

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. April 23, 2021  
Date of Report (Date of earliest event reported)
2. SEC Identification Number 170957 3. BIR Tax Identification No. 000-533-224
4. FILINVEST LAND, INC.  
Exact name of issuer as specified in its charter
5. Philippines  (SEC Use Only)  
Province, country or other jurisdiction of incorporation Industry Classification Code:
7. No. 79 EDSA, Highway Hills, Mandaluyong City, Metro Manila 1550  
Address of principal office Postal Code
8. (632) 7918-8188  
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<br>Stock Outstanding |
|---------------------|--|
| <b>Common</b>       | <b>24,249,759,506</b>                    |
| <b>Preferred</b>    | <b>8,000,000,000</b>                     |

11. Indicate the item numbers reported herein: Item 9

Please see attached press release which is self-explanatory.

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 LAND, INC.  
Issuer

Date April 23, 2021



**SHARON P. PAGALING-REFUERZO**  
Corporate Secretary and  
Corporate Information Officer



**PRESS RELEASE**  
**23 April 2021**  
***For Immediate Release***

For inquiries, please contact:  
Gizelle Anne Zita  
09778075685  
gizelleanne.zita@filinvestland.com

## **Filinvest Land Bares Medium Term Plans**

Filinvest Land, Inc. (FLI), the publicly listed property arm of Filinvest Development Corporation (FDC), recently held its virtual Annual Stockholders Meeting where the company presented its medium-term strategies.

“In 2021, we are moving forward and embarking on new initiatives such as logistics and e-commerce warehouses, and co-living spaces. These initiatives address new trends that will define our future and will widen the base of our investment properties for recurring income. We are also planning our entry into the REIT market, a new financial platform to monetize investment assets as they mature and provide funding to fuel future growth,” said FLI President and CEO Josephine Gotianun Yap.

Filinvest Land’s planned capital expenditures for 2021 is P16 billion, with P6.4 billion for residential developments, P5.8 billion for office developments and P3.8 billion for retail, logistics/innovation parks and land acquisition.

FLI’s office leasing business grew 8% in 2020 despite the pandemic. A pioneer in providing office spaces to BPOs, FLI, in the last decade, saw its office business grow almost four-fold at a compounded annual growth rate of 25% as the company focused on the expansion of its office portfolio primarily servicing the BPO sector.

FLI announced a cash dividend for common shares amounting to P0.031 per share representing a 20% payout. Similar to last year, the dividends will be done in two tranches. P0.0155 per share will be paid on June 15, 2021 for stockholders on record as of May 21, 2021, and another P0.0155 per share will be paid on December 9, 2021 for stockholders on record as of November 15, 2021.

Filinvest Land is gearing up for its maiden REIT offering intended this year that is expected to carry a portfolio of over 300,000 sqm of GLA from modern office developments most of which are strategically located in Northgate Cyberzone at Filinvest City, a 244-hectare CBD which has attained LEEDv4 Gold Certification for Neighborhood Development in Southeast Asia.

Projected proceeds to be received by FLI from the REIT offering will enable FLI to fund the completion of its ongoing as well as planned office projects. Part of the proceeds are also intended to fund the development of FLI’s logistics and innovation parks to address the needs of logistics, light manufacturing, storage and e-commerce companies.

The company also said that for its residential business, Filinvest Land will retain its stronghold on the affordable segment through its smart-value Futura by Filinvest brand and the mid-income segment through its lifestyle Aspire by Filinvest brand. Filinvest Land has a P30 billion pipeline of residential projects and is looking to expand to new areas across the country such as Bataan, Naga, Dagupan and General Santos.

“We have kept our focus. We continue to build the dreams of the affordable and middle-income families. Our product designs and project locations cater to the end user, mostly first time homebuyers who remain to be our major customers. We believe that this is a more stable market, a market which is less prone to speculation and volatility,” said FLI Chief Strategy Officer and Residential Business Head Tristan Las Marias.

The property giant also said it transformed into a digital entity embracing technology during the pandemic and these contactless systems helped minimize the risk of infection for customers, stakeholders, and employees while also further cushioning the impact of COVID-19 to the company’s performance.

“Past investments in developing integrated systems that covers the whole cycle of the residential sales system facilitated the transactions especially throughout the pandemic, with most of the transaction already done online. Automated systems for the buyers as well as sellers ensured continued sales support and customer service communications. Contactless transactions as well as aggressive digital marketing also facilitated the sales transactions. There is a saying that a crisis often presents opportunities. For Filinvest Land, it was an opportunity to fully reap the benefits of its investments in digitalization,” added Gotianun-Yap.

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#### *About Filinvest Land, Inc.*

*Filinvest Land Inc., is one of the country’s leading full-range property developers. For almost 50 years, the company has built a diverse project portfolio spanning the archipelago including large-scale townships: Havila (306 hectares), Timberland Heights (677 hectares) and Manna East (60 hectares) in Rizal, Ciudad de Calamba (350 hectares), City di Mare in Cebu (50 hectares) and Palm Estates in Talisay City (51 hectares). FLI has since built more than 200 residential developments across the country.*

*FLI owns 20% of Filinvest Alabang, developer of Filinvest City (244 hectares), a central business district in southern Metro Manila. FLI is also developing two townships in the Clark Special Economic Zone: its industrial and logistics park and mixed-use development at New Clark City (288 hectares) and Filinvest Mimosa+ Leisure City (201 hectares) in partnership with Filinvest Development Corporation.*

*For more information call (02) 850-0888 or (0917) 877-0888 or log on to [www.filinvestland.com](http://www.filinvestland.com)*

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