

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 23, 2021
Date of Report (Date of earliest event reported)
2. SEC Identification Number 170957 3. BIR Tax Identification No. 000-533-224
4. FILINVEST LAND, INC.
Exact name of issuer as specified in its charter
5. Philippines (SEC Use Only)
Province, country or other jurisdiction of incorporation Industry Classification Code:
7. No. 79 EDSA, Highway Hills, Mandaluyong City, Metro Manila 1550
Address of principal office Postal Code
8. (632) 7918-8188
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	24,249,759,506
Preferred	8,000,000,000

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 LAND, INC.
Issuer

Date July 23, 2021



SHARON P. PAGALING-REFUERZO
Corporate Secretary and
Corporate Information Officer



PRESS RELEASE
For Immediate Release

For inquiries, please contact:
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Filinvest REIT IPO offer starts July 23

Filinvest REIT Corp. (FILREIT, formerly Cyberzone Properties, Inc.), the real estate investment trust (REIT) of Filinvest Land, Inc., has received a Permit to Sell from the Securities and Exchange Commission (SEC) for its initial public offering of up to ₱12.6 billion. The base offer of the IPO is 1,634,187,850 common shares, with an overallotment option of up to 163,418,785 common shares at an offer price of ₱7.00 per share. At the current price, the projected dividend yield as stated in the REIT Plan is 6.3% for FY2021 and 6.6% for FY2022¹.

FILREIT's offer period is slated to run from July 23 to August 3, 2021, and is scheduled to be listed and traded in the Philippine Stock Exchange on August 12, 2021.

Applications can be made online through the PSE EASy website for a minimum of 1,000 shares per investor. For more information on the IPO, please visit: <https://filinvestreit.com/ipo-information-center>

FILREIT currently has 301,362 sqm of gross leasable area (GLA) across 17 world-class Grade A office buildings, as rated by Jones Lang Lasalle (JLL). Of these, 16 office buildings sit on prime developments in Northgate Cyberzone in Filinvest City in Alabang while one office tower with a retail component is in the gateway of Cebu IT Park in Lahug, Cebu City.

¹ Based on assumptions set forth in the REIT Plan and is subject to certain risks and uncertainties which could cause actual results to differ materially from such estimate. Under no circumstances should the inclusion of such information herein be regarded as a representation, guarantee, warranty or prediction with respect to the accuracy of the underlying assumptions by any of FILREIT, the Joint Global Coordinators and Bookrunners, the Local Lead Underwriters, the Local Co-lead Underwriters, the Sponsor or any other party involved in the Offer, or that these results will be achieved or are likely to be achieved. Investors in the shares are cautioned not to place undue reliance on such forward-looking statements, which are subject to significant uncertainties and contingencies.

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In addition to being home to well-known global tenants in the BPO sector — which occupy 88.4% of the portfolio's occupied GLA as of March 2021 — Filinvest City is also known for being the first central business district in the Philippines to receive an LEED®v4 Gold for Neighborhood Development Plan certification. Buildings inside Northgate Cyberzone are also cooled by the country's largest district cooling system. Two new buildings are LEED Gold certified — sustainability features sought after by leading multinational BPO firms that make the FILREIT portfolio the “greenest” REIT, FLI said.

BPI Capital Corporation and UBS AG, Singapore Branch are the Joint Global Coordinators and Bookrunners for the initial public offering of FILREIT. 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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