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(Company's Full Name)

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(Business Address; No. Street City / Town / Province)

c/o Atty. Katrina O. Clemente-Lua
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Contact Person

7918-8188
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Company Telephone Number

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Month

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Day

Fiscal Year

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FORM TYPE

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Month

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Annual Meeting

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Secondary License Type; If Applicable

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Amended Articles Number / Section

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Total No. of Stockholders

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Domestic

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Foreign

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To be accomplished by SEC Personnel concerned

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**Performance Report for the First Quarter of 2023**

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15 May 2023

This document was prepared by FREIT Fund Managers, Inc. (FFMI) for Filinvest REIT Corp. (FILRT or the “Company”) in compliance with the reportorial requirements of the REIT Implementing Rules & Regulations under Republic Act No. 9856.

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**Executive Summary:**

The first quarter of 2023 for the Office based REITs continued to experience headwinds. A recent Colliers report for the first quarter of 2023 mentioned that “*office transactions in Q1 2023 were down by 27% from Q1 of Y2022, representing a vacancy rate of 38.9% in Y2023. Vacancies in office spaces are foreseen to further increase to 21% in Y2023 due to the supply glut. Office space vacancies increased from 2.3 million sqm. in Q1 Y2022 to 2.5 million sqm in Q1 Y2023.*” Against this challenging market backdrop, FILRT was able to demonstrate resilience delivering sequential quarter on quarter revenue and net income growth. Rental income grew by +5.5% vs the previous quarter helped by the infusion of the Crimson Boracay lot and from a mix of new leases and escalation that offset the impact of the slight decrease in occupancy rate.

The acquisition of the prime Crimson Boracay lot last December 2022 increased the GLA of FILRT by about 9% this quarter vs the previous quarter, 4Q’22. Starting January 2023, FILRT started receiving rental revenues which contributed Php 18.3Mn in gross rental revenue for the first quarter of 2023. The acquisition is in line with the investment strategy of the Company that seeks to diversify and broaden both its asset base and geographical concentration to expand from office leasing to now include hospitality and beyond the Alabang business district to other key prime cities.

FILRT ended the quarter with a Php 304Mn net income, which is a Php 50Mn or 17% improvement versus the previous quarter. The improvement was driven by higher rental income of Php 32Mn and lower operating expenses partially offset by higher interest expense due to the refinancing of the peso-denominated corporate bonds that matured in January with bilateral loans. The Company intends to refinance these bilateral loans in the near to medium term as interest rates stabilize.

**A. FINANCIAL PERFORMANCE FOR THE PERIOD ENDED 31 MARCH 2023**

**A.1 Statement of Financial Position (In Mn)**

	March 31, 2023 (Unaudited)	December 31, 2022 (Audited)	Movement
<b>ASSETS</b>			
<b>Current Assets</b>			
Cash and cash equivalents	1,547	1,702	(155)
Receivables	727	789	(62)
Other current assets	463	328	135
<b>Total Current Assets</b>	<b>2,737</b>	<b>2,819</b>	<b>(82)</b>
<b>Noncurrent Assets</b>			
Advances to suppliers	9	9	(0)
Investment properties	9,972	10,042	(70)
Property & equipment	62	60	2
Intangible assets	984	999	(15)
Other noncurrent assets	235	238	(3)
<b>Total Noncurrent Assets</b>	<b>11,262</b>	<b>11,348</b>	<b>(86)</b>
<b>Total Assets</b>	<b>13,999</b>	<b>14,167</b>	<b>(168)</b>
<b>LIABILITIES AND EQUITY</b>			
<b>Current Liabilities</b>			
Accounts payable and accrued expenses	1,571	1,699	(128)
Current portion of:			
Lease Liabilities	2	2	0
Security and other deposits	122	100	23
Bonds Payable - net	-	6,000	(6,000)
<b>Total Current Liabilities</b>	<b>1,695</b>	<b>7,801</b>	<b>(6,106)</b>
<b>Noncurrent Liabilities</b>			
Due to related parties - net of current portion	366	366	-
Loans Payable	6,000		6,000
Lease liabilities - net of current portion	26	26	0
Security and other deposits - net of current portion	642	661	(19)
<b>Total Noncurrent Liabilities</b>	<b>7,035</b>	<b>1,054</b>	<b>5,981</b>
<b>Total Liabilities</b>	<b>8,730</b>	<b>8,855</b>	<b>(125)</b>
<b>Equity</b>			
Capital stock - P0.50 par value	2,446	2,446	-
Additional paid-in capital	2,518	2,518	-
Retained earnings (deficit) - end	304	347	(43)
<b>Total Equity</b>	<b>5,269</b>	<b>5,312</b>	<b>(43)</b>
<b>Total Liabilities and Equity</b>	<b>13,999</b>	<b>14,167</b>	<b>(168)</b>

