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. November 04, 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) announces its fourth quarterly dividend for 2026".

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 November 04, 2026

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

PRESS RELEASE
For Immediate Release

Filinvest REIT Corp. (FILRT) announces its fourth quarterly dividend for 2026

Filinvest City, Alabang – At its November 3, 2026 meeting, the Board of Directors of Filinvest REIT Corp. (FILRT) approved a regular quarterly cash dividend of ₱0.06 per outstanding common share. Shareholders of record as of November 24, 2026 will receive payment on December 2, 2026. The dividend covers income earned from July to September 2026. This brings total declared dividends to ₱0.240 per common share, representing an annualized yield of 8.5 percent based on FILRT's closing share price of ₱2.84 on October 30, 2026.

FILRT posted revenues of ₱3.0 billion for the first nine months of the year, an increase of 18 percent year-on-year, driven by Festival Main Mall's full-year contribution. Costs and expenses remained tightly managed at ₱986 million, up 4 percent, while other charges fell 1 percent to ₱279 million. Net income rose 28 percent to ₱1.3 billion.

FILRT's portfolio is comprised of 17 office buildings, one mall, and one resort lot, with a total gross leasable area of 452,310 square meters. Average occupancy remained at 86 percent in the first three quarters, unchanged year-on-year. The addition of Festival Main Mall in May 2025 boosted occupancy and revenues.

The overall tenant mix consists of 60 percent offices, 32 percent retail, and 8 percent hospitality. Office occupancy averaged 79 percent in the first nine months of 2026. Multinational BPO companies accounted for 83 percent of office occupants, traditional tenants for 14 percent, and coworking, wellness, and educational institutions for the balance.

During the third quarter, FILRT secured 5,651 square meters of new leases from incoming tenants and existing occupants expanding within Northgate Cyberzone in Alabang, bringing year-to-date new leases to 11,714 square meters. The company renewed 100 percent of the 20,689 square meters of leases expiring this year. At end-September, the portfolio's weighted average lease expiry (WALE) was 13.95 years.

FILRT also announced the appointment of Amb. Joseph M. Yap as President and Chief Executive Officer, effective October 15, 2026, following the retirement of long-serving chief Maricel Brion-Lirio. The appointment reflects FILRT's commitment to leadership continuity and is expected to further advance the sustainability initiatives of FILRT.

"Our third-quarter performance underscores FILRT's resilience as we adapt to a changing property market," said Amb. Joseph M. Yap, President and CEO. "Our priority is to aggressively optimize assets, secure new leases, and strengthen operational efficiency to deliver stable dividends and long-term shareholder value."

FILRT recently received a Golden Arrow from the Institute of Corporate Governance (ICD) through the ASEAN Corporate Governance Scorecard (ACGS). This marks its fourth consecutive year of recognition for transparency and accountability in corporate governance.

To support credible, transparent, and data-backed sustainability reporting, FILRT engaged international risk management firm Det Norske Veritas (DNV) to provide independent third-party assurance of its Environmental, Social, and Governance (ESG) disclosures. Although not required by the Exchange, this voluntary evaluation supports FILRT's efforts to strengthen governance, improve disclosures, and create sustainability-led value for stakeholders.

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About Filinvest REIT Corp.

Filinvest REIT Corp. (FILRT) is the country's first sustainability-themed 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. Totaling 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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