to maintain high occupancy rates in its investment properties to maximize leasing revenues.

Registration with the Board of Investments (BOI)

As of the date of this report, FLI has registered the following projects with the BOI under the Omnibus Investments Code of 1987 (Executive order No. 226):

Name	Reg. No.	Date Registered	Type of Registration
Studio A	2016-008	8-Jan-16	New Developer of Low-Cost Mass Housing Project
Meridian Place	2016-030	5-Feb-16	New Developer of Low-Cost Mass Housing Project
Bali Oasis (Banjar)	2016-031	5-Feb-16	New Developer of Low-Cost Mass Housing Project
Anila Park Townhomes	2016-052	7-Mar-16	New Developer of Low-Cost Mass Housing Project
Futura Homes, San Pedro	2016-053	7-Mar-16	New Developer of Low-Cost Mass Housing Project
One Spatial (Richmond)	2016-244	1-Dec-16	New Developer of Low-Cost Mass Housing Project
One Spatial Iloilo	2016-243	1-Dec-16	New Developer of Low-Cost Mass Housing Project
Futura Homes Mactan Subdivision	2016-270	27-Dec-16	New Developer of Low-Cost Mass Housing Project
One Spatial Victoria	2017-030	27-Jan-17	New Developer of Low-Cost Mass Housing Project

Name	Reg. No.	Date Registered	Type of Registration
Studio 7	2017-031	27-Jan-17	New Developer of Low-Cost Mass Housing Project
8 Spatial Davao Bldgs. 1&2	2017-047	28-Feb-17	New Developer of Low-Cost Mass Housing Project
8 Spatial Davao Bldg. 3	2017-130	23-May-17	Expanding Developer of Economic and Low-Cost Housing Project
8 Spatial Davao Bldg. 4	2017-131	23-May-17	Expanding Developer of Economic and Low-Cost Housing Project
Marina Spatial Marina Town Bldg. A	2017-129	23-May-17	New Developer of Low-Cost Mass Housing Project
One Oasis CDO Bldg. 2	2017-184	23-May-17	Expanding Developer of Economic and Low-Cost Housing Project
Ventura Real	2017-298	08-Nov-17	New Developer of Economic and Low-Cost Housing Project
Meridian Place Phase 2	2017-354	22-Dec-17	Expanding Developer of Economic and Low-Cost Housing Project
Savannah Fields 1	2017-355	22-Dec-17	New Developer of Economic and Low-Cost Housing Project
Savannah Fields 4A	2017-357	27-Dec-17	Expanding Developer of Economic and Low-Cost Housing Project
Valle Dulce Phase 2	2017-356	27-Dec-17	Expanding Developer of Economic and Low-Cost Housing Project
New Fields	2018-016	22-Jan-18	New Developer of Economic and Low-Cost Housing Project
Futura Homes Palm Estates	2018-156	20-Jul-18	New Developer of Economic and Low-Cost Housing Project
Futura Homes Zamboanga	2018-200	24-Sep-18	New Developer of Economic and Low-Cost Housing Project
New Leaf	2019-054	20-Mar-19	New Developer of Economic and Low-Cost Housing Project
Sandia Homes Phase 2	2019-136	25-Jul-19	Expanding Developer of Economic and Low-Cost Housing Project

Item 4. Other Disclosures

1. Except as disclosed in the Notes to Consolidated Financial Statements and Management's Discussion and Analysis of Financial Condition and Results of Operations, there are no unusual items affecting assets, liabilities, equity, net income or cash flows for the interim period.

2. The Company's unaudited interim consolidated financial statements were prepared in accordance with PAS 34 (PAS 34, par. 19).

3. The Company's unaudited interim consolidated financial statements do not include all of the information and disclosures required in the annual financial statements and should be read in conjunction with the consolidated annual financial statements as of and for the year ended December 31, 2018 (PAS 34, par 15).

4. The accounting policies and methods of computation adopted in the preparation of the unaudited interim consolidated financial statements are consistent with those followed in the preparation of the Company's annual consolidated financial statements as of and for the year ended December 31, 2018.

5. There are no known trends, events or uncertainties that have had or are reasonably expected to have favorable or unfavorable impact on net sales or revenues or income from continuing operations of FLI.

6. Except for income generated from retail leasing, there are no seasonal aspects that have a material effect on the Company's financial conditions or results of operations. There are no unusual operating cycles or seasons that will differentiate the operations for the period January to September 30, 2019 from the operations for the rest of the year.

7. Aside from any probable material increase in interest rates on the outstanding long-term debt with floating rates, there are no known trends, events or uncertainties or any material commitments that may result to any cash flow or liquidity problems of the Company within the next 12 months.

8. There are no changes in estimates of amounts reported in prior year (2018) that have material effects in the current interim period.

9. Except for those discussed in the Management's Discussion and Analysis of Financial Condition and Results of Operations, there are no other issuances, repurchases and repayments of debt and equity securities.

10. Except as discussed in the Management's Discussion and Analysis of Financial Condition and Results of Operations, and Financial Risk Exposures, there are no material events subsequent to September 30, 2019 up to the date of this report that have not been reflected in the financial statements for the interim period.

11. There are no changes in contingent liabilities or contingent assets since December 31, 2018 except for the sale of additional receivables with buy back provision in certain cases during the interim period.

12. There are no material contingencies and any other events or transactions affecting the current interim period.

13. The Company is not in default or breach of any note, loan, lease or other indebtedness or financing arrangement requiring it to make payments, or any significant amount of the Company's payables that have not been paid within the stated trade terms.

14. There are no significant elements of income that did not arise from the Company's continuing operations.

15. There are no known events that will trigger the settlement of a direct or contingent financial obligation that is material to the Company.

16. Except for those discussed above, there are no material changes in the financial statements of the Company from December 31, 2018 to September 30, 2019.

17. There are no off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships of the Company with unconsolidated entities or other persons created during the reporting period other than those that were previously reported.

18. There are no other information required to be reported that have not been previously reported in SEC Form 17-C.

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 thereunto duly authorized.

FILINVEST LAND, INC.

Signature:	**L. JOSEPHINE GOTIANUN-YAP**
Title:	President / Chief Executive Officer
Date:	October 28, 2019

Signature:	**NELSON M. BONA**
Title:	Senior Vice-President / Chief Financial Officer
Date:	October 28, 2019

ANNEX A

PART 1 - FINANCIAL INFORMATION

Item 1 - Financial Statements

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

	September 30, 2019 (Unaudited)	December 31, 2018 (Audited)
ASSETS		
Current Assets		
Cash and cash equivalents	4,829,649	6,419,560
Contracts receivable	1,380,977	800,850
Contract asset	7,438,896	3,798,831
Other receivables	2,432,253	2,348,361
Real estate inventories	71,230,898	67,853,028
Other current assets	4,740,057	3,874,332
Total Current Assets	92,052,730	85,094,962
Noncurent Assets		
Contract asset - net of current portion	351,929	6,243,274
Right of use asset	5,673,595	-
Investment in associates	4,342,736	4,056,019
Investment properties	57,188,104	49,867,671
Property and equipment	4,039,888	3,833,120
Deferred income tax assets	97,609	85,979
Goodwill	4,567,242	4,567,242
Other noncurrent assets	5,329,961	5,112,216
Total Noncurrent Assets	81,591,064	73,765,521
TOTAL ASSETS	173,643,794	158,860,483
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts payable and accrued expenses	12,901,077	12,446,821
Contract liablities	2,022,484	2,156,955
Lease liabilities	314,153	-
Due to related parties	118,360	181,271
Income tax payable	12,258	109,002
Current portion of loans payable	5,127,848	1,969,936
Current portion of bonds payable	-	6,993,574
Total Current Liabilities	20,496,180	23,857,559
Noncurrent Liabilities		
Loans payable - net of current portion	29,720,600	22,978,537
Bonds payable - net of current portion	27,873,617	27,840,692
Contract liabilities - net of current portion	1,000,988	1,053,221
Lease liabilities - net of current portion	5,958,395	-
Retirement liabilities	377,973	598,403
Deferred income tax liabilities - net	6,813,788	6,011,674
Other noncurrent liabilities	10,608,425	9,248,775
Total Noncurrent Liabilities	82,353,786	67,731,302
	102,849,966	91,588,861
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	39,821,490	36,882,343
Revaluation reserve on financial assets at fair value through other comprehensive income	(2,619)	(2,619)
Remeasurement losses on retirement plan	37,828	(148,581)
Share in other components of equity of an associate	361,794	361,794
Equity attributable to equity holders of the parent	70,160,481	67,034,925
Non-controlling interest	633,347	236,697
Total Equity	70,793,828	67,271,622
TOTAL LIABILITIES AND EQUITY	173,643,794	158,860,483