**Highlights:**

Decline in Total Assets of P168M is mainly due to the use of cash to pay off operating expenses, dividends, installment payment of Boracay lot, recognition of depreciation on Investment Property and BTO and amortization of district cooling system (DCS aircon) connection charges. The decline was offset by the increase in other current assets arising from prepaid taxes and input vat.

Total Liabilities decreased by 125M mainly due to settlement of payables and application of security deposits.

The bonds that matured in early January were refinanced with bilateral loans. This resulted to an increase in interest expenses from a bond coupon of 5.05% to a weighted average interest on the loans of 6.3% per annum.

**A.2 Cashflow Summary (in Mn)**

	March 31, 2023	December 31, 2022
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>		
Income before income tax	304	1,305
Adjustments for:		
Depreciation (Notes 8 and 9)	99	413
Interest Expense	93	323
Interest income (Note 20)	(4)	(30)
Operating income before changes in operating assets and liabilities	<b>492</b>	<b>2,011</b>
Changes in operating assets and liabilities		
Decrease (Increase) in:		
Receivables	62	(34)
Other current assets	(135)	(264)
Increase in:		
Accounts payable and accrued expenses	(92)	80
Security Deposits	4	10
Net cash generated from operations	<b>330</b>	<b>1,802</b>
Interest received	4	30
Net cash provided by operating activities	<b>334</b>	<b>1,832</b>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>		
Additions to:		
Investment properties (excluding capitalized borrowing cost) (Note 8)	(53)	(445)
Intangible assets	0	(3)
Other noncurrent assets (excluding capitalized borrowing cost)	3	12
Advances to Contractors	0	4
Cash used in investing activities	<b>(49)</b>	<b>(432)</b>
<b>CASH FLOW FROM FINANCING ACTIVITIES</b>		
Payment on bonds	(6,000)	-
Proceeds from long-term debt (Note 12)	6,000	-
Payment of cash dividend (Note 14)	(347)	(1,977)
Interest	(92)	(307)
Principal portion of lease liabilities	(0)	(2)
Cash provided by financing activities	<b>(440)</b>	<b>(2,286)</b>
<b>NET INCREASE IN CASH AND CASH EQUIVALENTS</b>	<b>(155)</b>	<b>(885)</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING</b>		
<b>OF YEAR</b>	<b>1,702</b>	<b>2,587</b>
<b>CASH AND CASH EQUIVALENTS AT END</b>		
<b>OF YEAR (Note 4)</b>	<b>1,547</b>	<b>1,702</b>

