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S.E.C. Registration Number

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(Company's Full Name)

V	E	C	T	O	R		O	N	E		B	U	I	L	D	I	N	G	,		A	L	A	B	A	N	G	,	
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(Business Address; No. Street City / Town / Province)

c/o Atty. Sharon P. Pagaling-Refuerzo

Contact Person

7918-8188

Company Telephone Number

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Month

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Day

Fiscal Year

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FORM TYPE

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Month

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Day

Annual Meeting

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Secondary License Type; If Applicable

C	F	D
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Dept. Requiring this Doc.

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Amended Articles Number / Section

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Total No. of Stockholders

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Domestic

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Foreign

To be accomplished by SEC Personnel concerned

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File Number

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Document I.D.

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<p>STAMPS</p>

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Performance Report for the Third Quarter of 2021

15 November 2021

This document was prepared by FREIT Fund Managers, Inc. (“FFMI”) for Filinvest REIT Corp. (“FILRT” or the “Company”) in compliance with the reportorial requirements of the REIT Implementing Rules & Regulations under Republic Act No. 9856.

TABLE OF CONTENTS

A. Use of Proceeds	3
B. Financial Performance	3
C. Asset Performance	9
D. Adjusted Funds from Operations and Dividends	11
E. Other Performance Metrics	12
F. Valuation	13

A. USE OF PROCEEDS

All proceeds from the listing of FILRT common shares on August 12, 2021 were received by the Selling Shareholder Filinvest Land, Inc. (FLI). FILRT did not receive any proceeds from the offer.

We are attaching a copy of FLI's Reinvestment Plan Progress Report filed last October 15, 2021, which contains FLI's application of proceeds from the offer for the 3rd Quarter of 2021.

B. FINANCIAL PERFORMANCE FOR THE PERIOD ENDED 30 SEPTEMBER 2021

Interim Statement of Comprehensive Income	Nine months Period ended September 30, 2021
REVENUES AND INCOME	
Rental revenue	P2,026,759,526
Others (Notes 17)	798,924,988
	2,825,684,514
COSTS AND EXPENSES	
Utilities	309,151,952
Depreciation and amortization	333,588,910
Rental expense	207,441,820
Manpower and service cost	148,864,732
Repairs and maintenance	124,434,861
Taxes and licenses	69,355,829
Insurance	12,618,309
Service and management fees	49,088,499
Others	6,206,922
	1,260,751,834
OTHER INCOME (CHARGES)	
Gain on derecognition of lease liabilities	189,183,041
Interest income	5,871,502
Interest and other financing charges	(266,974,563)
Other income (charges) – net	(1,359,775)
	(73,279,795)
INCOME BEFORE INCOME TAX	1,491,652,885
PROVISION FOR (BENEFIT FROM) INCOME TAX	
Current	62,852,579
Deferred	(269,648,113)
	(206,795,534)
NET INCOME	1,698,448,419
OTHER COMPREHENSIVE INCOME	(1,127,328)
TOTAL COMPREHENSIVE INCOME	1,697,321,091

Income from Related Parties for the nine months ended September 30, 2021

Affiliate	Amount
FESTIVAL SUPERMALL INC.	1,970,359
FILINVEST ALABANG, INC.	53,330,063
FILINVEST LAND, INC.	18,723,897
FILINVEST HOSPITALITY CORPORATION	5,472,021
PRO EXCEL PROPERTY MANAGERS INC.	3,462,111
CHROMA HOSPITALITY INC.	5,328,356
DREAMBUILDERS PRO INC.	1,966,864
CORPORATE TECHNOLOGIES INCORPORATED	1,849,565
Total	92,103,236