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

	Quarters Ended September 30,		Nine Months Period Ended September 30,	
	2019 (Unaudited)	2018 (Unaudited)	**2019 (Unaudited)**	2018 (Unaudited)
REVENUE				
Real estate sales	3,760,657	3,586,816	**12,186,838**	10,334,373
Rental services	1,753,000	1,440,628	**5,133,052**	4,037,895
EQUITY IN NET EARNINGS OF AN ASSOCIATE	71,377	54,156	**335,417**	481,955
OTHER INCOME				
Interest income	125,399	127,326	**436,042**	362,905
Others	94,461	164,161	**337,436**	755,472
	5,804,894	5,373,087	**18,428,785**	15,972,600
COSTS				
Real estate sales	2,284,473	2,102,508	**7,249,330**	6,135,627
Rental services	394,154	318,950	**1,146,466**	1,010,098
OPERATING EXPENSES				
General and administrative expenses	379,650	543,969	**1,465,524**	1,464,345
Selling and marketing expenses	381,492	313,047	**1,026,194**	980,599
INTEREST AND OTHER FINANCE CHARGES	751,901	315,628	**1,909,627**	1,149,773
	4,191,670	3,594,102	**12,797,141**	10,740,442
INCOME BEFORE INCOME TAX	1,613,224	1,778,985	**5,631,644**	5,232,158
PROVISION FOR INCOME TAX				
Current	(141,673)	875,370	**371,655**	1,275,439
Deferred	362,533	(587,935)	**658,497**	(310,640)
	220,860	287,435	**1,030,152**	964,799
NET INCOME	1,392,364	1,491,550	**4,601,492**	4,267,359
Attributable to:				
Equity holders of the parent			**4,440,207**	4,132,920
Noncontrolling interest			**161,285**	134,439
			4,601,492	4,267,359
Basic/Diluted				
1. Not Annualized				
a. Net income attributable to holders of the parent			**4,440,207**	4,132,920
b. Weighted average number of outstanding common shares			**24,249,759**	24,249,759
c. Earnings per share - Basic/Diluted (a/b)			**0.18**	**0.17**
2. Annualized				
a. Net income attributable to holders of the parent			**5,920,276**	5,510,560
b. Weighted average number of outstanding common shares			**24,249,759**	24,249,759
c. Earnings per share - Basic/Diluted (a/b)			**0.24**	**0.23**
Basic/Diluted - Total Net Income				
1. Not Annualized				
a. Net income			**4,601,492**	4,267,359
b. Weighted average number of outstanding common shares			**24,249,759**	24,249,759
c. Earnings per share - Basic/Diluted (a/b)			**0.19**	**0.18**
2. Annualized				
a. Net income			**6,135,323**	5,689,812
b. Weighted average number of outstanding common shares			**24,249,759**	24,249,759
c. Earnings per share - Basic/Diluted (a/b)			**0.25**	**0.23**

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

	Nine Months Period Ended September 30,	
	2019 (Unaudited)	2018 (Unaudited)
NET INCOME FOR THE PERIOD	**4,601,492**	4,267,359
Remeasurement losses on retirement plan, net of tax	**186,409**	6,755
TOTAL COMPREHENSIVE INCOME	**4,787,901**	4,274,114
Attributable to:		
Equity holders of the parent	**4,626,616**	4,139,675
Noncontrolling interest	**161,285**	134,439
	4,787,901	4,274,114

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

	Nine Months Period Ended September 30,	
	2019 (Unaudited)	2018 (Unaudited)
Capital Stock		
Common shares - P1 par value		
Authorized - 33 billion shares		
Issued - 24,470,708,509 shares		
Outstanding - 24,249,759,509	**24,470,708**	24,470,708
Preferred shares - P0.01 par value		
Authorized - 8 billion shares		
Issued and outstanding - 8 billion shares	**80,000**	80,000
Treasury shares	**(221,041)**	(221,041)
Additional paid-in capital	**5,612,321**	5,612,321
Revaluation reserve on financial assets at fair value through other comprehensive income	**(2,619)**	(2,619)
Share in components of equity of an associate	**361,794**	361,794
Remeasurement losses on retirement plan	**37,828**	(148,581)
Retained earnings		
Balance at beginning of the period	**36,882,343**	33,099,891
Net income	**4,440,207**	4,132,920
Dividends	**(1,501,060)**	(1,498,635)
Balance at end of the period	**39,821,490**	35,734,176
Equity attributable to equity holders of the parent	**70,160,481**	65,886,758
Noncontrolling interest	**633,347**	262,609
Total Equity	**70,793,828**	66,149,367

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

	Nine Months Period Ended September 30,	
	2019 (Unaudited)	2018 (Unaudited)
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	5,631,644	5,232,158
Adjustments for:		
Interest income	(436,042)	(362,905)
Interest expense and amortization of transaction costs	1,899,785	1,073,193
Depreciation and amortization	955,723	695,663
Equity in net earnings of associates	(335,417)	(481,955)
Net pension expense, net of contribution and benefits paid	14,024	60,577
Operating income before changes in operating assets and liabilities	7,729,717	6,216,731
Changes in operating assets and liabilities		
Decrease (increase) in:		
Contracts receivables	(580,127)	16,235,541
Contract assets	2,251,280	(10,831,812)
Due from related parties	151,109	80,667
Other receivables	(235,000)	78,204
Real estate inventories	(2,633,811)	(8,472,082)
Other assets	(1,134,994)	(550,856)
Increase (decrease) in:		
Accounts payable and accrued expenses	1,835,020	2,186,817
Contract liabilities	(186,704)	-
Net cash generated from operations	7,196,490	4,943,210
Income taxes paid, including creditable withholding taxes	(371,655)	(242,229)
Interest received	436,042	362,905
Net cash provided by operating activities	7,260,877	5,063,886
CASH FLOWS FROM INVESTING ACTIVITIES		
Investment properties and property and equipment	(8,188,777)	(4,252,170)
Dividends received	100,000	144,000
Additional investment in associate	(51,300)	-
Net cash used in investing activities	(8,140,077)	(4,108,170)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from availment of loans	12,500,000	5,500,000
Payments of:		
Loans	(2,531,186)	(3,376,826)
Bonds	(7,000,000)	-
Cash Dividend	(1,501,060)	(1,498,635)
Interest and transaction costs	(2,350,919)	(2,115,981)
Dividends paid to noncontrolling interest	(34,000)	(120,000)
Decrease in amounts due to related parties	(62,911)	(36,306)
Investment from noncontrolling interest	269,365	-
Net cash used in financing activities	(710,711)	(1,647,748)
NET DECREASE IN CASH AND CASH EQUIVALENTS	(1,589,911)	(692,032)
CASH AND CASH EQUIVALENTS, BEGINNING	6,419,560	7,576,090
CASH AND CASH EQUIVALENTS, ENDING	4,829,649	6,884,058

ANNEX B

FILINVEST LAND, INC. AND SUBSIDIARIES

AGING OF RECEIVABLES
(Amounts in Thousands of Pesos)
As of September 30, 2019

Type of Account Receivable	Current	1-30 days	31-60 days	61-90 days	91-120 days	>120 days	Total
a) Mortgage, Notes & Installment Contract Receivable							
1. Installment Contracts Receivable	1,205,677	-	-	-	-	-	1,205,677
2. Receivable from Financing Institutions	175,300	-	-	-	-	-	175,300
Sub-total	1,380,977	-	-	-	-	-	1,380,977
b) Other Receivables	2,432,253	-	-	-	-	-	2,432,253
Net Receivables	3,813,230	-	-	-	-	-	3,813,230

Account Receivable Description Type of Receivables	Nature/Description	Collection Period
Installment contracts receivables	This is the Company's in-house financing, where buyers are required to make downpayment and the balance will be in the form of a mortgage loan to be paid in equal monthly installments.	5-10 years
Receivable from financing institution	This represents proceeds from buyers' financing under one or more of the government programs granted to finance buyers of housing units and mortgage house financing of private banks.	Within 1 year
Other receivables	This represents claims from other parties arising from the ordinary course of business. It also includes advances for expenses/accommodations made by the Company in favor of officers and employees.	1 to 2 years

Normal Operating Cycle: 12 calendar months

FILINVEST LAND, INC. AND SUBSIDIARIES
INDEX TO CONSOLIDATED FINANCIAL STATEMENTS AND SUPPLEMENTARY SCHEDULES

SUPPLEMENTARY SCHEDULES

FILINVEST LAND, INC. AND SUBSIDIARIES
GROUP SUPPLEMENTARY INFORMATION AND DISCLOSURES REQUIRED ON SRC RULE 68 AND 68.1 AS AMENDED
SEPTEMBER 30, 2019

Philippine Securities and Exchange Commission (SEC) issued the amended Securities Regulation Code Rule SRC Rule 68 and 68.1 which consolidates the two separate rules and labeled in the amendment as "Part I" and "Part II", respectively. It also prescribes the additional information and schedule requirements for issuers of securities to the public.