### A.3 Statement of Comprehensive Income (in Millions)

Particulars	1Q 2023	4Q 2022	Variance
<b>REVENUES</b>			
Rental income	626	594	32
Others	175	183	(8)
	801	776	25
<b>COST AND EXPENSES</b>			
Utilities	73	78	(5)
Depreciation and amortization	99	99	0
Rental expense	63	64	(1)
Manpower and service cost	42	43	(0)
Repairs and maintenance	47	36	11
Taxes and licenses	24	84	(60)
Insurance	3	4	(2)
Service and management fees	47	46	1
Others	4	2	2
	402	455	(53)
<b>OTHER INCOME (CHARGES)</b>			
Interest income	4	14	(10)
Interest and other financing charges	(93)	(81)	(12)
Other income (charges) - net	(6)	(0)	(5)
	(94)	(67)	(27)
<b>INCOME BEFORE INCOME TAX</b>	<b>304</b>	<b>254</b>	<b>50</b>
<b>PROVISION FOR (BENEFIT FROM) INCOME TAX</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>NET INCOME</b>	<b>304</b>	<b>254</b>	<b>50</b>
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>304</b>	<b>254</b>	<b>50</b>

#### Highlights:

Quarter on quarter increase in net income by 17% or Php 50Mn vs 4Q 2022.

Higher rental income in the first quarter of 2023 by Php 32Mn vs previous quarter mainly due to the Php 18Mn revenue contribution of Boracay lot lease and balance from new leases (net of terminations) and escalation of lease rates.

Favorable variance of Php 53Mn in Opex vs previous quarter is mainly due to lower recording of RPT expense this quarter. Prior quarter includes accrual for the entire year expense whereas current quarter only includes quarter expense.

Php 27Mn unfavorable variance in Other Income (Charges) vs prior quarter is mainly due to lower Interest Income generated this period and higher interest expense incurred from the bank loans used to refinance the bond maturity.

### A.4 Rental Income

Total revenue increased by Php 32.5M or +5.5% from the previous quarter due largely from the incremental revenue from Boracay and from escalation and new leases partially offsetting the slight decrease in occupancy from office GLA.

BUILDING	GLA (Sqm.)	Revenue			
		Three Months Period Ended March	Three Months Period Ended December	Growth vs Prior Quarter	
		2023	2022	(Abs Php)	% Change
Plaza A	10,860	23,498,754	23,498,754	-	0.0%
Plaza B	6,488	12,991,611	15,633,573	(2,641,963)	-16.9%
Plaza C	6,540	13,999,844	14,031,475	(31,631)	-0.2%
Plaza D	10,860	18,050,286	4,866,122	13,184,164	270.9%
Plaza E	14,860	36,251,700	36,251,700	-	0.0%
Capital One	18,000	46,705,218	46,705,218	-	0.0%
5132 Building	9,409	21,483,356	21,483,356	-	0.0%
iHub1	9,481	10,991,469	10,991,469	-	0.0%
1Hub2	14,181	28,263,562	28,263,562	-	0.0%
Filinvest One	19,637	32,627,998	32,564,142	63,856	0.2%
Filinvest Two	23,784	49,346,553	53,298,060	(3,951,507)	-7.4%
Filinvest Three	23,784	22,543,187	21,683,230	859,957	4.0%
Vector One	17,764	45,284,868	45,268,348	16,520	0.0%
Vector Two	17,889	43,241,275	43,444,851	(203,576)	-0.5%
Vector Three	36,345	60,137,772	59,441,794	695,978	1.2%
Axis Tower One	40,870	94,306,883	90,315,176	3,991,707	4.4%
Cyberzone Cebu Tower 1	20,612	41,647,947	41,485,795	162,152	0.4%
Boracay	29,086	18,300,000	-	18,300,000	
Income from Open Parking		6,480,605	4,428,986	2,051,619	46.3%
<b>Total Rental Income</b>	<b>330,448</b>	<b>626,152,886</b>	<b>593,655,611</b>	<b>32,497,275</b>	<b>5.5%</b>

**A.5 Income from Related Parties for the three months ended March, 2023**

Affiliate	Rental Income (In Mn)
Boracay Seascapes Inc.	18.3
Chroma Hospitality Inc.	1.8
Corporate Technologies Inc.	0.6
Festival Supermall Inc.	0.7
Filinvest Alabang, Inc.	9.8
Filinvest Cyberparks, Inc.	0.8
Filinvest Hospitality Corporation	1.8
Filinvest Land	9.4
Prooffice Work Services, Inc.	0.3
Sharepro, Inc.	10.0
<b>Total</b>	<b>53.5</b>



The rental income from related party represents only 12 % of the total GLA of the office GLA and 11.7% of the total rental income for the quarter.