Interim Statement of Cash Flows for the Nine Months Ended 30 September 2021

	2021
CASH FLOWS FROM OPERATING ACTIVITIES	
Income before income tax	₱1,491,652,885
Adjustments for:	
Depreciation and amortization	333,588,910
Interest expense and other financing changes	266,974,563
Gain on derecognition of lease liability	(189,183,041)
Interest income	(5,871,502)
Operating income before changes in operating assets and liabilities	1,897,161,815
Changes in operating assets and liabilities	
Decrease (increase) in:	
Receivables	784,200,472
Other current assets	1,053,752,024
Increase (decrease) in:	
Accounts payable and accrued expenses	(466,250,831)
Security and other deposits	(100,422,281)
Other noncurrent liabilities	(297,977,429)
Net cash generated from operations	2,870,463,770
Interest received	5,871,502
Income tax paid	(21,872,968)
Net cash provided by operating activities	2,854,462,304
CASH FLOWS FROM INVESTING ACTIVITIES	
Additions to:	
Investment properties	(76,018,780)
Intangible assets	(30,135,311)
Property and equipment	(15,850,526)
Decrease (increase) in:	
Advances to contractors	14,725,327
Other noncurrent assets	134,795,434
Net cash provided by (used) in investing activities	27,516,145
CASH FLOW FROM FINANCING ACTIVITIES	
Proceeds from availments of loans payable	–
Payments of:	
Principal portion of lease liability	(13,304,852)
Interest and transaction cost	(248,690,519)
Dividends Payable	(547,991,131)
Increase of Capital Stock	(47,831,415)
Loans payable	–
Net cash provided by (used) in financing activities	(857,817,916)
NET INCREASE IN CASH AND CASH EQUIVALENTS	2,024,160,533
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	870,517,532
CASH AND CASH EQUIVALENTS AT END OF YEAR	₱2,894,678,065

Schedule of income statement after REIT listing

	Nine Months Period Ended September 30, 2021		
	Pre-IPO	Post-IPO	Total
	(Jan 1 to Aug 11)	(Aug 12 to Sept 30)	
REVENUES AND INCOME			
Rental revenue	P1,687,145,481	P339,614,045	P2,026,759,526
Others (Notes 17)	670,190,403	128,734,585	798,924,988
	<u>2,357,335,884</u>	<u>468,348,630</u>	<u>2,825,684,514</u>
COSTS AND EXPENSES			
Utilities	258,144,712	51,007,240	309,151,952
Depreciation and amortization	275,975,708	57,613,202	333,588,910
Rental expense	169,662,418	37,779,402	207,441,820
Manpower and service cost	125,587,791	23,276,941	148,864,732
Repairs and maintenance	110,726,100	13,708,761	124,434,861
Taxes and licenses	52,088,925	17,266,904	69,355,829
Insurance	12,449,394	168,915	12,618,309
Service and management fees	24,103,158	24,985,341	49,088,499
Others	5,687,464	519,459	6,206,923
	<u>1,034,425,669</u>	<u>226,326,165</u>	<u>1,260,751,834</u>
OTHER INCOME (CHARGES)			
Gain on derecognition of lease liabilities	189,183,041	–	189,183,041
Interest income	1,651,880	4,219,622	5,871,502
Interest and other financing charges	(222,791,392)	(44,183,171)	(266,974,563)
Other income (charges) – net	(1,280,701)	(79,074)	(1,359,775)
	<u>(33,237,173)</u>	<u>(40,042,622)</u>	<u>(73,279,795)</u>
INCOME BEFORE INCOME TAX	1,289,673,043	201,979,842	1,491,652,885
PROVISION FOR (BENEFIT FROM) INCOME TAX			
Current	62,852,579	–	62,852,579
Deferred	(88,403,555)	(181,244,558)	(269,648,113)
	<u>(25,550,976)</u>	<u>(181,244,558)</u>	<u>(206,795,534)</u>
NET INCOME	1,315,224,019	383,224,400	1,698,448,419

