

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 9, 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 entitled "Filinvest REIT Corp. (FILRT) delivers robust dividends to shareholders".

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: November 9, 2023

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



PRESS RELEASE
For Immediate Release

Filinvest REIT Corp. (FILRT) delivers robust dividends to shareholders

November 9, 2023 –The Board of Directors of Filinvest REIT Corp. (FILRT), in a meeting held on November 9, 2023, approved the dividend declaration to all stockholders amounting to ₱0.071 per outstanding common share, maintaining the same level as the previous three quarters. The cash dividends will be payable on December 15, 2023 to stockholders on record as of November 29, 2023.

This fourth quarterly cash dividend declaration for the year brings year-to-date dividends to ₱0.284 per outstanding common share which is equivalent to an annualized yield of 9.5 percent based on the previous day's market price. FILRT's dividend yield is higher than the industry average.

Ms. Maricel Brion-Lirio, President and CEO of FILRT gave the following statement: "We are pleased to announce the fourth quarter dividends which maintain previous quarters. While we and the industry are presently facing challenges, we are steadfast in our goal to significantly increase dividends in the long term."

As of end-September 2023, FILRT has renewed 31,835 square meters equivalent to 77 percent of the expiring leases in 2023. FILRT has also successfully signed new leases of 17,509 square meters as of the end of September 2023. Both new leases and renewals were closed at higher rates against current transacted rates in the Alabang area according to the Colliers 3Q 2023 market report.

The new leases have lengthened FILRT's Weighted Average Lease Expiry (WALE) to 7.1 years as of end-September 2023 from 6.9 years as of the previous quarter. Average occupancy for the first nine months of the year was 84 percent, which was better than market occupancy of 81 percent as reported by Colliers in its 3Q 2023 Office market report.

FILRT recorded a net income of ₱721 million in the first nine months of 2023, achieved on the back of rental and other revenues of ₱2.22 billion.

FILRT is diversifying its tenant mix with traditional tenants and co-working locators with whom FILRT has signed almost 5,200 square meters to date. Current tenant mix is comprised of 78

percent multinational BPO companies, 11 percent traditional office and co-working, 11 percent hospitality, and the small remainder taken up by retail tenants. FILRT has zero POGO exposure.

Six FILRT properties (Vector One, Vector Two, Plaza A, Plaza D, Filinvest Two and Filinvest Three) were recently awarded certification under EDGE (Excellence in Design for Greater Efficiency), an international green building standard created by the International Finance Corporation of the World Bank. This gives FILRT the distinction of having the highest number of EDGE-certified office buildings among the REITs in the Philippines. Two buildings in FILRT's portfolio are also LEED Gold-certified. These distinctions underscore FILRT's commitment to sustainability and the utilization of eco-efficient assets. FILRT's future growth will be driven by a pipeline of high-value and green-designed assets that attract tenants who share Filinvest's sustainability goals. Energy, water and resource efficiency, inclusive mobility, green spaces and human experience are fundamental principles that are incorporated into the master planning of the district where FILRT properties are located.

FILRT was recently recognized for its exemplary adherence to regional corporate governance practices at the Institute of Corporate Directors' (ICD's) annual ASEAN Corporate Governance Scorecard (ACGS) Golden Arrow Awards. FILRT was honored with 1-Golden Arrow as a testament to its commitment to corporate governance excellence.

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For inquiries, please contact:
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About FILRT

[Filinvest REIT Corp. \(FILRT\)](#) is a real estate investment trust (REIT) company whose sponsor is [Filinvest Land, Inc.](#), 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 Philippines' 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. An addition to the portfolio is 2.9 hectares of land that is being leased to the owner and operator of Crimson Resort & Spa Boracay.

Totaling over 330,000 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® (Leadership in Energy and Environmental Design) v4 Gold for Neighborhood Development Plan certification as well as a three-star BERDE (Building for Ecologically Responsive Design Excellence) certification. Another building is Filinvest Cyberzone Cebu Tower 1 located in the gateway of Cebu IT Park in Lahug, Cebu City.

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.