**A.6 Financial Performance Ratios as of 31 March 2023**

<b>Financial Ratios</b>	<b>Particulars</b>	<b>Period ended March 31, 2023</b>
Earnings per Share <i>*annualized</i>	<u>Net Income</u> Weighted Average of number of outstanding shares	0.06
Current Ratio	<u>Current Asset</u> Current Liabilities	1.61: 1
Asset to Equity Ratio	Total Assets / Total Equity	2.66: 1
Debt Ratio based on FMV of Deposited Assets	<u>Debt (Loans payable + Bonds Payable)</u> Total assets plus fair value adjustment of deposited assets and investible funds held less total liabilities	11.9%
Debt to Equity Ratio	<u>Debt (Loans Payable + Bonds Payable)</u> Total Stockholder's Equity	1.14: 1
Net profit margin	Net Income / Revenue	38%
Return on equity (ROE) <i>*annualized</i>	Net Income/Equity	23%

FILRT is conservatively levered with a debt of Php 6.0 billion, putting the Debt Ratio based on FMV of Deposited Assets at 11.9%, which is well below the 35% regulatory limit. This provides additional headroom for leverage to support growth from new asset acquisitions.

**B. ASSET PERFORMANCE**

**Industry Occupancy Benchmarks**

Occupancy rates and rental rates per sqm of FILRT's properties performed better than industry. FILRT's average occupancy rate for 1<sup>st</sup> quarter 2023 at 82.8% for Alabang, 100.0% for Cebu and 100% for Boracay were above industry, while its rental rates for Alabang and Cebu, ranges from Php 500-970/sqm. and Php 490-735/sqm., respectively were at the higher end of the industry ranges.

	<b>Alabang</b>		<b>Cebu</b>	
	<b>FILRT</b>	<b>Industry</b>	<b>FILRT</b>	<b>Industry</b>
Supply Occupancy rate	82.8%	70.54%	100%	79.9%
Supply Rental Rate Php range/sq. m	500-970	500-750	490-735	400-800

*\*Source: Colliers International Q1 2023 Property Market Briefing*

### Office Industry Market Outlook

“Office Transactions in Q1 2023 were down by 27% from Q1 of Y2022, representing a vacancy rate of 38.9% in Y2023. Flexible workspace continues to show decrease in vacancies to 10.2% in Y2023 compared to Y2022. Vacancies in office spaces are foreseen to further increase to 21% in Y2023 due to the supply glut. Office space vacancies increased from 2.3 million sqm. in Q1 Y2022 to 2.5 million sqm in Q1 Y2023.” (Source: Colliers International and SKF Q1 2023).

### FILRT Occupancy by Property

The table below shows the average occupancy rates of the buildings under FILRT as of March 31, 2023:

Property		GLA	OCCUPANCY RATE	
			Q1 2023	Q4 2022
1	Plaza A	10,860	100%	100%
2	Plaza B	6,488	80%	100%
3	Plaza C	6,540	100%	100%
4	Plaza D	10,860	66%	83%
5	Plaza E	14,859	100%	100%
6	Capital One	18,000	100%	100%
7	5132 Building	9,409	100%	100%
8	iHub1	9,481	50%	50%
9	1Hub2	14,181	89%	89%
10	Filinvest One	19,637	70%	70%
11	Filinvest Two	23,784	81%	100%
12	Filinvest Three	23,784	45%	45%
13	Vector One	17,764	100%	100%
14	Vector Two	17,889	100%	100%
15	Vector Three	36,345	70%	68%
16	Axis Tower One	40,869	94%	94%
17	Cyberzone Cebu Tower 1	20,612	100%	100%
18	Boracay	29,086	100%	
	<b>TOTAL</b>	<b>330,449</b>	<b>85.4%</b>	<b>86%</b>

Slight decrease in overall occupancy rates due to non-renewal of some BPO clients as a result of hybrid work set-up between onsite vs remote / work-from-home.

