

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 8, 2026
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

6,518,781,310

11. Indicate the item numbers reported herein: 9

Please see attached Press Release entitled "Filinvest REIT Corp. (FILRT) declares 2Q 2026 dividends for 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

Ko Clemente

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

Date May 8, 2026



PRESS RELEASE
For Immediate Release

Filinvest REIT Corp. (FILRT) declares 2Q 2026 dividends for shareholders

Filinvest City, Alabang – The Board of Directors of Filinvest REIT Corp. (FILRT), in a meeting held on May 8, 2026, approved the declaration of its regular quarterly cash dividends amounting to ₱0.06 per outstanding common share to all stockholders on record as of May 25, 2026 and payable on June 5, 2026. This brings the total dividends announced by the company in 2026 to ₱0.12 per common share and equivalent to an annualized yield of 8.1 percent, based on the closing share price of ₱2.95 on May 7, 2026.

The latest quarterly dividend announcement covers the income period between January and March 2026.

FILRT's portfolio currently consists of 17 office buildings, one mall, and one resort lot, with a total gross leasable area of 452,310 square meters. The overall average occupancy reached 87 percent in the first quarter of 2026, marking a six percentage-point increase from 81 percent during the same period last year. The addition of Festival Main Mall in May last year contributed to improved occupancy across the portfolio and helped mitigate the impact of softer rental rates within the office segment.

The overall tenant composition comprises 61 percent offices, 32 percent retail, and 7 percent hospitality. Within the office segment, which recorded an average occupancy rate of 80 percent in the first quarter, 84 percent are multinational BPO companies, while the remaining 16 percent consist of traditional and co-working tenants.

As of March 2026, FILRT secured new leases amounting to 3,646 square meters, encompassing both incoming tenants and existing occupants expanding their presence within Northgate Cyberzone. Notable new traditional entrants include a school and a religious organization, whereas expanding tenants feature a BPO company specializing in digital solutions.

Regarding tenant retention, 39 percent of the 20,689 square meters of leases expiring in 2026 have been renewed or have signed renewal letters of intent. As of the end of the first quarter, the weighted average lease expiry (WALE) for the portfolio was 14.2 years, with the office WALE at 3.3 years.

Maricel Brion-Lirio, FILRT President and CEO, said, "We approach the rest of 2026 with cautious optimism, focusing on efficient operations, careful capital management, and ongoing asset improvement."

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About Filinvest REIT Corp.

Filinvest REIT Corp. (FILRT) is the country’s first sustainability-focused real estate investment trust (REIT) backed by Filinvest Land Inc. (FLI), one of the largest property developers in the Philippines with an established portfolio of residential, commercial, industrial, and office developments across the archipelago.

Its commercial portfolio consists of 17 Grade A office buildings that provide world-class, eco-friendly workspaces for local and global businesses. Recognized by Jones Lang Lasalle (JLL) for its green and sustainability-themed features, FILRT’s office buildings portfolio is designed to meet the evolving needs of today’s businesses while reducing environmental impact. Totalling over 300,000 square meters of gross leasable area (GLA), 16 of the buildings are in Northgate Cyberzone – an IT BPO campus-style hub accredited by the Philippine Economic Zone Authority (PEZA) in Filinvest City, Alabang. Filinvest City is a 244-hectare mixed-use and integrated city that is the first and only central business district (CBD) in the Philippines to receive LEED® v4 Gold for Neighborhood Development Plan certification as well as a three-star BERDE certification. Two of the FILRT properties in Filinvest City, namely Axis Tower One and Vector Three, are among the country’s few LEED Gold certified developments. Another building is Filinvest Cyberzone Cebu Tower 1 located in the gateway of Cebu IT Park in Lahug, Cebu City. Also included in the portfolio is 2.9 hectares of land that is being leased to the owner and operator of multi-awarded Crimson Resort & Spa Boracay. A most recent addition is the 121,862-square meter Festival Main Mall in Filinvest City.

As the future of responsible workspaces, Filinvest REIT is leading the way in sustainable real estate movement.

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