

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. May 10, 2024
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 1781
Address of principal office 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

4,892,777,994

11. Indicate the item numbers reported herein: Item 9

Please see attached Press Release entitled "Filinvest REIT Corp. (FILRT) declares second quarterly dividends to shareholders".

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

Date: May 10, 2024

Ko Clemente

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



PRESS RELEASE
For Immediate Release

Filinvest REIT Corp. (FILRT) declares second quarterly dividends to shareholders

May 10, 2024 –The Board of Directors of Filinvest REIT Corp. (FILRT), in a meeting held on May 10, 2024, approved the dividend declaration to all stockholders amounting to ₱0.062 per outstanding common share. This declaration brings year-to-date dividends to ₱0.129 per outstanding common share which is equivalent to an annualized yield of 9.0 percent based on the closing share price on May 9, 2023.

The quarterly cash dividends will be payable on June 7, 2024 to stockholders on record as of May 24, 2024. The dividend declaration represents a 100 percent payout of the distributable income of ₱304 million in the first quarter of 2024.

FILRT recorded revenues of ₱725 million in the first quarter of 2024, a contraction by 10 percent from the same period last year, as occupancy levels of the office buildings remain challenged. On the other hand, cost and expenses slightly went up by 2 percent to ₱325 million with the additional spending on commissions to secure new leases. FILRT registered a net income of ₱304 million in the first quarter of 2024.

FILRT's portfolio of 17 office buildings and one resort lot totaling 330,448 square meters had an average occupancy of 79 percent in the first quarter of 2024, lower than the average occupancy of 83 percent in 2023. The drop is due to non-renewals, pre-terminations and downsizing of some BPO tenants who shifted to work-from-home and hybrid work arrangements. Two of these BPO tenants are only leasing from FILRT and do not have leases with other developers. Amid the challenges, FILRT remained ahead of competition in Alabang where 16 of the 17 buildings are located. FILRT registered higher occupancy against the reported Alabang market occupancy of 70 percent by Colliers International in its Q1 2024 Office market report.

“In terms of occupancy, we believe that we have already seen the bottom. We are optimistic that leasing activities will start to turn around and gradually improve in the next quarters. We have managed to find immediate replacement tenants amid a challenged office market,” said Ms. Maricel Brion-Lirio,

President and CEO of FILRT. “As we recover and rebuild the tenancy of our office buildings, we are also steadfast in our goal to expand our portfolio in order to increase dividends for our shareholders in the long term,” she added.

FILRT continues to finalize new leases and renew expiring contracts. As of the end of April 2024, a total of almost 14,700 square meters of new leases have signed Contracts of Lease and Letters of Intent. This will lead to an increase in occupancy to 83 percent in the coming months. An additional 8,000 square meters is under negotiations with mostly multinational BPO companies.

On tenant retention, over 20,000 square meters or 35 percent of the 56,986 square meters expiring leases for 2024 have already been renewed, with another 6,109 square meters or 11 percent awaiting finalization of the renewal contracts. Only 5,278 square meters or 9 percent did not renew their contracts, while the balance is due for renewal throughout the remainder of the year. The non-renewals are already reflected in the occupancy.

As part of its strategies, FILRT has been deliberate in diversifying its tenant mix with the addition of traditional tenants and co-working locators. Current tenant mix is comprised of 76 percent multinational BPO companies, 12 percent traditional office and co-working, 11 percent hospitality, and the small remainder taken up by retail tenants. FILRT has zero POGO exposure.

In line with its commitment to sustainability and the heightened importance of sustainability in tenants’ office requirements, FILRT has been in the forefront of incorporating green features into its portfolio. FILRT recently announced the successful transition of additional five of its office buildings to renewable energy sources. This means that 13 of its office buildings or 76 percent of its portfolio is now powered by renewable energy. This is expected to increase further to 94 percent by June. FILRT is also active in securing green certifications. Seven FILRT properties have certifications under EDGE (Excellence in Design for Greater Efficiency) while two buildings are LEED Gold-certified. These distinctions underscore FILRT’s commitment to sustainability and the utilization of eco-efficient assets.

FILRT was recognized for its exemplary adherence to regional corporate governance practices at the Institute of Corporate Directors’ (ICD’s) annual ASEAN Corporate Governance Scorecard (ACGS) Golden Arrow Awards. FILRT was honored with 1-Golden Arrow as a testament to its commitment to corporate governance excellence.

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For inquiries, please contact:
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About FILRT

[Filinvest REIT Corp. \(FILRT\)](#) is a real estate investment trust (REIT) company whose sponsor is [Filinvest Land, Inc.](#), one of the largest property developers in the Philippines with an established portfolio of residential, office, retail and industrial developments around the country.

FILRT was publicly listed on the Philippine Stock Exchange on 12 August 2021 as the Philippines' first sustainability-themed REIT. Its original portfolio consists of 17 Grade A and LEED Gold certified office buildings which include green and sustainability-themed features. An addition to the portfolio is 2.9 hectares of land that is being leased to the owner and operator of Crimson Resort & Spa Boracay.

Totalling over 330,000 square meters of gross leasable area, 16 of the buildings are in Northgate Cyberzone in Filinvest City in Alabang. Filinvest City is a 244-hectare mixed-use and integrated city that is the first and only central business district in the Philippines to receive LEED® (Leadership in Energy and Environmental Design) v4 Gold for Neighborhood Development Plan certification as well as a three-star BERDE (Building for Ecologically Responsive Design Excellence) certification. Another building is Filinvest Cyberzone Cebu Tower 1 located in the gateway of Cebu IT Park in Lahug, Cebu City.

Forward-looking Statement

This document contains forward-looking statements and forward-looking information that are, by their nature, subject to significant risks and uncertainties. These forward-looking statements include, without limitation, statements relating to known and unknown risks; uncertainties and other factors that may cause our actual results, performance or achievements to be materially different from expected future results; performance or achievements expressed or implied by forward-looking statements; our overall future business, financial condition, and results of operations, including, but not limited to financial position or cash flow; our goals for or estimates of future operational performance or results; and changes in the regulatory environment including, but not limited to, policies, decisions, and determinations of governmental or regulatory authorities. Although FILRT has extensive experience and that the forward-looking statements may be reasonable, nothing herein the disclosure should be relied upon as a commitment as we cannot guarantee future events due to various risks and uncertainties.