

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. October 5, 2026
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
Address of principal office 1781
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

6,518,781,310

11. Indicate the item numbers reported herein: 9

Please see attached Press Release entitled "FILRT Announces Leadership Transition".

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

Ko Clemente

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

Date October 5, 2026

FILRT Announces Leadership Transition

Chairman Joseph M. Yap appointed President and CEO as the company focuses on performance and portfolio growth

Filinvest REIT Corp. (FILRT) announced the appointment of Ambassador Joseph M. Yap, its incumbent Chairman, as President and Chief Executive Officer, effective October 15, 2026, concurrent with his role as Chairman. He succeeds Maricel Brion-Lirio, whose retirement as President and CEO and resignation as director will take effect on the same date.

The leadership changes were approved by FILRT's Board of Directors on October 05, 2026. The Board also appointed Ana Venus A. Mejia, FILRT's incumbent Treasurer and Chief Finance Officer, as a director effective October 15, 2026, filling the vacancy arising from Brion-Lirio's resignation.

Yap, who has chaired FILRT since April 2024, brings more than 40 years of private-sector experience spanning real estate, banking and finance, alongside his experience in public service. He previously served as President and CEO of Filinvest Land, Inc. from 2007 to 2012 and as a member of its Board of Directors from 1997 to 2015. He also served as Philippine Ambassador to Singapore from January 2018 to June 2022.

Outside the Filinvest group, Yap served as First Vice President of Family Bank & Trust Co. and held various financial management positions with Nestlé in New York, Switzerland and Manila. He earned his bachelor's degree in Management Engineering from Ateneo de Manila University and his Master of Business Administration from Harvard University.

His appointment provides leadership continuity as FILRT maintains its focus on operating performance, portfolio growth, and long-term shareholder value.

In the first half of 2026, FILRT generated ₱2.05 billion in gross revenues, up 31% year-on-year, while net income increased 34% to ₱874 million. FILRT's average portfolio occupancy reached 87 percent in the first half, steady from the previous quarter and six percentage points (ppts) higher than a year ago.

FILRT has also received external recognition for sustainability and corporate governance. In September 2026, the company received its third consecutive Gold Stevie Award for Sustainability Product of the Year in Asia, Australia and New Zealand. In 2025, it was also recognized with a 2-Golden Arrow Award at the ASEAN Corporate Governance Scorecard Golden Arrow Awards for its corporate governance practices.

Brion-Lirio has served as FILRT President and CEO since February 2021 and previously held senior leadership positions across the Filinvest group. During her tenure, she helped lead FILRT through its establishment as a publicly listed REIT and the diversification of its portfolio.

FILRT remains focused on strengthening occupancy, deepening tenant relationships, enhancing asset performance, and pursuing disciplined opportunities that support sustainable, long-term shareholder value.

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About Filinvest REIT Corp.

Filinvest REIT Corp. (FILRT) is the country's first sustainability-themed real estate investment trust (REIT) backed by Filinvest Land Inc. (FLI), one of the largest property developers in the Philippines with an established portfolio of residential, commercial, industrial, and office developments across the archipelago.

Its commercial portfolio consists of 17 Grade A office buildings that provide world-class, eco-friendly workspaces for local and global businesses. Recognized by Jones Lang Lasalle (JLL) for its green and sustainability-themed features, FILRT's office buildings portfolio is designed to meet the evolving needs of today's businesses while reducing environmental impact. Totaling over 300,000 square meters of gross leasable area (GLA), 16 of the buildings are in Northgate Cyberzone – an IT BPO campus-style hub accredited by the Philippine Economic Zone Authority (PEZA) in Filinvest City, Alabang. Filinvest City is a 244-hectare mixed-use and integrated city that is the first and only central business district (CBD) in the Philippines to receive LEED® v4 Gold for Neighborhood Development Plan certification as well as a three-star BERDE certification. Two of the FILRT properties in Filinvest City, namely Axis Tower One and Vector Three, are among the country's few LEED Gold certified developments. Another building is Filinvest Cyberzone Cebu Tower 1 located in the gateway of Cebu IT Park in Lahug, Cebu City. Also included in the portfolio is 2.9 hectares of land that is being leased to the owner and operator of multi-awarded Crimson Resort & Spa Boracay. A most recent addition is the 121,862-square meter Festival Main Mall in Filinvest City.

As the future of responsible workspaces, Filinvest REIT is leading the way in sustainable real estate movement.

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