Below are the additional information and schedules required by SRC Rule 68 and 68.1 as amended that are relevant to the Group. This information is presented for purposes of filing with the SEC and is not required part of the basic financial statements.

Schedule A. Financial Assets in Equity Securities

Below is the detailed schedule of the Group's financial assets in equity securities as of September 30, 2019:

Name of Issuing entity and association of each issue	Number of Shares	Amount Shown in the Statement of Financial Position	Value Based on Market Quotation at end of year	Income Received and Accrued
		(In Thousands Except Number of Shares)		
Financial assets at FVTOCI				
Quoted:				
Philippine Long Distance Telephone Company	26,100	₱348	₱348	₱–
Manila Electric Company (MERALCO)	1,153,694	6,197	6,197	–
		6,545	6,545	–
Unquoted:				
The Palms Country Club, Inc.	1,000	₱3,060	₱3,060	₱–
Cebu Country Club	1	6,017	6,017	–
		9,077	9,077	–
		₱15,622	₱15,622	₱–

The Group's investment in MERALCO is an unlisted preferred shares acquired in connection with the infrastructure that it provides for the Group's real estate development projects. These are carried at cost less impairment, if any.

Schedule B. Amounts Receivable from Directors, Officers, Employees, Related Parties and Principal Stockholders (other than related parties)

Below is the schedule of advances to employees of the Group with balances above ₱100,000 as of September 30, 2019:

Name	Balance at beginning of year	Additions	Collections/ Liquidations	Balance at end of year
		(In Thousands)		
Santiago, Rochiel Macalalad	₱210	–	(₱41)	₱169

Related Party Transactions

Due from related parties

Below is the list of outstanding receivables from related parties of the Group presented in the consolidated statements of financial position as of September 30, 2019 (amounts in thousands):

	Relationship	**Nature**	**Balance as of September 30, 2019**
Filinvest Alabang, Inc	Associate	A, C	₱182,087
Filinvest Mimosa, Inc	Associate	A, C	73,100
East West Banking Corporation	Affiliate	A	15,839
Davao Sugar Central Corp.	Affiliate	A	5,780
Chroma Hospitality, Inc.	Affiliate	A	3,633
Filinvest Hospitality Corporation	Affiliate	A	1,268
GCK Realty	Affiliate	C, D	235
ALG Holdings, Corp.	Ultimate Parent	A	85
Mimosa Cityscapes, Inc.	Affiliate	A	71
FDC-Misamis Power Corp.	Affiliate	A	25
FDC Utilities, Inc.	Affiliate	A	19
The Palms Country Club	Affiliate	A	11
Filinvest Corporate City	Affiliate	A	11
Boracay Seascapes, Inc.	Affiliate	A	7
Duawon Seascapes Resort Inc.	Affiliate	A	5
Entrata Hotel Services, Inc.	Affiliate	A	1
			₱282,177

Nature of intercompany transactions

The nature of the intercompany transactions with the related parties is described below:

a. Expenses - these pertain to the share of the related parties in various common selling and marketing and general and administrative expenses.
b. Management and marketing fee
c. Reimbursable commission expense
d. Dividends

Schedule C. Amounts Receivables (Payables) from Related Parties which are Eliminated During the Consolidation of Financial Statements

Below is the schedule of receivables (payables) with related parties which are eliminated in the consolidated financial statements as of September 30, 2019. All are noninterest-bearing and to be settled within the year (amounts in thousands):

		Volume of Transactions	Receivable (Payable)
Filinvest Cyberzone Mimosa, Inc.	Share in expenses	₱1,074,664	₱2,395,032
Filinvest Lifemalls Tagaytay, Inc.	Share in expenses	55,365	2,280,850
Homepro Realty Marketing, Inc.	Share in expenses	(49,943)	791,047
Cyberzone Properties, Inc.	Share in Expenses	431,164	672,273
	Rental Income	214,319	
Filinvest AII Philippines, Inc.	Share in expenses	184,257	276,304
Property Maximizer Professional Corporation	Share in expenses	579	125,177
Dreambuilders Pro, Inc.	Share in expenses	36,314	83,462
Pro Excel Property Managers, Inc.	Share in expenses	166	77,979
	Management Fee	7,445	
Filinvest Clark Green City Corporation	Share in expenses	1,345	25,365
Proleads Philippines, Inc.	Share in expenses	5,390	15,918
Timberland Sports and Nature Club	Share in expenses	8,043	15,785
Realpros Philippines, Inc.	Share in expenses	2,755	7,931
Leisurepro, Inc.	Share in expenses	51	6,421
Gintong Parisukat Realty & Devt Corp.	Share in expenses	4,177	6,369
Filinvest BCDA Clark, Inc.	Share in expenses	161	3,167
Philippine DCS Development Corporation	Share in expenses	1,068	1,491
Filinvest Lifemalls Mimosa, Inc.	Share in expenses	–	210
Property Leaders International, Ltd.	Share in expenses	–	111
Filinvest Lifemalls Corporation	Share in expenses	(723)	2
ProOffice Works Services, Inc.	Share in expenses	1	1
Property Specialist Resources, Inc.	Share in expenses	(1)	(1)
Filinvest Asia Corporation	Share in expenses	(23,997)	(13)
Festival Supermall, Inc. (Management)	Share in expenses	14,568	(2,665)
FSM Cinemas, Inc.	Share in expenses	(12,704)	(12,694)
Filinvest Cyberparks, Inc.	Share in expenses	(238,034)	(774,098)
		₱1,716,430	₱5,995,424

The table below shows the movement of the receivables (payables) from related parties:

Name	Balance at beginning of year	Additions	Collections	Balance as of September 30, 2019
Filinvest Cyberzone Mimosa, Inc.	₱1,320,368	₱1,079,630	(₱4,966)	₱2,395,032
Filinvest Lifemalls Tagaytay, Inc.	2,225,485	55,365	–	2,280,850
Homepro Realty Marketing, Inc.	840,990	1,947	(51,890)	791,047
Cyberzone Properties, Inc.	26,790	859,802	(214,319)	672,273
Filinvest AII Philippines, Inc.	92,047	184,257	–	276,304
Property Maximizer Professional Corporation	124,598	674	(95)	125,177
Dreambuilders Pro, Inc.	47,148	36,314	–	83,462
Pro Excel Property Managers, Inc.	70,368	7,611	–	77,979
Filinvest Clark Green City Corporation	24,020	1,345	–	25,365
Proleads Philippines, Inc.	10,528	5,390	–	15,918
Timberland Sports and Nature Club	7,742	8,043	–	15,785
Realpros Philippines, Inc.	5,176	3,690	(935)	7,931
Leisurepro, Inc.	6,370	51	–	6,421
Gintong Parisukat Realty & Devt Corp.	2,192	4,177	–	6,369
Filinvest BCDA Clark, Inc.	3,006	161	–	3,167
Philippine DCS Development Corporation	423	1,068	–	1,491
Filinvest Lifemalls Mimosa, Inc.	210	–	–	210
Property Leaders International, Ltd.	111	–	–	111
(Forward)				

Name	Balance at beginning of year	Additions	Collections	Balance as of September 30, 2019
Filinvest Lifemalls Corporation	₱725	₱–	(₱723)	₱2
ProOffice Works Services, Inc.	–	1	–	1
Property Specialist Resources, Inc.	–	135,107	(135,108)	(1)
Filinvest Asia Corporation	23,984	3	(24,000)	(13)
Festival Supermall, Inc. (Management)	(17,233)	14,568	–	(2,665)
FSM Cinemas, Inc.	10	–	(12,704)	(12,694)
Filinvest Cyberparks, Inc.	(536,064)	–	(238,034)	(774,098)
	₱4,278,994	₱2,399,204	(₱682,774)	₱5,995,424

The intercompany transactions between FLI and the subsidiaries pertain to share in common expenses, rental charges, marketing fee and management fee. There were no amounts written off during the year and all amounts are expected to be settled within the year.

