

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. April 8, 2014
Date of Report (Date of earliest event reported)
2. SEC Identification Number 170957 3. BIR Tax Identification No. 000-533-224
4. FILINVEST LAND, INC.
Exact name of issuer as specified in its charter
5. Philippines 6. (SEC Use Only)
Province, country or other jurisdiction of Industry Classification Code:
incorporation
7. No. 79 EDSA, Highway Hills, Mandaluyong City, Metro Manila 1550
Address of principal office Postal Code
8. (632) 918-8188
Issuer's telephone number, including area code
9. Not applicable
Former name or former address, if changed since last report
10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the
RSA

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

11. Indicate the item numbers reported herein: Item 9

Please see attached press release which is self-explanatory.

SIGNATURES

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

FILINVEST LAND, INC.
Issuer

Date April 8, 2014



ATTY. SHARON P. PAGALING-REFUERZO
Corporate Information Officer

PRESS RELEASE

Filinvest Land reports net income of P4 Billion

Filinvest Land, Inc. (FLI) reported that its net income hit Php 4 Billion in 2013, an increase of 14% over the Php 3.5 Billion that it earned in 2012.

The net income increased as a result of a 16% growth in total revenues from its residential, office and commercial business units to Php 13.6 Billion in 2013 from Php 11.7 Billion in 2012.

The growth in revenues was fueled by the 19% increase in Real Estate Sales to Php 10.5 billion from Php 8.8 billion in 2012. Rental Income, on the other hand, contributed Php 2.03 billion to total revenues in 2013, or 8% more than the previous year's Php 1.9 billion.

The hike in Real Estate Sales was driven by the sustained sales take-up generated during the year, as well as the completion of more mid-rise buildings (MRB) and house-and-lot projects. FLI launched 17 projects in 2013, comprising of 6 new MRB projects and 11 new phases in existing horizontal projects. Some of the new MRBs and high-rise building that contributed significantly to sales include San Remo Oasis, The Levels and Studio Zen.

Growth in rental revenues was due to higher rental income and sustained high occupancy in existing mall and offices spaces as well as from new spaces in EDSA Transcom Building and Northgate Cyberzone in Filinvest City.

Meanwhile, Equity in Net Earnings from FLI's 20%-owned affiliate, Filinvest Alabang, Inc. (FAI), the developer of the 244-hectare Filinvest City, in Alabang, Muntinlupa, remained stable at Php187 million. FAI sold lots with a total area of 1.7 hectares to various buyers in 2013. Lot prices at Filinvest City have hit a high of Php186,000 per square meter, significantly above the previous highest price achieved during the height of the property boom in 1997, right before the Asian Financial Crisis, and the price of Php115,000 Php per square meter in 2012.

FLI's financial condition remained very healthy with Stockholders' Equity at P 49 billion. Total Assets rose 19% to Php 98.1 billion as of end-December 2013 from Php 82.6 billion as of December 2012. Net Debt-to-Equity Ratio stood at 0.61:1, while Return on Equity rose to 8.3 % in 2013 from 7.7% a year ago.

“Improved performance of the company in the future will be driven by the growth strategies that we have initiated recently and are now starting to

pay off” said FLI President & CEO, Josephine Gotianun-Yap. “In tandem with the growth in FLI’s residential development business, we are now aggressively building up our recurring business with a much wider geographic coverage. We expect our leasing assets GLA to grow 2.5x over the next five years from 2013 levels. In line with this, FLI has acquired properties that are strategically located throughout Metro Manila, along or close to transportation lines and hubs. We are also adding commercial and retail spaces in strategic locations in Cebu and other selected areas. As such, about half of our capex program will go to investments in recurring income.”