Schedule of Cash flow statement after REIT listing

	Nine Months Period Ended September 30		
	Pre-IPO (Jan 1 to Aug 11)	Post-IPO (Aug 12 to Sept 30)	Total
CASH FLOWS FROM OPERATING ACTIVITIES			
Income before income tax	P1,289,673,043	P201,979,842	P1,491,652,885
Adjustments for:			
Depreciation and amortization	275,975,708	57,613,202	333,588,910
Interest expense and other financing changes	222,791,392	44,183,171	266,974,563
Gain on derecognition of lease liability	(189,183,041)	–	(189,183,041)
Interest income	(1,651,880)	(4,219,622)	(5,871,502)
Operating income before changes in operating assets and liabilities	1,597,605,222	299,556,593	1,897,161,815
Changes in operating assets and liabilities			
Decrease (increase) in:			
Receivables	(761,796,550)	1,545,997,022	784,200,472
Other current assets	1,250,109,888	(196,357,864)	1,053,752,024
Increase (decrease) in:			
Accounts payable and accrued expenses	(197,522,302)	(268,728,529)	(466,250,831)
Security and other deposits	(4,002,019)	(96,420,262)	(100,422,281)
Other noncurrent liabilities	164,351,429	(462,328,858)	(297,977,429)
Net cash generated from operations	2,048,745,668	821,718,102	2,870,463,770
Interest received	1,651,880	4,219,622	5,871,502
Income tax paid	(21,872,968)	–	(21,872,968)
Net cash provided by operating activities	2,028,524,580	825,937,724	2,854,462,304
CASH FLOWS FROM INVESTING ACTIVITIES			
Additions to:			
Investment properties	(63,809,763)	(12,209,017)	(76,018,780)
Intangible assets	(25,702,798)	(4,432,513)	(30,135,311)
Property and equipment	(15,004,160)	(846,366)	(15,850,526)
Decrease (increase) in:			
Advances to contractors	(11,736,488)	26,461,815	14,725,327
Other noncurrent assets	133,747,397	1,048,037	134,795,434
Net cash provided by (used) in investing activities	17,494,190	10,021,957	27,516,145
CASH FLOW FROM FINANCING ACTIVITIES			
Payments of:			
Principal portion of lease liability	(13,150,845)	(154,007)	(13,304,852)
Interest and transaction cost	(204,507,347)	(44,183,171)	(248,690,519)
Dividends Payable	–	(547,991,131)	(547,991,131)
Increase of Capital Stock	(47,831,415)	–	(47,831,415)
Loans payable	–	–	–
Net cash provided by (used) in financing activities	(265,489,607)	(592,328,309)	(857,817,916)
NET INCREASE IN CASH AND CASH EQUIVALENTS	1,780,529,162	243,631,372	2,024,160,533
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	870,517,532	–	870,517,532
CASH AND CASH EQUIVALENTS AT END OF YEAR	P2,651,046,694	P243,631,372	P2,894,678,065

Financial Performance Indicators as of 30 September 2021

Financial Ratios	Particulars	Period ended September 30, 2021
Earnings per Share	<u>Net Income</u> Weighted Ave. number of outstanding shares	0.61
Current Ratio	<u>Current Asset</u> Current Liabilities	2.94
Debt to Equity Ratio	<u>Long Term Debt</u> Total Stockholder's Equity	0.94 : 1
Asset to Equity Ratio	<u>Total Asset</u> Total Equity	2.24 : 1
Return on Asset	<u>Net Income</u> Total Asset	0.12
Return on Equity	<u>Net Income</u> Total Equity	0.27
Debt Service Coverage Ratio	<u>Earnings before Interest Taxes and Depreciation</u> Debt service (<i>Loan principal + interest payments</i>)	7.63 1

Current Price per Share and Total Capitalization as of 30 September 2021

Market price per share ₱ 7.22
 Market capitalization ₱ 35,325,857,117

C. ASSET PERFORMANCE

Revenue	For the period ending September 30, 2021 (Unaudited)	
	(₱ thousands)	(%)
Plaz@ A	109,216	3.9%
Plaz@ B	59,536	2.1%
Plaz@ C	63,484	2.2%
Plaz@ D	88,331	3.1%
Plaz@ E	156,739	5.5%
Capital One Building	146,139	5.2%
5132 Building	93,999	3.3%
iHub 1	65,595	2.3%
iHub 2	140,318	5.0%
Vector One	158,338	5.6%
Vector Two	175,544	6.2%
Vector Three	246,943	8.7%
Filinvest One	170,617	6.0%
Filinvest Two	232,200	8.2%
Filinvest Three	115,470	4.1%
Axis Tower One	362,610	12.8%
Cebu Tower 1	168,999	6.0%
Non-REIT Buildings	271,607	9.6%
Total	2,825,685	100%

