

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

CURRENT REPORT UNDER SECTION 17
OF THE SECURITIES REGULATION CODE
AND SRC RULE 17.2(c) THEREUNDER

1. November 19, 2021
Date of Report (Date of earliest event reported)
2. SEC Identification Number 170957 3. BIR Tax Identification No. 000-533-224
4. FILINVEST LAND, INC.
Exact name of issuer as specified in its charter
5. Philippines (SEC Use Only)
Province, country or other jurisdiction of incorporation Industry Classification Code:
7. No. 79 EDSA, Highway Hills, Mandaluyong City, Metro Manila 1550
Address of principal office Postal Code
8. (632) 7918-8188
Issuer's telephone number, including area code
9. Not applicable
Former name or former address, if changed since last report

10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

Title of Each Class	Number of Shares of Stock Outstanding
Common	24,249,759,506
Preferred	8,000,000,000

11. Indicate the item numbers reported herein: Item 9

Please see attached press release which is self-explanatory.

SIGNATURES

Pursuant to the requirements of the Securities Regulation Code, the issuer has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

FILINVEST LAND, INC.
Issuer

Date November 19, 2021



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



PRESS RELEASE
19 November 2021
For Immediate Release

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FLI 9M 2021 Income grows by 21% on strong residential business performance

November 19, 2021 - Filinvest Land, Inc. (FLI), one of the country's largest property developers, recorded a net income attributable to equity holders of the parent of Php 3.2 billion for the first nine months of 2021, up 21% compared to the same period last year, largely due to improving business environment and strong performance of its residential business segment.

“The business environment is improving and our growth in sales and revenues in the residential segment mirrors the same trend. We are also more prepared now in our construction sites which allowed us to sustain our construction progress better this year despite the reimposition of lockdowns.” said FLI EVP and Head of Residential Business Tristan Las Marias. “As the economy continues to reopen, we see mobility and business activity further improving in the 4th Quarter. We are optimistic that we will be able to sustain our growth momentum onwards.”

FLI’s residential revenues rose by 23% to Php 8.2 billion driven by continued construction progress and high reservation sales. Reservation sales is at Php 14 billion for the first nine months, higher by 17.5% compared to the same period last year. Rental revenues remain sluggish with the mall business still impacted by the pandemic.

Capex spent for the period January to September 2021 amounted to Php 6.7 billion with 44% going to residential developments, 32% to office developments and the balance to retail, innovation/logistics parks and land acquisition.

FLI received proceeds of Php 12.58 billion from the initial public offering (IPO) of Filinvest REIT Corp. (formerly Cyberzone Properties, Inc.) where it sold 36.7% of its ownership in Filinvest REIT Corp. The proceeds of the IPO will be used to finance FLI’s office, industrial, retail and residential projects as specified in its Reinvestment Plan.

“The proceeds from the Filinvest REIT Corp. IPO will allow FLI to accelerate growth in its various businesses as we prepare for the economic recovery,” said FLI President and Chief Executive Officer Josephine Gotianun Yap.

About Filinvest Land, Inc.

Filinvest Land Inc., is one of the country's leading full-range property developers. For almost 50 years, the company has built a diverse project portfolio spanning the archipelago including large-scale townships: Havila (306 hectares), Timberland Heights (677 hectares) and Manna East (60 hectares) in Rizal, Ciudad de Calamba (350 hectares), City di Mare in Cebu (50 hectares) and Palm Estates in Talisay City (51 hectares). FLI has since built more than 200 residential developments across the country.

FLI owns 20% of Filinvest Alabang, developer of Filinvest City (244 hectares), a central business district in southern Metro Manila. FLI is also developing two townships in the Clark Special Economic Zone: its industrial and logistics park and mixed-use development at New Clark City (288 hectares) and Filinvest Mimosa+ Leisure City (201 hectares) in partnership with Filinvest Development Corporation.