### Office Leasing Summary

Quarterly Signed Leases	GLA (Sq.m.)
Total signed leases (end of March including Boracay)	273,877

As of end March 2023, new leases of 4,030 sqm have been successfully signed and total signed letter of intents (LOIs) of 6,236 sqm or total committed leases of 10,266 sqm. In terms of tenant retention, a total of 14,850 sqm have been renewed or 36% of 41,110 sqm of expiring leases in 2023.

For 2023, the WALE is forecasted to increase as renewals and new leases for the year set in. WALE for the Company improved and pushed longer to 7.1 years due to the addition of the Crimson Boracay lot which comprise 8.8% of the total GLA with a 40-year lease.

GLA	WALE	WALE
	Quarter Ended March 31, 2023	Quarter Ended Dec 31, 2022
330,448 sqm	7.10	3.20

### C. OTHER PERFORMANCE METRICS

The table below shows the tenancy mix as of March 31, 2023, where FILRT's tenants mix improves with the addition of the hospitality sector (from the Crimson Boracay lot).

Tenant Mix	Percentage		Remarks
	As of end March 2023	As of end March 2022	
BPO	71.20%	90.80%	Lesser BPOs due to WFH
Traditional	18.60%	7.70%	Increase in Traditional Tenants
Retail	0.60%	0.60%	Steady retail tenants
POGO	-	0.90%	No POGO exposure
Hospitality	9.60%		Crimson Boracay
<b>Total Leased</b>	<b>100.00%</b>	<b>100.00%</b>	

### D. VALUATION OF THE FILRT PROPERTIES

Asset		Valuation (Income Approach)		Variance	
		31-Mar-21	31-Dec-22	Amount	%
1	PLAZ@ A	1,654,960,000	1,597,080,000	(57,880,000)	-3.5%
2	PLAZ@ B	893,410,000	927,070,000	33,660,000	3.8%
3	PLAZ@ C	1,034,440,000	973,860,000	(60,580,000)	-5.9%
4	PLAZ@ D	1,483,060,000	1,327,920,000	(155,140,000)	-10.5%
5	PLAZ@ E	2,421,010,000	2,448,280,000	27,270,000	1.1%
6	FILINVEST ONE	3,423,280,000	3,171,140,000	(252,140,000)	-7.4%
7	FILINVEST TWO	4,179,950,000	3,706,950,000	(473,000,000)	-11.3%
8	FILINVEST THREE	3,716,120,000	3,700,920,000	(15,200,000)	-0.4%
9	5132 BUILDING	1,442,920,000	1,378,270,000	(64,650,000)	-4.5%
10	iHub 1	1,449,020,000	1,440,660,000	(8,360,000)	-0.6%
11	iHub 2	2,335,570,000	2,000,500,000	(335,070,000)	-14.3%
12	VECTOR ONE	2,768,840,000	2,868,400,000	99,560,000	3.6%
13	VECTOR TWO	3,134,130,000	2,865,050,000	(269,080,000)	-8.6%
14	VECTOR THREE	6,053,130,000	5,917,670,000	(135,460,000)	-2.2%
15	FILINVEST AXIS TOWER ONE	6,442,010,000	6,334,450,000	(107,560,000)	-1.7%
16	CAPITAL ONE	2,997,830,000	2,834,750,000	(163,080,000)	-5.4%
17	FILINVEST CYBERZONE CEBU TOWER ONE	3,117,740,000	2,885,540,000	(232,200,000)	-7.4%
18	BORACAY		1,077,150,000	1,077,150,000	
<b>TOTAL</b>		<b>48,547,420,000</b>	<b>47,455,660,000</b>	<b>(1,091,760,000)</b>	<b>-2.2%</b>

The valuation of the assets were primarily affected by the higher discount rates used driven by the increase in cost of debt from 5.05% to 6.0% and increase in risk-free rate from 4.4% to 6.4%.

