

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. July 7, 2021  
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. (formerly, Cyberzone Properties Inc.)  
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. Cyberzone Properties Inc.  
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 which is self-explanatory.

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: July 7, 2021



**SHARON P. PAGALING-REFUERZO**  
Corporate Secretary

**PRESS RELEASE**  
**For Immediate Release**

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## **Filinvest REIT IPO gets SEC nod**

Filinvest REIT Corp. (FILREIT, previously Cyberzone Properties, Inc.) has received a Pre-effective Letter from the Securities and Exchange Commission (SEC) dated 6 July 2021 whereby the SEC has favorably considered the registration statement of FILREIT for a Real Estate Investment Trust (REIT) Initial Public Offering (IPO) subject to compliance with conditions and submission of documents set forth in the Pre-effective Letter.

The base offer is up to 1,634,187,850 common shares (the “Firm Shares”) at an offer price of up to ₱8.30 per share, with an overallotment option of up to 163,418,785 common shares (the “Option Shares”, together with the Firm Shares, the “Offer Shares”). In total, the Offer Shares will represent approximately 36.74% of FILREIT’s issued and outstanding capital stock after completion of the offer, assuming the full exercise of the overallotment option.

The property portfolio of FILREIT consists of 17 office buildings on prime property totaling over 300,000 square meters of gross leasable area (GLA), and FILREIT believes that its property portfolio is well-suited to attract a diverse and globally recognized tenant base. As of March 31, 2021, well-known global tenants in the business process outsourcing (BPO) sector occupy 88.4% of the portfolio’s occupied GLA. All of the buildings that comprise FILREIT’s property portfolio — 16 in Northgate Cyberzone within Filinvest City in Alabang and one in the gateway of Cebu IT Park in Lahug City, Cebu — are Grade A buildings. Northgate Cyberzone, which was established as the first campus style IT Park in the Philippines, is strategically located in Filinvest City, the first central business district in the Philippines to receive LEED® v4 Gold for Neighborhood Development Plan certification. Northgate Cyberzone also has many amenities and features that cater to tenants in the BPO industry, as well as carbon footprint reduction initiatives, such as the country’s largest district cooling system that reduces power and water consumption and carbon emissions in the buildings.

With the SEC Pre-effective Letter, FILREIT has moved one step closer to launching the country’s third REIT offering. It is expected to secure approval from the Philippine Stock Exchange (PSE) of its listing application, and its Order of Registration and Permit to Sell from

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the SEC. Subject to regulatory approvals, the offer period for the REIT IPO is expected to run from July 26 to August 3, 2021. The shares are expected to start trading on the PSE on August 12, 2021.

Proceeds from the offer shares will be used by the sponsor, Filinvest Land, Inc. (FLI) for reinvestment into its real estate projects in the Philippines within one-year from the receipt of proceeds, pursuant to the revised implementing rules and regulations of the Philippine REIT Act of 2009. This includes the capital expenditures for the construction of office buildings, residential mid-rise buildings and industrial warehouses, as well as raw land acquisition. Some portion will also go to capital expenditures for retail malls and the expansion of the district cooling system in Northgate Cyberzone.

BPI Capital Corporation and UBS AG Singapore Branch are the Joint Global Coordinators and Bookrunners for the Offer. BPI Capital Corporation is the Sole Local Coordinator and Local Lead Underwriter while UBS AG Singapore Branch is the International Bookrunner. China Bank Capital Corporation is a Local Lead Underwriter while First Metro Investment Corporation and SB Capital Investment Corporation are Local Co-lead Underwriters.

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