Schedule D. Intangible Asset

As of September 30, 2019, the Company's intangible assets consist of Goodwill. Goodwill in the Company's consolidated statements of financial position arose from the acquisition of two major assets consisting of (amounts in thousands):

Festival Supermall structure	₱3,745,945
FAC	494,744
CPI	326,553
	₱4,567,242

Schedule E. Long term debt
Below is the schedule of long-term debt of the Group:

Type of Obligation	Amount	Current	Noncurrent
		(In Thousands)	
Developmental loans			
Unsecured loan obtained in January 2015 with interest rate equal to 4.95% per annum (fixed rate for 3 years), payable quarterly in arrears. The 50% of principal is payable in 12 equal quarterly amortizations to commence in January 2017 and 50% is payable at maturity in January 2020.	₱162,500	₱162,500	₱–
Unsecured loan obtained in June 2016 with interest rate equal 3.91% per annum (fixed rate for 5 years), payable quarterly in arrears. The 50% of principal is payable in 12 equal installments starting September 2018 and the remaining 50% balance is payable in June 2021.	395,834	62,500	333,334
Unsecured loan obtained in May 2015 with interest rate equal to 4.47% per annum (fixed rate for 5 years), payable quarterly in arrears. The 50% of principal is payable in 12 equal quarterly amortizations to commence in August 2017 and 50% is payable at maturity in May 2020.	187,500	187,500	–
Unsecured loan obtained in August 2013 with interest rate equal to 4.24% per annum (fixed rate for 7 years), payable quarterly in arrears. The 50% balance of principal is payable in 20 equal quarterly installments starting November 2015 and the remaining 50% balance is payable in August 2020.	300,000	300,000	
Unsecured loan obtained in December 2013 with interest rate equal to 4.58% per annum (fixed rate for 7 years), payable quarterly in arrears. The 50% of principal is payable in 20 equal quarterly amortizations to commence in December 2015 and 50% is payable at maturity in December 2020.	420,000	52,500	367,500
Unsecured loan obtained in July 2016 with interest rate equal to 3.81% per annum (fixed for 5 years), payable quarterly in arrears. The 50% of principal is payable in 12 equal quarterly amortization to commence in October 2018 and 50% is payable at maturity in July 2021.	291,667	58,333	233,334
Unsecured loan obtained in July 2014 with interest rate equal to 4.88% per annum (fixed rate for 7 years), payable quarterly in arrears. The 50% of principal is payable in 20 equal quarterly amortizations to commence in October 2016 and 50% is payable at maturity in July 2021.	490,000	70,000	420,000
Unsecured loan obtained in May 2019 with interest rate equal to 91-day Bloomberg Valuation Service Rate (BVAL Rate) plus margins, payable quarterly in arrears. The principal is payable at maturity on November 2019	200,000	–	200,000
Unsecured loan obtained in June 2019 with interest rate equal to 91-day Bloomberg Valuation Service Rate (BVAL Rate) plus margins, payable quarterly in arrears. The 50% principal is payable in 12 equal quarterly amortizations to commence on September 2021 and 50% payable at maturity on June 2024.	500,000	–	500,000
Unsecured loan obtained in November 2016 with interest rate equal to 4.75% per annum (fixed rate for 7 years), payable quarterly in arrears. The 50% of principal is payable in 16 equal quarterly amortizations to commence in February 2020 and 50% is payable at maturity in November 2023.	400,000	37,500	362,500

(Forward)

Type of Obligation	Amount	Current	Noncurrent
		(In Thousands)	
Unsecured loan obtained in April 2015 with interest rate equal to 4.32% per annum (fixed rate for 5 years), payable quarterly in arrears. The principal is payable in twelve (12) equal quarterly installments starting July 2017 to January 2020.	₱118,182	₱118,182	₱–
Unsecured loan obtained in September 2019 with interest rate equal to 5.21% per annum (fixed rate for 5 years), payable quarterly in arrears. The 50% principal is payable in 12 equal installments starting December 2021 and the remaining 50% balance is payable in September 2024.	300,000	–	300,000
Unsecured loan obtained in May 2015 with interest rate equal to 4.50% per annum (fixed rate for 5 years), payable quarterly in arrears. The 50% of principal payable in 12 equal quarterly amortizations to commence in May 2017 and 50% is payable at maturity in May 2020.	55,417	59,375	(3,958)
Unsecured loan obtained in July 2014 with interest rate equal to 4.88% per annum (fixed rate for 7 years), payable quarterly in arrears. The 50% of principal is payable in 20 equal quarterly amortizations to commence in October 2016 and 50% is payable at maturity in July 2021.	420,000	60,000	360,000
Unsecured loan obtained in February 2016 with interest rate equal to 5.10% per annum (fixed rate for 5 years). The 50% of principal balance is payable in 12 equal quarterly amortizations to commence in May 2018 and 50% is payable at maturity in February 2021.	149,733	33,133	116,600
Unsecured loan obtained in March 2017 with interest rate equal to 5.00% per annum (fixed rate for 5 years). The 50% principal is payable in 12 equal amortization to commence in June 2019 and 50% is payable at maturity in March 2022.	457,083	62,000	395,083
Unsecured loan obtained in May 2016 with interest rate equal to 4.35% per annum (fixed rate for 5 years). The 50% of principal is payable in 12 equal amortization to commence in August 2018 and 50% is payable at maturity in May 2021.	316,033	66,267	249,766
Unsecured loan obtained in May 2015 with interest rate equal to 4.52% per annum (fixed rate for 5 years), payable quarterly in arrears. The 50% of principal payable in 12 equal quarterly amortizations to commence in August 2017 and 50% is payable at maturity in May 2020.	312,500	312,500	–
Unsecured loan obtained in August 2015 with interest rate equal to 5.11% per annum (fixed rate for 5 years). The 50% of principal is payable in 12 equal quarterly amortizations to commence in November 2017 and 50% is payable at maturity in August 2020.	33,333	33,333	–
Unsecured loan obtained in September 2015 with interest rate equal to 4.67% per annum (fixed rate for 5 years), payable quarterly in arrears. The principal is payable at maturity in September 2020.	600,000	600,000	–
Unsecured loan obtained in December 2016 with interest rate equal to 5.45% per annum (fixed rate for 7 years), payable quarterly in arrears. The 50% principal is payable in 16 equal amortizations to commence in March 2020 and 50% is payable at maturity in December 2023.	199,440	12,357	187,083
Unsecured loan obtained in September 2015 with interest rate equal to 4.50% per annum (fixed rate for 5 years). The 50% of principal balance is payable in 12 equal quarterly amortizations to commence in December 2017 and 50% is payable at maturity in September 2020.	333,333	62,500	270,833

(Forward)