**E. CURRENT SHARE PRICE AND MARKET CAPITALIZATION AS OF MARCH 31, 2023:**

Share price and market capitalization	As at end March 2023	As at end December 2022
	Number of Outstanding Shares:	4,892,777,994
Market Price per Share	Php5.23	Php5.50
Market Capitalization (in millions):	Php25,589 million	Php29,910 million

**F. INVESTMENT RETURN**

**F.1 TOTAL RETURN TO INVESTORS**

<b>Returns to Investor:</b>	
Cash Dividend Paid in 1Q23 (declared Feb 14, 2023)	Php 0.071
Cash Dividend Annualized	Php 0.284
Annualized Dividend Yield based on Market Price as at end-March 2023	5.4%
Share price as at end-March 2023	Php 5.23

**F.2 CASH DIVIDENDS SUMMARY**

The following table summarizes the cash dividends declared by the Company's Board of Directors on the outstanding capital stock:

Dividend Declaration	Record Date	Dividend per Common Shares	Total Dividends declared	Payment Date
August 31, 2021	September 15, 2021	0.112	547,991,135	September 30, 2021
November 18, 2021	December 03, 2021	0.112	547,991,135	December 20, 2021
February 15, 2022	March 02, 2022	0.112	547,991,135	March 20, 2022
April 20, 2022	May 06, 2022	0.116	567,562,247	May 27, 2022
August 09, 2022	August 31, 2022	0.088	430,564,463	September 20, 2022
November 15, 2022	December 01, 2022	0.088	430,564,463	December 20, 2022
February 14, 2023	March 03, 2023	0.071	347,387,238	March 24, 2023

**G. BUSINESS UPDATES**

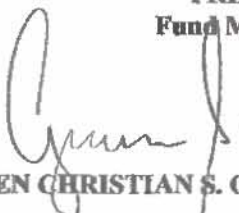
The company has a pending request with the BIR on the use of fair market value (FMV) method of recording assets. Once approved, the company can maximize the distribution of dividend as depreciation of investment properties and BTO will no longer be a deduction in the net income, hence will form part of the distributable income.

**CERTIFICATION**

This PERFORMANCE REPORT was prepared and assembled under our supervision in accordance with existing rules of the Securities and Exchange Commission. The information and data provided herein are complete, true, and correct to the best of our knowledge and/or based on authentic records.

By:

**FREIT FUND MANAGERS, INC.**  
Fund Manager for Filinvest REIT Corp.

  
**VEN CHRISTIAN S. GUCE**  
President and CEO

  
**YASMIN M. DY**  
Chief Finance Officer

SUBSCRIBED AND SWORN to before me this MAY 15 2023 at Mandaluyong City with the Affiants exhibiting to me their identification documents as follows:

Name	Competent Evidence of Identity	Date and Place Issue
FREIT Fund Managers, Inc. <i>Represented by:</i>		
Ven Christian S. Guce	Passport ID No. P8034465B	DFA Manila / 29-Oct- 2021
Yasmin M. Dy	Unified Multi-Purpose ID 0508859384	Social Security System

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Series of 2023.

**JOVEN G. SEVILLANO**  
NOTARY PUBLIC FOR CITY OF MANDALUYONG  
COMMISSION NO. 0285-23 UNTIL DECEMBER 31, 2024  
IBP LIFETIME NO. 011302; 12-28-12; RIZAL  
ROLL NO. 53970  
PTR NO. 5110440; 1-3-23; MANDALUYONG  
MCLE COMPLIANCE NO. VII 0010250 14 APRIL 2025  
UG03 CITYLAND SHAW TOWER,  
SHAW BLVD. MANDALUYONG CITY