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**SECURITIES AND EXCHANGE COMMISSION**SEC Building, EDSA, Greenhills, Mandaluyong City, Metro Manila, Philippines
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Received From : Head Office

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Company Information

SEC Registration No. AS94004462
Company Name FIL-ESTATE LAND INC.

Industry Classification

Company Type Stock Corporation

Document Information

Document ID 102082011000574
Document Type 17-C (FORM 11-C:CURRENT DISCL/RPT)
Document Code 17-C
Period Covered February 07, 2011
No. of Days Late 0
Department CFD
Remarks

A S 0 9 4 0 0 4 4 5 2

S.E.C. Registration Number

F I L - E S T A T E L A N D ,
I N C .

(Company's Full Name)

7 / F R E N A I S S A N C E T O W E R
M E R A L C O A V E N U E P A S I G C I T Y

(Business Address: No. Street City/ Town/ Province)

DOMINIC V. ISBERTO

Contact Person

867-8826

Company Telephone Number

1 2 **3 1**

Month Day
Fiscal Year

S E C F O R M 1 7 - C

FORM TYPE

09

Month

3rd Tues.

Day

N.A.

Secondary License Type, If Applicable

Dept. Requiring this Doc.

Amended Articles Number/Section

Total No. of Stockholders

Total Amount of Borrowings

Domestic

Foreign

To be accomplished by SEC Personnel concerned

File Number

LCU

Document I.D.

Cashier

STAMPS

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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. **07 February 2011**
Date of Report
2. SEC Identification No: **AS094-004452** 3. BIR Tax Identification No: **430-000-426-523**
4. **Fil-Estate Land, Inc.**
Exact name of issuer as specified in its charter
5. **Metro Manila**
Province, Country or other jurisdiction of incorporation or organization
6. (SEC use only)
Industry classification code
7. **7th Floor, Renaissance Towers**
Meralco Avenue, Pasig City, Philippines
Address of issuer's principal office
8. **(632) 6370100**
Issuer's telephone number, including area code
9. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA:

Title of Class	No. of Shares of Common Stock Outstanding
Common	8,350,000,000

10. Item 9(b)

Fil-Estate Land, Inc. (the "Company") has redeemed all of its five-year and one day fixed rate convertible bonds with a total face value of US\$25 million. The convertible bonds were issued on 08 November 2007 and 18 January 2008 under a Convertible Bond Facility Agreement.


The Company has also fully paid all outstanding loan obligations under a revolving credit facility extended on 05 March 2007 to a wholly-owned subsidiary to finance various development projects.

As a result of the redemption of the convertible bonds and full payment of the revolving credit facility, the Company is once again virtually debt free and without any debt service burden, save for a term loan of a wholly-owned subsidiary from a local bank.

Payments for the redemption of the convertible bonds and the repayment of the loans were sourced from the proceeds of the Php5 billion subscription of Alliance Global Group, Inc.

SIGNATURE

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.

FIL-ESTATE LAND, INC.
By: 
DOMINIC V. ISBERTO
Corporate Secretary and
Asst. Corporate Information Officer