Type of Obligation	Amount	Current	Noncurrent
		(In Thousands)	
Unsecured loan obtained in December 2017 with interest rate equal to 5.46% per annum (fixed rate for 5 years). The 50% of principal balance is payable in 12 equal quarterly amortizations to commence in March 2020 and 50% is payable at maturity in December 2022.	₱398,700	₱33,333	₱365,367
Unsecured loan obtained in June 2018 with interest rate equal to 6.37% per annum (fixed rate for 5 years). 6% of the principal balance is payable at 12 equal quarterly amortization to commence on September 2020 and 94% is payable maturity on June 2023.	497,250	–	497,250
Unsecured loan obtained in October 2016 with interest rate equal to 4.25% per annum (fixed rate for 5 years), payable quarterly in arrears. The principal is payable at maturity in October 2021.	997,844	–	997,844
Unsecured loan obtained in June 2019 with interest rate equal to 91-day Bloomberg Valuation Service Rate (BVAL Rate) plus margins, payable quarterly in arrears. The principal is payable at maturity on June 2024.	1,985,000	–	1,985,000
Unsecured loan obtained in October 2016 with interest rate equal to 4.47% per annum (fixed rate for 7 years), payable quarterly in arrears. The 50% of principal is payable in 20 equal quarterly amortizations to commence in January 2019 and 50% is payable at maturity in October 2023.	647,161	70,000	577,161
Unsecured loan obtained in September 2016 with interest rate equal to 3.87% per annum (fixed rate for 5 years), payable quarterly in arrears. The 50% of principal is payable in 12 equal quarterly amortizations to commence in December 2018 and 50% is payable at maturity in September 2021.	665,357	133,334	532,023
Unsecured loan obtained in October 2016 with interest rate equal to 4.21% per annum (fixed rate for 7 years), payable quarterly in arrears. The 50% of principal is payable in 20 equal quarterly amortizations to commence in January 2019 and 50% is payable at maturity in October 2023.	1,201,724	130,000	1,071,724
Unsecured loan obtained in July 2018 with interest rate equal to 6.51% per annum (fixed rate for 5 years), payable quarterly in arrears. 50% of principal is payable in 12 equal quarterly amortizations to commence in October 2020 and 50% is payable at maturity in July 2023.	1,492,326	–	1,492,326
Unsecured loan obtained in June 2016 with interest rate equal to 3.90% per annum (fixed rate for 5 years), payable quarterly in arrears. The principal is payable at maturity in June 2021.	998,170	–	998,170
Unsecured loan obtained in June 2019 with interest rate equal to 91-day Bloomberg Valuation Service Rate (BVAL Rate) plus margins, payable quarterly in arrears. The principal is payable at maturity on June 2024.	1,985,000	–	1,985,000
Unsecured loan obtained in December 2016 with interest rate equal to 4.94% per annum (fixed rate for 5 years), payable quarterly in arrears. The principal is payable at maturity in December 2021.	149,644	–	149,644
Unsecured loan obtained in May 2016 with interest rate equal to 4.29% per annum (fixed rate for 5 years), payable quarterly in arrears. The principal is payable at maturity in May 2021.	998,262	–	998,262
Unsecured loan obtained in June 2019 with interest rate equal to 91-day Bloomberg Valuation Service Rate (BVAL Rate) plus margins, payable quarterly in arrears. The principal is payable at maturity on June 2024.	2,978,968	–	2,978,968
Unsecured loan obtained in December 2016 with interest rate equal to 4.94% per annum (fixed rate for 5 years), payable quarterly in arrears. The principal is payable at maturity in December 2021.	498,801	–	498,801

(Forward)

Type of Obligation	Amount	Current	Noncurrent
		(In Thousands)	
Unsecured loan obtained in October 2013 with interest rate equal to 91-day PDS Treasury Reference Rate (PDST-R2) plus margins, plus GRT, payable quarterly in arrears. The 50% of principal is payable in 19 equal quarterly amortizations to commence in January 2016 and 50% is payable at maturity on October 2020.	₱332,651	₱57,895	₱274,756
Unsecured loan obtained in June 2017 with interest rate equal to 5.76% per annum (fixed rate for 7 years), payable quarterly in arrears. The 50% of principal is payable in 15 equal quarterly amortizations to commence in September 2020 and 50% is payable at maturity in June 2024.	498,362	–	498,362
Unsecured loan obtained in June 2019 with interest rate equal to 91-day Bloomberg Valuation Service Rate (BVAL Rate) plus margins, payable quarterly in arrears. The principal is payable at maturity on June 2024.	1,985,972	–	1,985,972
Unsecured loan obtained in February 2015 with interest rate equal to 4.70% per annum (fixed rate for 5 years), payable quarterly in arrears. The 20% of principal is payable in 4 equal annual amortizations to commence in February 2016, and 80% is payable at maturity in January 2020.	374,665	374,665	–
Unsecured loan obtained in July 2018 with interest rate equal to 6.65% per annum (fixed rate for 5 years), payable quarterly in arrears. The principal is payable at maturity in July 2023.	994,032	–	994,032
Unsecured loan obtained in November 2016 with interest rate equal to 5.20% per annum (fixed rate for 7 years), payable quarterly in arrears. The 50% of principal is payable in 16 equal quarterly amortizations to commence in February 2020 and 50% is payable at maturity in November 2023.	499,763	31,250	468,513
Unsecured loan obtained in June 2017 with interest rate equal to 5.07% per annum (fixed rate for 5 years), payable quarterly in arrears. The 3% principal is payable in three (3) annual amortizations to commence in June 2019 and 97% is payable at maturity in June 2022.	997,155	10,000	987,155
Unsecured loan obtained in June 2018 with interest rate equal to 6.20% per annum (fixed rate for 5 years). The principal is payable at maturity in June 2023.	1,491,331	–	1,491,331
Unsecured loan obtained in February 2015 with interest rate equal to 4.95% per annum (fixed rate for first 3 years), payable quarterly in arrears. The principal is payable at maturity in January 2020.	999,626	999,626	–
Unsecured loan obtained in April 2015 with interest rate equal to 4.13% per annum (fixed rate for 5 years), payable quarterly in arrears. The 50% of principal is payable in 12 equal quarterly amortizations to commence in July 2017 and 50% is payable at maturity in April 2020.	312,305	312,305	–
Unsecured loan obtained in August 2013 with interest rate equal to 4.24% per annum (fixed rate for 7 years), payable quarterly in arrears. The 50% of principal is payable in 20 equal quarterly installments starting November 2015 and the remaining 50% is payable in August 2020.	599,544	100,000	499,544
Unsecured loan obtained in February 2015 with interest rate equal to 4.70% per annum (fixed rate for 5 years), payable quarterly in arrears. The 20% of principal is payable in 4 equal annual amortizations to commence in February 2016, and 80% is payable at maturity in January 2020.	425,000	425,000	–
Unsecured loan obtained in March 2016 with interest rate equal to 5.74% per annum (fixed rate for 7 years). The 50% of principal balance is payable in 20 equal quarterly amortizations to commence in June 2018 and 50% is payable at maturity in March 2023.	169,512	20,143	149,369

(Forward)

Type of Obligation	Amount	Current	Noncurrent
		(In Thousands)	
Unsecured loan obtained in September 2016 with interest rate equal to 3.80% per annum (fixed rate for 5 years). The 50% of principal balance is payable in 12 equal quarterly amortization to commence in December 2018 and 50% is payable at maturity in September 2021.	₱62,356	₱12,425	₱49,931
Unsecured loan obtained in February 2017 with interest rate equal to 4.65% per annum (fixed rate for 5 years). The 50% of principal balance is payable in 12 equal quarterly amortization to commence in May 2019 and 50% is payable at maturity in February 2022.	91,433	3,925	87,508
Unsecured loan obtained in July 2017 with interest rate equal to 4.78% per annum (fixed rate for 5 years). The 50% of principal balance is payable in 12 equal quarterly amortization to commence in October 2019 and 50% is payable at maturity in July 2022.	174,519	22,050	152,469
Unsecured loan obtained in August 2019 with interest rate equal to 4.1260% per annum payable quarterly in arrears. The principal is payable upon maturity on August 2020.	496,301	–	496,301
Unsecured loan obtained in September 2019 with interest rate equal to 5.30% per annum (fixed rate for 5 years), payable quarterly in arrears. The principal is payable upon maturity on September 2024.	986,096	–	986,096
Unsecured loan obtained in September 2019 with interest rate equal to 5.11% per annum (fixed rate for 5 years), payable quarterly in arrears. The principal is payable upon maturity on September 2024.	992,500	–	992,500
Unsecured loan obtained in March 2017 with interest rate equal to 4.86% per annum (fixed rate for 5 years). The 50% of principal balance is payable in 12 equal quarterly amortization to commence in June 2019 and 50% is payable at maturity in March 2022.	228,563	41,417	187,146
	₱34,848,448	₱5,127,848	₱29,720,600
Bonds			
Fixed rate bonds with aggregate principal amount of ₱8.00 billion issued by the Group on August 20, 2015. This comprised of ₱7.00 billion, 7-year fixed rate bonds due in August 2022 with a fixed interest rate of 5.36% per annum, and ₱1.00 billion, 10-year fixed rate bonds due in August 2025 with a fixed interest rate of 5.71% per annum.	₱7,957,827	₱–	₱7,957,827
Fixed rate bonds with aggregate principal amount of ₱7.0 billion issued by the Group on November 8, 2013. This comprised of ₱4.30 billion 7-year fixed rate bonds due in November 2020 with a fixed interest rate of 4.86% per annum, and ₱2.70 billion 10-year fixed rate bonds due in November 2023 with a fixed interest rate of 5.43% per annum.	6,981,950	–	6,981,950
Fixed rate bonds with aggregate principal amount of ₱7.0 billion issued by the Group on December 4, 2014. This comprised of ₱5.30 billion, 7-year fixed rate bonds due in December 2021 with a fixed interest rate of 5.40% per annum, and ₱1.70 billion, 10-year fixed rate bonds due in December 2024 with a fixed interest rate of 5.64% per annum.	6,975,479	–	6,975,479
Fixed rate bonds with principal amount of ₱6.00 billion and term of 5.5 years from the issue date was issued by the Company on July 7, 2017 to mature in January 2023 with fixed interest rate is 5.05% per annum.	5,958,361	–	5,958,361
	₱27,873,617	₱–	₱27,873,617
	₱62,722,065	₱5,127,848	₱57,594,217

