

FILINVEST LAND, INC.

79 EDSA, Highway Hills
Mandaluyong City, Metro Manila
Trunk line: (632) 918-8188
Customer hotline: (632) 588-1688
Fax number: (632) 918-8189
www.filinvestland.com

April 22, 2018

PHILIPPINE DEALING & EXCHANGE CORP.

37th Floor, Tower 1, The Enterprise Center
6766 Ayala Avenue corner Paseo de Roxas, Makati City

Attention: **ATTY. JOSEPH B. EVANGELISTA**
Head - Issuer Compliance and Disclosure Department

Dear Atty. Evangelista:

Please find attached copy of our Press Release entitled Filinvest Land Expands Leasing Business to Logistics Parks.

Thank you.

Very truly yours,

FILINVEST LAND, INC.

By:



SHARON P. PAGALING-REFUERZO

Corporate Secretary and Corporate Information Officer

Filinvest Land Expands Leasing Business to Logistics Parks

At its annual stockholders meeting held on April 22, 2019, Filinvest Land, Inc. (FLI), the publicly listed property arm of Gotianun-led Filinvest Development Corporation (FDC), presented its plans to expand to logistics and industrial parks as part of FLI's recurring income portfolio to address the growing needs of logistics, light manufacturing, technology, and e-commerce companies looking to support inventory management. FLI intends to expand its service offerings by allocating a portion of its commercial land bank to the development of industrial parks, such as at its technology park in Ciudad de Calamba. This year, FLI will commence construction of Phase 1 of New Clark City, a logistics and industrial park and mixed-use development. Phase 1 comprises 64 hectares of the 120-hectare industrial park development in New Clark City. The groundbreaking ceremony for the development is scheduled for May 2019.

Phase 1 of the industrial park is targeted for completion by 2020 with locators expected to start setting up their operations by early 2020. FLI believes the industrial park will help to serve companies within the fast-growing logistics industry, particularly in light of the recent trend of Chinese manufacturing companies expanding into the Philippines. FLI was one of the pioneers in providing office spaces to the business process outsourcing (BPO) sector during the industry's infancy in 2000.

FLI believes the 120-hectare industrial park represents a key progress catalyst north of Metro Manila and a strategic operations hub in Southeast Asia given its close proximity to the Clark International Airport. The property will soon be accessible via the NCC-SCTEX Access Road, which is currently being constructed by the government. Construction of a second access road, NCC-Airport Access Road, has also commenced and is targeted for completion in early 2021. This 19-kilometer road is expected to link New Clark City with the Clark International Airport. The proposed Manila-Clark Rail project is also expected to connect New Clark City to Manila.

In 2018, revenue from FLI's rental business, which includes revenue from retail malls, increased 27% to Php 5.61 billion. In 2018, FLI's recurring income made up 46% of its net income.

FLI has been a pioneer in the Clark corridor and one of the largest landlords with its 201-hectare Filinvest Mimosa+ and the 288-hectare Filinvest New Clark City projects. It is investing heavily in its Filinvest Mimosa+ Township with an expected project lineup in 2019 that includes two office buildings, a lifestyle mall, four residential towers, a retail strip and a high end residential project. FLI's parent, FDC, is also expected to expand its leisure offerings by adding an additional 361 rooms to the Quest Plus hotel located within the Filinvest Mimosa+ Township.

For 2019, the company is planning to spend approximately Php 30 to 32 billion in capital expenditure (CAPEX), with Php13 billion allocated for investment properties, Php 7 billion for land acquisition and the balance for residential and township development. In 2018, FLI's total CAPEX was Php 22 billion, with Php 12 billion going to residential and township development, Php 6 billion to investment properties and Php 4 billion to land acquisition.

FLI has been increasing its investments outside of Metro Manila, most notably in Cebu, Davao, Dumaguete and North Luzon primarily through Clark Mimosa and New Clark City.

About Filinvest Land, Inc.

Filinvest Land, Inc. is the developer of large scale townships across the Philippines which include: Havila (306 hectares), Timberland Heights (677 hectares) and Manna East (60 hectares) in Rizal, Ciudad de Calamba (350 hectares), City di Mare in Cebu (50 hectares) and Palm Estates in Talisay City (51 hectares). FLI owns 20% of Filinvest Alabang, developer of Filinvest City (244 hectares), the premier CBD in southern Metro Manila. FLI has also positioned itself to be at the forefront of the development of the Clark Special Economic Zone through two major township developments: its industrial/logistics park and mixed-use development at New Clark City (288 hectares) and “Filinvest Mimosa+ Leisure City” (201 hectares) in partnership with FDC; FLI handles the residential, office and mall projects while FDC handles the leisure and hospitality projects through its hotel arm. As of March 31, 2019, FLI has built more than 200 residential developments across the country.

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