

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. July 21, 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 Stock Outstanding
Common	24,249,759,506
Preferred	8,000,000,000

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 July 21, 2021



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



PRESS RELEASE
For Immediate Release

For inquiries, please contact:
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Filinvest REIT ₱12.6B IPO priced at ₱7.00 per share, driven by strong domestic demand during bookbuild

July 19, 2021 – Filinvest REIT Corp. (FILREIT or Company, formerly Cyberzone Properties, Inc.), a real estate investment trust (REIT), today announced that it has successfully set the final offer price of the Company’s initial public offering (“IPO” or the “Offer”) at ₱7.00 per offer share. The price is set at the mid-point of the range, with demand driven by strong participation from domestic qualified institutional buyers and pension funds, along with international institutional and private bank participation.

The base offer is 1,634,187,850 common shares (the “Firm Shares”), with an overallotment option of up to 163,418,785 common shares (the “Option Shares”, together with the Firm Shares, the “Offer Shares”). The Company’s IPO of the Offer Shares is expected to raise up to ₱12.6 billion in gross proceeds.

The Offer Period will run from July 23, 2021 to August 3, 2021. The Company is expected to list and commence trading on the Philippine Stock Exchange, Inc. (the “PSE”) on August 12, 2021.

The property portfolio of FILREIT consists of 17 Grade A office buildings on prime property totaling over 300,000 square meters of gross leasable area (GLA). The 16 buildings are located in Northgate Cyberzone within Filinvest City in Alabang while one is in the gateway of Cebu IT Park in Lahug, Cebu City. FILREIT has access to inorganic growth opportunities from the Sponsor’s pipeline of what the Company believes are high quality income-producing commercial assets. As of March 31, 2021, FILREIT’s sponsor, Filinvest Land, Inc. (FLI), has 14 operational office buildings and 11 more under construction located in key CBDs that may form additional pipeline acquisitions for the Company. These buildings are expected to total approximately 315,000 square meters of GLA.

NOT FOR PUBLICATION OR DISTRIBUTION IN THE UNITED STATES, CANADA, JAPAN OR AUSTRALIA.

BPI Capital Corporation and UBS AG Singapore Branch are the Joint Global Coordinators and Bookrunners for the Offer. BPI Capital Corporation is the Sole Local Coordinator and Local Lead Underwriter while UBS AG Singapore Branch is the International Bookrunner. China Bank Capital Corporation is a Local Lead Underwriter while First Metro Investment Corporation and SB Capital Investment Corporation are Local Co-lead Underwriters.

For more information on FILREIT, please visit <https://www.filininvestreit.com/>.

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THIS DOCUMENT IS NOT AN OFFER OF SECURITIES FOR SALE IN THE UNITED STATES OR ELSEWHERE. THE SECURITIES OF THE COMPANY ARE NOT BEING REGISTERED UNDER THE U.S. SECURITIES ACT OF 1933, AS AMENDED (THE "SECURITIES ACT") AND MAY NOT BE OFFERED OR SOLD IN THE UNITED STATES UNLESS REGISTERED UNDER THE SECURITIES ACT OR PURSUANT TO AN EXEMPTION FROM SUCH REGISTRATION. THERE WILL BE NO PUBLIC OFFERING OF THE SECURITIES OF THE COMPANY IN THE UNITED STATES. NO MONEY, SECURITIES OR OTHER CONSIDERATION IS BEING SOLICITED BY THIS DOCUMENT OR THE INFORMATION CONTAINED HEREIN AND, IF SENT IN RESPONSE TO THIS DOCUMENT OR THE INFORMATION CONTAINED HEREIN, WILL NOT BE ACCEPTED.

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