Each loan balance is presented net of unamortized deferred costs. The agreements covering the abovementioned loans require maintaining certain financial ratios including debt-to-equity ratio ranging from 2.0x to 3.1x and minimum interest coverage ratio of 1.0x.

Each bond balance is presented net of unamortized deferred costs. The agreements covering the abovementioned bonds require maintaining certain financial ratios including maximum debt-to-equity ratio of 2.0x; minimum current ratio of 2.0x; and minimum debt service coverage ratio (DSCR) of 1.0x (except for CPI bonds which requires maximum debt-to-equity ratio of 2.33x and DSCR of 1.1x).

The agreements also provide for restrictions and requirements with respect to, among others, making distribution on its share capital; purchase, redemption or acquisition of any share of stock; sale or transfer and disposal of all or a substantial part of its capital assets; restrictions on use of funds; and entering into any partnership, merger, consolidation or reorganization.

The Group has complied with these contractual agreements. There was neither default nor breach noted for the period ended September 30, 2019.

Schedule F. Indebtedness to Related Parties

Below is the list of outstanding payables to related parties of the Group presented in the consolidated statements of financial position as of September 30, 2019:

	Relationship	Nature	Balance at beginning of period	Balance at end of period
			(In Thousands)	
Filinvest Alabang, Inc	Associate	A, C	P119,457	P71,143
Pacific Sugar Holdings, Corp.	Affiliate	A	27,007	27,007
Entrata Hotel Services, Inc.	Affiliate	A	2,405	2,405
Countrywide Water Services, Inc.	Affiliate	A	6,803	2,928
Mactan Seascapes Services, Inc.	Affiliate	A	541	881
FDC Beaufort	Affiliate	A	299	314
The Palms Country Club	Affiliate	A	2,263	399
East West Banking Corporation	Affiliate	A	189	205
Chroma Hospitality, Inc.	Affiliate	A	3,822	66
Andrew Gotianun Foundation, Inc.	Affiliate	A	–	56
Crimson Hotel	Affiliate	A	47	47
Seascapes Resort, Inc.	Affiliate	A	5	5
ALG Holdings, Corp.	Ultimate Parent	A	–	6
Boracay Seascapes, Inc.	Affiliate	A	1	–
Corporate Technologies, Inc.	Affiliate	A	2,221	326
Quest Restaurants Inc.	Affiliate	A	6,243	5,768
Filinvest Development Corp.	Parent Company	A, C, E	9,968	6,804
			P181,271	P118,360

Nature of intercompany transactions

The nature of the intercompany transactions with the related parties is described below:

a. Expenses - these pertain to the share of the Group in various common selling and marketing and general and administrative expenses.
b. Management and marketing fee
c. Dividends

Schedule G. Guarantees of Securities of Other Issuers

The Group does not have guarantees of securities of other issuers as of September 30, 2019.

Schedule H. Capital Stock

Title of issue	Number of shares authorized	Number of shares issued and outstanding as shown under related balance sheet caption	Number of shares reserved for options, warrants, conversion and other rights	Number of shares held by related parties	Directors, Officers and Employees	Others
		(In Thousands)				
Common Shares	33,000,000	24,470,708	–	15,719,457	30,096	None
Preferred Shares	8,000,000	8,000,000	–	8,000,000	–	None

Standards adopted by the Group

Below is the list of all effective Philippines Financial Reporting Standards (PFRS), Philippine Accounting Standards (PAS) and Philippine Interpretations of International Financial Reporting Interpretations Committee (IFRIC) as of January 1, 2019:

PHILIPPINE FINANCIAL REPORTING STANDARDS AND INTERPRETATIONS **Effective as of September 30, 2019**		**Adopted**	**Not Adopted**	**Not Applicable**
Framework for the Preparation and Presentation of Financial Statements Conceptual Framework Phase A: Objectives and qualitative characteristics		✓		
PFRSs Practice Statement Management Commentary		✓		
Philippine Financial Reporting Standards				
PFRS 1 (Revised)	First-time Adoption of Philippine Financial Reporting Standards	✓		
	Amendments to PFRS 1 and PAS 27: Cost of an Investment in a Subsidiary, Jointly Controlled Entity or Associate	✓		
	Amendments to PFRS 1: Additional Exemptions for First-time Adopters			✓
	Amendment to PFRS 1: Limited Exemption from Comparative PFRS 7 Disclosures for First-time Adopters			✓
	Amendments to PFRS 1: Severe Hyperinflation and Removal of Fixed Date for First-time Adopters			✓
	Amendments to PFRS 1: Government Loans			✓
	Amendments to PFRS 1: Borrowing costs	✓		
	Amendments to PFRS 1: Meaning of 'Effective PFRSs'			✓
PFRS 2	Share-based Payment			✓
	Amendments to PFRS 2: Vesting Conditions and Cancellations			✓
	Amendments to PFRS 2: Group Cash-settled Share-based Payment Transactions			✓
	Amendments to PFRS 2: Definition of Vesting Condition			✓
	Amendments to PFRS 2: Share-based Payment, Classification and Measurement of Share-based Payment Transactions			✓
PFRS 3 (Revised)	Business Combinations	✓		
	Amendments to PFRS 3: Accounting for Contingent Consideration in a Business Combination			✓
	Amendments to PFRS 3: Scope Exceptions for Joint Arrangements			✓
PFRS 4	Insurance Contracts			✓
	Amendments to PFRS 4: Insurance Contracts, Applying PFRS 9, Financial Instruments, with PFRS 4			✓
	Amendments to PAS 39 and PFRS 4: Financial Guarantee Contracts			✓

PHILIPPINE FINANCIAL REPORTING STANDARDS AND INTERPRETATIONS Effective as of September 30, 2019		Adopted	Not Adopted	Not Applicable
PFRS 5	Non-current Assets Held for Sale and Discontinued Operations			✓
	Amendments to PFRS 5: Changes in Methods of Disposal			✓
PFRS 6	Exploration for and Evaluation of Mineral Resources			✓
PFRS 7	Financial Instruments: Disclosures	✓		
	Amendments to PFRS 7: Transition	✓		
	Amendments to PAS 39 and PFRS 7: Reclassification of Financial Assets	✓		
	Amendments to PAS 39 and PFRS 7: Reclassification of Financial Assets - Effective Date and Transition	✓		
	Amendments to PFRS 7: Improving Disclosures about Financial Instruments	✓		
	Amendments to PFRS 7: Disclosures - Transfers of Financial Assets	✓		
	Amendments to PFRS 7: Disclosures - Offsetting Financial Assets and Financial Liabilities			✓
	Amendments to PFRS 7: Disclosures - Servicing Contracts			✓
	Applicability of the Amendments to PFRS 7 to Condensed Interim Financial Statements			✓
PFRS 8	Operating Segments	✓		
	Amendments to PFRS 8: Aggregation of Operating Segments and Reconciliation of the Total of the Reportable Segments' Assets to the Entity's Assets	✓		
PFRS 9	Financial Instruments: Classification and Measurement (2009 version)	✓		
	Financial Instruments	✓		
PFRS 10	Consolidated Financial Statements	✓		
	Amendments to PFRS 10, Investment Entities: Applying the Consolidation Exception	✓		
PFRS 11	Joint Arrangements	✓		
	Amendments to PFRS 11: Accounting for Acquisitions of Interests in Joint Operations	✓		
PFRS 12	Disclosure of Interests in Other Entities	✓		
	Amendments to PFRS 12: Investment Entities: Applying the Consolidation Exception			✓
PFRS 13	Fair Value Measurement	✓		
	Amendments to PFRS 13: Short-term receivable and payables	✓		
	Amendments to PFRS 13: Portfolio Exception			✓
PFRS 14	Regulatory Deferral Accounts			✓
PFRS 15	Revenue from Contracts with Customers	✓		

