

NOTICE OF ANNUAL STOCKHOLDERS' MEETING

TO ALL STOCKHOLDERS:

NOTICE IS HEREBY GIVEN that the Annual Stockholders' Meeting of **FILINVEST REIT CORP.** ("FILRT") will be conducted virtually on **November 18, 2021 (Thursday)** at **9:00 AM** at which meeting the following matters shall be taken up:

- I. Call to Order
- II. Proof of Notice of Meeting
- III. Certification of Quorum
- IV. Approval of the Minutes of the Annual Stockholders' Meeting held on September 30, 2020
- V. Presentation of the Management's Report
- VI. Ratification of the Audited Financial Statements for the year ended December 31, 2020
- VII. General Ratification of the Acts, Resolutions and Proceedings of the Board of Directors, Board Committees and Management up to November 18, 2021
- VIII. Election of the Members of the Board of Directors, including three (3) Independent Directors, to serve for 2021-2022
- IX. Appointment of the External Auditor
- X. Other Matters
- XI. Adjournment

In view of the current circumstances, stockholders may attend and participate in the meeting only by remote communication, voting *in absentia* and/or appointing the Chairperson of the meeting as their proxy. The procedure and requirements for online registration for remote communication and voting *in absentia* are explained in the Information Statement.

Only Stockholders of Record as of 5:00 PM of October 22, 2021 shall be entitled to vote at this meeting. Votes cast remotely or *in absentia* should be received by the Corporation on or before November 10, 2021.

Stockholders who wish to vote by proxy shall submit the same on or before November 10, 2021 to the Office of the Corporate Secretary, located at Filinvest Building, 79 EDSA, Highway Hills, Mandaluyong City 1550, Metro Manila on or by email to FILRTASM2021@filinvestreit.com. A proxy submitted by a corporation should be accompanied by a Corporate Secretary's certificate quoting the board resolution designating a corporate officer to execute the proxy. In addition to the above requirement for corporations, a proxy form given by a broker or custodian bank in respect of shares of stock carried by such broker or custodian bank for the account of the beneficial owner must be accompanied by a certification under oath stating that the broker or custodian bank has obtained the written consent of the account holder.

PLEASE NOTE THAT THE CORPORATION IS NOT SOLICITING PROXIES.

The nomination and election of the members of the Board of Directors should be in accordance with the nomination forms, procedures and requirements adopted by the Board of Directors. Any stockholder may obtain the required nomination form from, and must submit his nominations, to the Corporate Secretary at Filinvest Building, 79 EDSA, Highway Hills, Mandaluyong City 1550, Metro Manila not later than October 15, 2021.

All nominations shall be in writing duly signed by the nominating stockholders or their duly authorized (in writing) representatives, with the written acceptance and conformity of their nominee. The nomination must indicate whether the nominees are intended to be independent directors. Further, all nominations should include (i) the curriculum vitae of the nominee, (ii) a statement that the nominee has all the qualifications and none of the disqualifications, (iii) information on the relationship of the nominee to the stockholder submitting the nomination, and (iv) all relevant information about the nominee's qualifications, such as the nominee's age, educational attainment, full disclosure of work and/or business experience and/or affiliations. The Directors and Independent Directors shall be elected from among FILRT's stockholders. All nominees for Directors and Independent Directors must possess the minimum requirements/qualifications and none of the disqualifications prescribed by the Securities and Exchange Commission and in FILRT's Manual on Corporate Governance.

The Corporation's Information Statement, Management Report, and 2021 Audited Financial Statements will be made available in the company website at <https://www.filinvestreit.com/> and in the Philippine Stock Exchange EDGE disclosure system no later than October 26, 2021. Pursuant to SEC Memorandum Circular No. 6, Series of 2020, please be informed that there will be a visual and audio recording of the meeting.

Please be guided accordingly.



SHARON P. PAGALING-REFUERZO
Corporate Secretary

EXPLANATION OF AGENDA ITEMS FOR STOCKHOLDERS' APPROVAL AND/OR RATIFICATION

Call to Order

The Chairman will formally commence the meeting at approximately 9:00 a.m. on November 18, 2021.

