

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. April 20, 2022
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

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: April 20, 2022



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



PRESS RELEASE

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FILRT declares dividends equivalent to 6.6% annualized yield

Filinvest REIT Corp. (FILRT) declared its second quarterly cash dividend this year and its fourth since its initial public offering (IPO) in August last year. In a meeting held on April 20, 2022, the Board of Directors of FILRT approved the dividend declaration to all stockholders amounting to ₱0.116 per outstanding common share. The amount is equivalent to an annualized yield of 6.6% or a quarterly yield of 1.65%. This is in line with the annualized dividend yield forecast for 2022 in its REIT Plan based on its initial public offering (IPO) price of ₱7.00 per share.

The cash dividends will be payable on May 27, 2022 to stockholders on record as of May 6, 2022. This brings FILRT's total dividends to ₱0.452 per share. FILRT distributed its first three quarterly cash dividends amounting to ₱0.112 per outstanding common share during each payout in September and December last year, and in March this year.

FILRT's property portfolio consists of 17 Grade A office buildings totaling over 300,000 square meters of gross leasable area (GLA) valued by an independent appraisal company at ₱48.5 billion. Of these, 16 of the 17 buildings are in Northgate Cyberzone in Filinvest City in Alabang, a PEZA Special Economic Zone and IT park while another building is located in the gateway of Cebu IT park in Lahug, Cebu City.

Despite the challenges of a globally changing workplace environment, FILRT maintained a very strong history of lease renewals. FILRT signed and renewed 90% of its 2021 expiring leases with an average five-year lease term. FILRT also signed and renewed the contract of two of its valued tenants with more than 4,300 square meters six months ahead of expiry schedule and signed the Letter of Intent for more than 11,880 square meters of two other multinational blue chip BPO companies.

“This is a testament to the trust and confidence of our global tenants in FILRT and an affirmation of the resiliency of the BPO industry in general. With the reopening of the economy and the growing demand from multinational BPO companies for office spaces, we remain optimistic that occupancy will

further improve despite the lingering effects of the pandemic,” said FILRT president and chief executive officer Maricel Brion-Lirio.

Given the robust tenant base of FILRT comprised of about 91% BPOs, FILRT’s buildings are poised to continue to attract locators for several reasons, including superior workforce accessibility, competitive lease rates, ease of expansion within the location, heightened health and safety standards that adhere to strict government protocols, and Grade A-quality PEZA buildings with green and sustainable features. These are factors that are essential to tenants and critical during this period of economic recovery post-pandemic.

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Forward-looking Statement

This document contains forward-looking statements and forward-looking information that are, by their nature, subject to significant risks and uncertainties. These forward-looking statements include, without limitation, statements relating to known and unknown risks; uncertainties and other factors that may cause our actual results, performance or achievements to be materially different from expected future results; performance or achievements expressed or implied by forward-looking statements; our overall future business, financial condition, and results of operations, including, but not limited to financial position or cash flow; our goals for or estimates of future operational performance or results; and changes in the regulatory environment including, but not limited to, policies, decisions, and determinations of governmental or regulatory authorities. Although FILRT has extensive experience and that the forward-looking statements may be reasonable, nothing herein the disclosure should be relied upon as a commitment as we cannot guarantee future events due to various risks and uncertainties.