PHILIPPINE FINANCIAL REPORTING STANDARDS AND INTERPRETATIONS Effective as of September 30, 2019		Adopted	Not Adopted	Not Applicable
PFRS 9	Amendments to PFRS 9: Prepayment Features with Negative Compensation			✓
PFRS 16	Leases	✓		
Philippine Accounting Standards				
PAS 1 (Revised)	Presentation of Financial Statements	✓		
	Amendment to PAS 1: Capital Disclosures			✓
	Amendments to PAS 32 and PAS 1: Puttable Financial Instruments and Obligations Arising on Liquidation			✓
	Amendments to PAS 1: Presentation of Items of Other Comprehensive Income	✓		
	Amendments to PAS 1: Clarification of the requirements for comparative information	✓		
	Presentation of Financial Statements - Disclosure Initiative	✓		
PAS 2	Inventories	✓		
PAS 7	Statement of Cash Flows	✓		
PAS 8	Accounting Policies, Changes in Accounting Estimates and Errors	✓		
PAS 10	Events after the Reporting Period	✓		
PAS 11	Construction Contracts	✓		
PAS 12	Income Taxes	✓		
	Amendment to PAS 12: Deferred Tax: Recovery of Underlying Assets	✓		
	Amendments to PAS 12: Income Taxes, Recognition of Deferred Tax Assets for Unrealized Losses	✓		
PAS 16	Property, Plant and Equipment	✓		
	Amendment to PAS 16: Classification of servicing equipment			✓
	Amendment to PAS 16: Revaluation Method - Proportionate Restatement of Accumulated Depreciation and Amortization			✓
	Amendment to PAS 16: Clarification of Acceptable Methods of Depreciation and Amortization			✓
	Amendment to PAS 16: Agriculture: Bearer Plants			✓
PAS 17	Leases	✓		
PAS 18	Revenue	✓		
PAS 19 (Amended)	Employee Benefits	✓		
	Amendments to PAS 19: Actuarial Gains and Losses, Group Plans and Disclosures	✓		
	Amendments to PAS 19: Defined Benefit Plans: Employee Contributions	✓		
	Amendments to PAS 19: Discount Rate: Regional Market Issue			✓

PHILIPPINE FINANCIAL REPORTING STANDARDS AND INTERPRETATIONS Effective as of September 30, 2019		Adopted	Not Adopted	Not Applicable
	Amendments to PAS 19: Employee Benefits, Plan Amendment, Curtailment/Settlement	✓		
PAS 20	Accounting for Government Grants and Disclosure of Government Assistance			✓
PAS 21	The Effects of Changes in Foreign Exchange Rates	✓		
	Amendment: Net Investment in a Foreign Operation			✓
PAS 23 (Revised)	Borrowing Costs			✓
PAS 24 (Revised)	Related Party Disclosures	✓		
	Amendments to PAS 24: Key Management Personnel	✓		
PAS 26	Accounting and Reporting by Retirement Benefit Plans	✓		
PAS 27 (Amended)	Amendments to PAS 27: Separate Financial Statements	✓		
	Amendments to PAS 27: Equity Method in Separate Financial Statements			✓
PAS 28 (Amended)	Investments in Associates and Joint Ventures	✓		
	Amendments to PAS 28: Investment Entities: Applying the Consolidation Exception			✓
	Amendments to PAS 28: Investment in Associates and Joint Ventures, Measuring an Associate or Joint Venture at Fair Value (Part of Annual Improvements to PFRSs 2014 - 2016 Cycle)	✓		
	Amendments to PAS 28: Long-term Interests in Associates and Joint Ventures	✓		
PAS 29	Financial Reporting in Hyperinflationary Economies			✓
PAS 31	Interests in Joint Ventures	✓		
PAS 32	Financial Instruments: Disclosure and Presentation	✓		
	Amendments to PAS 32 and PAS 1: Puttable Financial Instruments and Obligations Arising on Liquidation			✓
	Amendment to PAS 32: Classification of Rights Issues			✓
	Amendments to PAS 32: Tax effect of Distribution to Holders of Equity Instruments			✓
	Amendments to PAS 32: Offsetting Financial Assets and Financial Liabilities	✓		
PAS 33	Earnings per Share	✓		
PAS 34	Interim Financial Reporting	✓		
	Amendments to PAS 34: Interim Financial Reporting and Segment Information for Total Assets and Liabilities	✓		
	Amendments to PAS 34: Disclosure of Information 'Elsewhere in the Interim Financial Report'	✓		
PAS 36	Impairment of Assets	✓		

PHILIPPINE FINANCIAL REPORTING STANDARDS AND INTERPRETATIONS Effective as of September 30, 2019		Adopted	Not Adopted	Not Applicable
	Amendments to PAS 36: Recoverable Amount Disclosures for Non-Financial Assets	✓		
PAS 37	Provisions, Contingent Liabilities and Contingent Assets	✓		
PAS 38	Intangible Assets	✓		
	Amendments to PAS 38: Revaluation Method - Proportionate Restatement of Accumulated Depreciation and Amortization			✓
	Amendment to PAS 38: Clarification of Acceptable Methods of Depreciation and Amortization			✓
PAS 39	Financial Instruments: Recognition and Measurement	✓		
	Amendments to PAS 39: Transition and Initial Recognition of Financial Assets and Financial Liabilities	✓		
	Amendments to PAS 39: Cash Flow Hedge Accounting of Forecast Intragroup Transactions			✓
	Amendments to PAS 39: The Fair Value Option			✓
	Amendments to PAS 39 and PFRS 4: Financial Guarantee Contracts			✓
	Amendments to PAS 39 and PFRS 7: Reclassification of Financial Assets			✓
	Amendments to PAS 39 and PFRS 7: Reclassification of Financial Assets - Effective Date and Transition			✓
	Amendments to Philippine Interpretation IFRIC-9 and PAS 39: Embedded Derivatives			✓
	Amendment to PAS 39: Eligible Hedged Items			✓
	Amendment to PAS 39: Novation of Derivatives and Continuation of Hedge Accounting			✓
PAS 40	Investment Property	✓		
	Amendment to PAS 40: Interrelationship between PFRS 3 and PAS 40			✓
	Amendments to PAS 40: Investment Property, Transfers of Investment Property			✓
PAS 41	Agriculture			✓
	Amendment to PAS 41: Agriculture: Bearer Plants			✓
Philippine Interpretations				
IFRIC 1	Changes in Existing Decommissioning, Restoration and Similar Liabilities			✓
IFRIC 2	Members' Share in Co-operative Entities and Similar Instruments			✓
IFRIC 4	Determining Whether an Arrangement Contains a Lease	✓		
IFRIC 5	Rights to Interests arising from Decommissioning, Restoration and Environmental Rehabilitation Funds			✓
IFRIC 6	Liabilities arising from Participating in a Specific Market - Waste			✓