Rental Income	For the period ending September 30, 2021 (Unaudited)	
	(₱ thousands)	(%)
Plaz@ A	74,720	3.7%
Plaz@ B	44,105	2.2%
Plaz@ C	42,859	2.1%
Plaz@ D	59,948	3.0%
Plaz@ E	108,709	5.4%
Capital One Building	140,116	6.9%
5132 Building	64,450	3.2%
iHub 1	42,408	2.1%
iHub 2	95,776	4.7%
Vector One	110,759	5.5%
Vector Two	122,652	6.1%
Vector Three	166,683	8.2%
Filinvest One	137,903	6.8%
Filinvest Two	157,503	7.8%
Filinvest Three	79,800	3.9%
Axis Tower One	270,879	13.4%
Cebu Tower 1	124,417	6.1%
Non-REIT Buildings	183,071	9.0%
Total	2,026,760	100%

Net Income	For the period ending September 30, 2021 (Unaudited)	
	(P thousands)	(%)
Plaz@ A	65,777	3.9%
Plaz@ B	34,848	2.1%
Plaz@ C	41,951	2.5%
Plaz@ D	49,383	2.9%
Plaz@ E	98,394	5.8%
Capital One Building	105,897	6.2%
5132 Building	59,916	3.5%
iHub 1	34,392	2.0%
iHub 2	92,035	5.4%
Vector One	80,047	4.7%
Vector Two	112,579	6.6%
Vector Three	131,036	7.7%
Filinvest One	96,178	5.7%
Filinvest Two	125,484	7.4%
Filinvest Three	42,699	2.5%
Axis Tower One	247,974	14.6%
Cebu Tower 1	42,587	2.5%
Non-REIT Buildings	237,269	14.0%
Total	1,698,448	100%

The table below shows the occupancy rates of the buildings under FILRT:

FILRT PROJECTS				
	BUILDING	GLA	LEASED AREA	OCCUPANCY RATE
1	Plaz@ A	10,860	10,860	100%
2	Plaz@ B	6,488	5,259	81%
3	Plaz@ C	6,540	6,540	100%
4	Plaz@ D	10,860	9,035	83%
5	Plaz@ E	14,859	14,859	100%
6	iHub 1	9,480	5,646	60%
7	iHub 2	14,181	14,181	100%
8	5132 Bldg.	9,409	9,409	100%
9	Capital One Bldg.	18,000	18,000	100%
10	Vector One	17,764	16,348	92%
11	Vector Two	17,889	17,889	100%
12	Vector Three	36,345	24,813	68%
13	Filinvest One	19,637	19,637	100%
14	Filinvest Two	23,784	23,784	100%
15	Filinvest Three	23,784	10,634	45%
16	Axis Tower One	40,869	36,251	89%
17	Cyberzone Cebu Tower 1	20,612	20,431	99%
	TOTAL	301,362	263,576	87%

D. Adjusted Funds from Operations for the Three Months Ended 30 September 2021

Adjusted Funds from operations and Investment Return

(in thousand pesos except per share data)	ACTUAL 3Q 2021	ACTUAL YTD 9M 2021
Net Income after tax	648,165	1,698,448
Distribution Adjustments - Gain on derecognition of lease liabilities	(104,008)	(189,183)
Distribution Adjustments - benefit from income tax	(109,071)	(269,648)
Distributable Income	435,086	1,239,617
Add: Depreciation	90,856	311,009
Funds from Operations (FFO)	525,942	1,550,626
Capital expenditures on existing investment properties	(31,539)	(122,005)
Straight-line rent adjustments	(45,014)	(75,087)
Adjusted funds from operations (AFFO)	449,389	1,353,535

	ACTUAL 3Q 2021	ACTUAL YTD 9M 2021
Cash Dividend Distribution	547,991	547,991
Dividend per share for the Quarter	0.112	0.112
Annualized Dividend Yield per at IPO Price	6.4%	6.4%
Cash dividend payout rate vs Distributable income	126%	44%

	ACTUAL YTD 9M 2021
Property Dividend Distributed in Q1, 2021	1,690,427
Total Dividend declared for the period ended September 30, 2021	2,238,418
Total Dividend payout rate vs Distributable income	181%

As of September 30, 2021, FILRT distributed total cash dividends of Php 547,991,131 equivalent to Php 0.112 per outstanding common share. The cash dividends were declared on August 31, 2021, for Stockholders of record as of September 15, 2021, and were paid on September 30, 2021.