Proof of Notice and Certification of Quorum

The Corporate Secretary will certify that notice of the meeting was duly sent to the stockholders and that a quorum exists for the valid transaction of business.

Pursuant to Sections 23 and 57 of the Revised Corporation Code and SEC Memorandum Circular No. 6, Series of 2020 which provide for remote attendance and voting *in absentia* in stockholders' meetings, the Company has set up a system and process to allow stockholders to vote online *in absentia* on the matters in the agenda. Only stockholders who successfully registered in the stockholder registration system, together with those who voted *in absentia* or by proxy, will be included in determining the existence of a quorum.

The following are the procedures for the meeting:

- Stockholders who wish to appoint the Chairperson as proxy may submit the same on or before November 10, 2021 to the Office of the Corporate Secretary through Ms. Sharon P. Pagaling-Refuerzo, located at Filinvest Building, 79 EDSA, Highway Hills, Mandaluyong City 1550, Metro Manila, or by email to FILRTASM2021@filinvestreit.com.
- Stockholders who wish to attend the meeting via remote communication and/or vote *in absentia* online must register at the following web address: https://shareholders.filinvest.com.ph/FLI_SHAREHOLDERSYSTEM. After validation, the stockholders will receive an email with instructions on how to access the voting ballot and the meeting. The details of the process are provided in the Information Statement.
- The votes will be tabulated by the Office of the Corporate Secretary and the stock transfer agent. The results will be reported in the meeting.
- Any comments and questions on the agenda should be emailed to FILRTASM2021@filinvestreit.com on or before November 10, 2021. The Board of Directors and/or officers will endeavor to answer these questions during the meeting. Due to time constraints, any questions that will not be addressed during the meeting may be answered by email.
- There will be an audio and visual recording of the meeting.

Approval of the Minutes of the Annual Stockholders' Meeting held on September 30, 2020

The minutes of the meeting held on September 30, 2020 can be viewed at the Company website, <https://www.filinvestreit.com/>. A copy of the minutes is also attached as Annex "E" of the Information Statement.

Presentation of the Management Report

The Company's President & CEO, Ms. Maricel Brion-Lirio, will report on the Company's 2020 performance and the outlook for this year.

Ratification of the Audited Financial Statements for the year ended December 31, 2020

The audited financial statements refer to the financial operations, balance sheet and income statement of FILRT as of and for the year ended December 31, 2020. The Company's audited financial statements for 2020 is attached as **Annex "D"** of the Information Statement and will be made available on the Company website.

Ratification of the Acts and Resolutions of the Board of Directors, Board Committees and Management from the Date of the Last Annual Stockholders' Meeting up to November 18, 2021

The acts of the Board of Directors and its committees, officers and management of the Company since the last annual meeting up to the present, as duly recorded in the corporate books, include the amendment of the articles of incorporation and by-laws, increase in authorized capital stock, declaration of property dividends, initial public offering, approval of contracts and agreements, application for government permits and licenses, appointment of officers, designation of authorized representatives, and other transactions in the general conduct of business. The summary of the major resolutions approved and adopted by the Board and the Board Committees are discussed in the Information Statement.

Election of the Members of the Board of Directors, including three (3) Independent Directors, to serve for 2021-2022

In accordance with the Company's Revised Manual on Corporate Governance and By-Laws, the stockholders must elect the members of the Board of Directors of the Company comprised of seven (7) directors, including three (3) independent directors, who shall hold office for a term of one (1) year, or until their successors shall have been duly elected and qualified.

There will be an election of the members of the Board during the annual stockholders' meeting to serve for the year 2021 to 2022.

The Corporate Governance Committee, acting as the Nominations Committee, will evaluate the nominees for the Board, including three (3) nominees for independent directors, and will determine that they have all the qualifications and none of the disqualifications to serve in the Board of Directors.

Appointment of the External Auditor

The Audit and Risk Management Oversight Committee and the Board endorsed to the stockholders the re-appointment of SGV & Co. as the external auditor for the ensuing year. The details of the external auditor are provided in the Information Statement.