PHILIPPINE FINANCIAL REPORTING STANDARDS AND INTERPRETATIONS Effective as of September 30, 2019		Adopted	Not Adopted	Not Applicable
	Electrical and Electronic Equipment			
IFRIC 7	Applying the Restatement Approach under PAS 29 Financial Reporting in Hyperinflationary Economies			✓
IFRIC 8	Scope of PFRS 2			✓
IFRIC 9	Reassessment of Embedded Derivatives			✓
	Amendments to Philippine Interpretation IFRIC-9 and PAS 39: Embedded Derivatives			✓
IFRIC 10	Interim Financial Reporting and Impairment			✓
IFRIC 11	PFRS 2 Group and Treasury Share Transactions			✓
IFRIC 12	Service Concession Arrangements			✓
IFRIC 13	Customer Loyalty Programmes			✓
IFRIC 14	The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction			✓
	Amendments to Philippine Interpretations IFRIC- 14, Prepayments of a Minimum Funding Requirement			✓
IFRIC 15	Agreements for the Construction of Real Estate	✓		
IFRIC 16	Hedges of a Net Investment in a Foreign Operation			✓
IFRIC 17	Distributions of Non-cash Assets to Owners			✓
IFRIC 18	Transfers of Assets from Customers			✓
IFRIC 19	Extinguishing Financial Liabilities with Equity Instruments			✓
IFRIC 20	Stripping Costs in the Production Phase of a Surface Mine			✓
IFRIC 21	Levies			✓
IFRIC 22	Foreign Currency Transactions and Advance Consideration			✓
IFRIC 23	Uncertainty over Income Tax Treatments			✓
SIC-7	Introduction of the Euro			✓
SIC-10	Government Assistance - No Specific Relation to Operating Activities			✓
SIC – 12	Consolidation – Special Purpose Entities			✓
	Amendment to SIC – 12: Scope of SIC 12			✓
SIC - 13	Jointly Controlled Entities – Non-Monetary Contributions by Venturers			✓
SIC-15	Operating Leases - Incentives	✓		
SIC-25	Income Taxes - Changes in the Tax Status of an Entity or its Shareholders			✓
SIC-27	Evaluating the Substance of Transactions Involving the Legal Form of a Lease			✓
SIC-29	Service Concession Arrangements: Disclosures			✓

PHILIPPINE FINANCIAL REPORTING STANDARDS AND INTERPRETATIONS Effective as of September 30, 2019		Adopted	Not Adopted	Not Applicable
SIC-31	Revenue - Barter Transactions Involving Advertising Services			✓
SIC-32	Intangible Assets - Web Site Costs			✓

Schedule of Bond Issuances – Securities Offered to the Public

	2009 ₱5 Billion Bond	2011 ₱3 Billion Bond	2012 ₱7 Billion Bond	2013 ₱7 Billion Bond	2014 ₱7 Billion Bond	2015 ₱8 Billion Bond	2017 ₱6 Billion Bond
Expected gross and net proceeds as disclosed in the prospectus							
Gross Proceeds	₱5,000,000,000	₱3,000,000,000	₱7,000,000,000	₱7,000,000,000	₱7,000,000,000	₱8,000,000,000	₱6,000,000,000
Less: Expenses	63,850,625	34,290,625	97,225,625	67,594,379	82,327,087	85,330,750	68,308,996
Net Proceeds	₱4,936,149,375	₱2,965,709,375	₱6,902,774,375	₱6,932,405,621	₱6,917,672,913	₱7,914,669,250	₱5,931,691,004
Actual gross and net proceeds							
Gross Proceeds	₱5,000,000,000	₱3,000,000,000	₱7,000,000,000	₱7,000,000,000	₱7,000,000,000	₱8,000,000,000	₱6,000,000,000
Less: Expenses	65,936,000	21,165,000	84,023,040	82,906,997	77,906,937	86,811,468	96,582,653
Net Proceeds	₱4,934,064,000	₱2,978,835,000	₱6,915,976,960	₱6,917,093,003	₱6,922,093,063	₱7,913,188,532	₱5,903,417,347
Expenditure items where the proceeds were used							
Land Acquisition	₱2,960,438,400	₱417,036,900	₱249,938,096	₱2,965,648,318	₱–	₱88,961,000	₱–
Project Development	1,973,625,600	2,561,798,100	6,666,038,864	1,185,554,209	2,422,093,063	2,888,760,022	–
Investment Property	–	–	–	2,765,890,476	–	4,935,467,510	5,903,417,347
Debt refinancing	–	–	–	–	4,500,000,000	–	–
Net Proceeds	₱4,934,064,000	₱2,978,835,000	₱6,915,976,960	₱6,917,093,003	₱6,922,093,063	₱7,913,188,532	₱5,903,417,347
Balance of the proceeds as of September 30, 2019							
Net Proceeds	₱4,934,064,000	₱2,978,835,000	₱6,915,976,960	₱6,917,093,003	₱6,922,093,063	₱7,913,188,532	₱5,903,417,347
Capital Expenses	4,934,064,000	2,978,835,000	6,915,976,960	6,917,093,003	2,422,093,063	7,913,188,532	5,903,417,347
Debt refinancing	–	–	–	–	4,500,000,000	–	–
Net Proceeds	₱–	₱–	₱–	₱–	₱–	₱–	₱–

Financial Soundness Indicator

Below are the financial ratios that are relevant to the Group for the period ended September 30, 2019 and 2018 and year ended December 31, 2018:

Financial ratios		**September 2019 (Unaudited)**	September 2018 (Unaudited)	December 2018 (Audited)
Current ratio [1]	Current assets / Current liabilities	**4.49**	3.36	3.57
Long-term debt-to-equity ratio	Long-term debt / Equity	**0.89**	0.91	0.89
Debt ratio	Total liabilities / Total assets	**0.59**	0.58	0.58
EBITDA to total interest paid	EBITDA / Total interest paid	**3.47**	3.12	3.22
Price Earnings Ratio	Closing price [2] / Earnings per share	**6.43**	6.29	5.80
Quick asset ratio	Current assets - Inventories / Current Liabilities	**1.02**	0.76	0.72
Solvency ratio	Net income + Depreciation / Total Liabilities	**0.08**	0.08	0.08
Interest coverage ratio	EBIT / Interest Expense	**3.95**	5.55	7.52
Net profit margin	Net Income / Revenue	**0.25**	0.27	0.29
Return on equity	Net Income / Shareholder's Equity	**0.09**	0.09	0.09
Asset to equity	Total Assets / Shareholder's Equity	**2.45**	2.37	2.36

(1) In computing for the Group's current ratio, current assets include cash and cash equivalents, contracts receivables, other receivables, real estate inventories and other current assets and current liabilities include accounts payable and accrued expenses, due to related parties, income tax payable and loans payable. Determination of current accounts is based on their maturity profile of relevant assets and liabilities.

(2) Closing price at September 30, 2019 and 2018 and December 31, 2018 is 1.57, 1.43 and 1.41, respectively.

FILINVEST LAND, INC. AND SUBSIDIARIES

CONSOLIDATED UNAPPROPRIATED RETAINED EARNINGS EARNINGS AVAILABLE FOR DIVIDEND DISTRIBUTION

(Amounts in Thousands of Pesos)

Retained Earnings, January 1, 2019		₱36,882,343
Adjustments:		
Equity in net earnings of subsidiaries and an associate		(8,769,725)
Prior-year adjustments		192,793
Unappropriated Retained Earnings, as adjusted, January 1, 2019		28,305,411
Net income based on the face of audited financial statements	4,440,207	
Less: Non-actual/unrealized income net of tax		
Equity in net income of subsidiaries and an associate	(1,781,402)	
Unrealized foreign exchange gain - net		
Unrealized actuarial gain		
Fair value adjustment (marked-to-market gains)		
Fair value adjustment of Investment Property resulting to gain		
Adjustment due to deviation from PFRS/GAAP gain		
Other unrealized gains or adjustments to the retained earnings as a result of certain transactions accounted for under PFRS		
Add: Non-actual/unrealized losses net of tax		
Depreciation on revaluation increment		
Adjustment due to deviation from PFRS/GAAP loss		
Loss on fair value adjustment of Investment Property		
Movement in deferred tax assets	(11,630)	
Net income actual/realized		2,647,175
Less: Dividend declarations during the year		(1,501,060)
Unappropriated Retained Earnings, as adjusted, September 30, 2019		₱29,451,526

Group Structure

Below is a map showing the relationship between and among the Group and its ultimate Group, subsidiaries, and associates as of September 30, 2019:

A.L. GOTIANUN, INC.
Group Structure
(As of September 30, 2019)