	Total Dividends	Dividends Per Share
FILRT Properties	Php 547,991,131	Php 0.112

The dividend per share of P0.112 is equivalent to annualized dividend yield of 6.4% which is slightly higher than the annualized dividend yield of 6.3% for 2021 as forecasted in the FILRT REIT Plan. This is also compliant to Section 4 of the Implementing Rules and Regulations of the Real Estate Investment Trust (REIT) Act of 2009 (R.A. No. 9856), particularly on dividend distribution which requires a minimum of 90% of its distributable income for the related period of 2Q 2021.

E. OTHER PERFORMANCE METRICS

The table below is the tenancy mix as of September 30, 2021, which shows that majority are BPO and traditional office tenants.

Tenant Mix	Percentage
	As of end of Sept
BPO	90.70%
Traditional	7.80%
Retail	0.60%
POGO	0.90%
Total Leased	100.00%

Office Industry Benchmarks

FILRT properties performed better than industry average in terms of occupancy rate. Average rent per square meter and rental escalations are also at par with industry.

	Alabang	Cebu
Occupancy rate	84%	76%
Average rent/sq. m ¹	₱ 550-750	₱ 550-650

Source: Colliers International Q3 2021 Property Market Briefing

F. CURRENT VALUATION OF FILRT PROPERTIES

The Properties were valued by Asian Appraisal as of March 31, 2021 as follows:

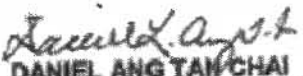
Property	Valuation ⁽¹⁾	Percentage of Total Valuation
	(₱ millions)	(%)
Axis Tower 1	6,442.0	13.3%
Filinvest One.....	3,423.3	7.0%
Filinvest Two	4,180.0	8.6%
Filinvest Three	3,716.1	7.6%
Vector One	2,768.8	5.7%
Vector Two	3,134.1	6.5%
Vector Three.....	6,053.1	12.5%
Plaza A	1,655.0	3.4%
Plaza B	893.4	1.8%
Plaza C	1,034.4	2.1%
Plaza D.....	1,483.1	3.1%
Plaza E	2,421.0	5.0%
iHub1	1,449.0	3.0%
iHub2	2,335.6	4.8%
5132 Building.....	1,442.9	3.0%
Capital One.....	2,997.8	6.2%
Cebu Tower 1	3,117.7	6.4%
Total	48,547.4	100.0%

CERTIFICATION

This PERFORMANCE REPORT was prepared and assembled under our supervision in accordance with existing rules of the Securities and Exchange Commission. The information and data provided herein are complete, true, and correct to the best of our knowledge and/or based on authentic records:

By:

FREIT FUND MANAGERS, INC.
Fund Manager for Filinvest REIT Corp.


DANIEL ANG TAN CHAI
President and Chief Executive Officer


DANILO CALILAP
Treasurer & CFO

NOV 16 2021

SUBSCRIBED AND SWORN to before me this _____ day of November 2021 at Mandaluyong City with the affiant/s exhibiting to me their identification documents as follows:

Name	Competent Evidence of Identity	Date and Place Issued
FREIT Fund Managers, Inc. Represented by: Daniel L. Ang Tan Chai	Passport ID No. P0759790B	February 20, 2019 / DFA NCR Central
Danilo Calilap	Unified Multi-Purpose ID No. CRN-0003-6310779-2	

Doc. No. 80;
Page No. 17;
Book No. 38;
Series of 2021.

JOVEN G. SEVILANO
NOTARY PUBLIC FOR CITY OF MANDALUYONG
COMMISSION NO. 0285-21 UNTIL DECEMBER 31, 2022
ROLL NO. 53970
IBP LIFETIME NO. 011302; 12-28-12; RIZAL
PTR NO. 4581076; 1-4-21; MANDALUYONG
MCLE COMPLIANCE NO. VI 0017960 14 APRIL 2022
METRO MART COMPLEX, MANDALUYONG CITY