

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. March 22, 2023
Date of Report (Date of earliest event reported)
2. SEC Identification Number A2000-00652 3. BIR Tax Identification No. 204-863-416
4. FILINVEST REIT CORP.
Exact name of issuer as specified in its charter
5. Philippines Province, country or other jurisdiction of incorporation
6. (SEC Use Only)
Industry Classification Code:
7. 5th-7th Floors, Vector One Building, Northgate Cyberzone, Filinvest City, Alabang, Muntinlupa City 1781
Address of principal office Postal Code
8. (632) 7918-8188 local 6124
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	4,892,777,994

11. Indicate the item numbers reported herein: Item 9

Please see attached Press Release. Filinvest REIT Corp. (FILRT) FY2022 net income reaches P1.31B

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 REIT CORP.

Issuer

Date: March 22, 2023


KATRINA O. CLEMENTE-LUA
Corporate Secretary and Corporate
Information Officer



PRESS RELEASE
For Immediate Release

Filinvest REIT Corp. (FILRT) FY2022 net income reaches P1.31B

March 22, 2023 - Filinvest REIT Corp. (FILRT), the flagship commercial REIT of the Filinvest group, recorded a net income of ₱1.31 billion in 2022. This was achieved on the back of rental and other revenues of ₱3.24 billion. Average occupancy for the year was 89 percent, including the newly infused Boracay property that was added to the portfolio in December 2022.

“The office leasing segment had its fair share of new challenges last year brought about by the globally changing workplace environment. Closer to home, the implementation of hybrid work set-ups in PEZA zones like our Northgate property affected our leasing patterns. Despite this headwind, FILRT demonstrated resiliency and forged ahead in growing the portfolio,” said FILRT president and chief executive officer Maricel Brion-Lirio. FILRT signed new leases totaling 5,087 square meters and renewed 22,891 square meters or 96 percent of expiring leases in 2022. This year, new Letters of Intent were signed by traditional and BPO multinational companies to lease almost 9,000 square meters of office space and more than 13,300 square meters or 32 percent of the lease expiries for the year 2023 have already been renewed. The balance is due for renewal during the remainder of the year.

FILRT acquired a prime property with a gross leasable area (GLA) of 29,086 square meters in Boracay, Aklan in December 2022. The acquisition resulted in an increase in its portfolio by 9.65 percent in GLA terms. The Boracay property, which is leased to the well-regarded Crimson Resort and Spa Boracay, broadens FILRT's income profile mix beyond office leasing and into the hospitality sector. Moving forward, FILRT will continue to focus on diversifying its portfolio to improve the revenues of its existing prime office assets and to ultimately boost dividends for its shareholders.

FILRT was named as a Circle of Excellence Awardee for Best Sustainability Company of the Year at the 13th Asia CEO Awards 2022 for the second consecutive year. FILRT also won the gold title in the Office Development category and the silver title in the Sustainable Development category for Axis Tower One at the recently concluded Property and Real Estate Excellence Awards by Paris-based International Real Estate Federation (FIABCI). Earlier in 2022, FILRT won REIT Initiative of the Year and Office Development of the Year at the Real Estate Asia Awards. This growing list of accolades supports FILRT's valuable distinction as the country's first sustainability-themed REIT.

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For inquiries, please contact:
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About the Company

Filinvest REIT Corp. (FILRT) is a real estate investment trust backed by Filinvest Land, Inc. (FLI), one of the largest property developers in the Philippines with an established portfolio of residential, office, retail and industrial developments around the country. FILRT was publicly listed on the Philippine Stock Exchange on 12 August 2021 as the first sustainability-themed REIT. Its original portfolio consists of 17 Grade A and LEED Gold certified office buildings which include green and sustainability-themed features. Totalling over 300,000 square meters of gross leasable area, 16 of the buildings are in Northgate Cyberzone in Filinvest City in Alabang. Filinvest City is a 244-hectare mixed-use and integrated city that is the first and only central business district in the Philippines to receive LEED® v4 Gold for Neighborhood Development Plan certification as well as a three-star Berde certification. Another building is Filinvest Cyberzone Cebu Tower 1 located in the gateway of Cebu IT Park in Lahug, Cebu City. Rounding up the portfolio is 2.9 hectares of land that is being leased to the owner and operator of Crimson Resort & Spa Boracay.

Forward-looking Statement

This document contains forward-looking statements and forward-looking information that are, by their nature, subject to significant risks and uncertainties. These forward-looking statements include, without limitation, statements relating to known and unknown risks; uncertainties and other factors that may cause our actual results, performance or achievements to be materially different from expected future results; performance or achievements expressed or implied by forward-looking statements; our overall future business, financial condition, and results of operations, including, but not limited to financial position or cash flow; our goals for or estimates of future operational performance or results; and changes in the regulatory environment including, but not limited to, policies, decisions, and determinations of governmental or regulatory authorities. Although FILRT has extensive experience and that the forward-looking statements may be reasonable, nothing herein the disclosure should be relied upon as a commitment as we cannot guarantee future events due to various risks and uncertainties.