

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 11, 2025
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 Province, country or other jurisdiction
of incorporation
6. (SEC Use Only)
Industry Classification Code:
7. No. 79 EDSA, Highway Hills, Mandaluyong City, Metro Manila Address of principal office
1550 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 | 22,383,759,506 |
| Preferred | 8,000,000,000 |
11. Indicate the item numbers reported herein: 9

Please see attached Press Release entitled "Filinvest Land Posts 9% Revenue and 5% Net Income Growth in 9M2025 on Strength of Leasing and Residential Segments".

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 November 11, 2025


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



MEDIA RELEASE
November 11, 2025
For Immediate Release

**Filinvest Land Posts 9% Revenue and 5% Net Income Growth in 9M2025
on Strength of Leasing and Residential Segments**

- FLI reported 9M25 net income after tax at Php 3.64 billion, up by 5% vs last year
- Revenues and other income grew 9% YoY to Php 20.08 billion, supported by growth across all segments, notably, leasing and real estate
- Real estate sales increased by 8% YoY to Php 12.86 billion in 9M25, backed by steady collections, ongoing project completions, and contribution from industrial lot sales
- Office rental revenues grew by 5% YoY to Php 3.68 billion, lifted by new tenant sign-ups and an increase in occupied gross leasable area (GLA), bringing total occupied space to 419,481 sqm.
- Mall rental revenues grew by 9% YoY to Php 2.01 billion driven by over 8,000 sqm of new tenant space opened in key locations such as Alabang and Dumaguete during the quarter.

(11 November 2025, Mandaluyong City, Philippines) — Filinvest Land, Inc. (Filinvest Land/PSE: FLI), one of the country’s most trusted full-range property developers, reported Php 20.08 billion in consolidated revenues and other income for the first nine months of 2025, up 9% from the same period last year. Net income rose 5% to Php 3.64 billion, while EBITDA grew 9% to Php 9.01 billion.

The company’s solid performance was fueled by sustained leasing momentum from its retail and office investment properties. Leasing revenues surged 7% to Php 6.13 billion, supported by steady tenant demand and improved occupancy across the company’s office and retail mix. Real estate revenues likewise grew by 8% to Php 12.86 billion, led by the strength of its residential business which increased 5% to Php 12.44 billion, alongside continued contributions from industrial lot sales reaching Php 357 million.

Building on its previous quarter’s momentum, the company delivered its strongest performance to date in 3Q2025, posting Php 7.8 billion in total revenues, led by the Residential segment with Php 5.1 billion. This reflects a 26% increase in total revenues versus 2Q2025. EBITDA likewise reached its highest level for the year at Php 3.29 billion, up 11% quarter-on-quarter, while net income climbed to Php 1.5 billion, a 42% improvement over 2Q2025.

“Our focused rent strategies continue to bear fruit as we see improved occupancy rates for our malls and offices. While our recurring income portfolio will continue to provide growth in the coming quarters, we are also excited about the accretive potential from the

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Investor Relations at IR@filinvestland.com

opening of our new malls in Cubao and Mimosa Leisure Estate in Clark. Meanwhile, our residential business grew with our targeted RFO buyer promos and seller incentives, as well as sustained demand for our mid-income home offerings in Visayas, Mindanao and non-NCR Luzon regions,” said Tristan Las Marias, President and Chief Executive Officer of Filinvest Land, Inc.

Retail Expansion Continues on Strong Occupancy and New Tenant Openings

Retail leasing revenues and other income reached Php 2.01 billion in the first nine months of 2025, marking a 9% increase year-on-year. Growth was propelled by the continued strength of Festival Mall, complemented by improving occupancy across regional malls including Il Corso in Cebu, Main Square in Bacoor, and Filinvest Malls Dumaguete.

In the third quarter alone, over 8,000 square meters of tenant space began operations, while more than 12,000 sqm were newly leased – a reflection of Filinvest Land’s strong tenant partnerships and dynamic leasing strategy. Total operational GLA across the retail portfolio now stands at 258,017 square meters with an occupancy rate of 78%, an increase of 10% from previous year.

By developing vibrant, community-oriented retail hubs that seamlessly complement Filinvest Land’s residential communities Filinvest Land continues to strengthen the synergy of its mixed-use portfolio, enhancing both community vitality and long-term value creation.

Office Segment Strengthens with Higher Occupancy and Strategic Tenant Mix

Office leasing revenues, including contributions from both REIT and Non-REIT portfolios, grew by 5% to Php 3.68 billion, supported by a higher occupied gross leasable area (GLA) of 419,481 square meters.

Among the new tenants welcomed by FLI are the Department of Information and Communications Technology (DICT) at Studio 7 in Quezon City and Concentrix at Filinvest Cyberzone Cebu.

The company’s strategic focus on flexible and sustainable workspaces continues to attract diverse industries — from government offices and BPOs to specialized service firms — further cementing Filinvest Land’s position as a trusted office developer for the modern economy.

Industrial Business as Emerging Anchor for the Future

Filinvest Land’s industrial business reflects a growing demand and rising investor interest in this sector. The segment contributed Php 385 million in revenues during the first nine

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months of 2025, comprising Php 357 million from the sale of an industrial lot and Php 28 million in recurring revenues from rental of Ready-Built Factory (RBF) units.

The company recently closed the sale of an industrial lot to Platinum 7i Holdings Inc., the local unit of Japan-based Nagatsu Precision Mold Co., Ltd., for the development of their manufacturing facility at the Filinvest Innovation Park in Calamba. FLI has also recently signed a lease agreement with Astra Otoparts Philippines, Inc. for several RBF buildings within the same estate.

These developments affirm Filinvest Land's vision of building progressive industrial hubs that foster regional employment, innovation, and long-term economic value.

Residential Real Estate Continues to Grow

Filinvest Land's residential revenues increased 5% to Php 12.51 billion, backed by project completions, steady collections, and strategic focus to meet the demand for ready-for-occupancy (RFO) units. Comparing 3Q2025 versus 2Q2025, residential revenues surged 42% to Php 5.13 billion.

The middle-income segment, a core strength of Filinvest Land's residential portfolio - accounted for 73% of total residential revenues. Gross profit margins remained steady at 52% from 51% in the same period last year, while residential EBITDA reached Php 4.67 billion - 7% higher year-on-year. Comparing 3Q2025 versus 2Q2025, residential EBITDA grew 15% to Php 1.77 billion. Reservation sales in 3Q2025 reached Php 5.19 billion, translating to a Php 1.7 billion monthly average, up 21% vs 1H2025 monthly average of Php 1.4 billion and 6% higher versus 2024 monthly average of Php 1.6 billion.

Through its *Instahomes* program, Filinvest continues to make homeownership attainable for more Filipino families, offering thoughtfully designed homes that evolve with every stage of life.

Recognized for Excellence in Development, Sustainability, and Governance

Filinvest Land's growth and industry leadership have been matched by industry recognitions. The company recently earned a triple victory at the Dot Property Philippines Awards 2025: Best Developer Visayas, Best Developer Mindanao, and Special Recognition in Corporate Social Responsibility (CSR), underscoring FLI's mission to drive regional progress, build resilient communities, and champion initiatives that uplift lives across the country.

Filinvest Land was also named among the Top 10 Developers in Asia and conferred the Elite Award at the Hubexo Asia Awards 2025, a distinction reserved for consistent awardees over the last two decades.

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Further strengthening its reputation for ethical leadership, Filinvest Land received its fourth consecutive Golden Arrow Award from the Institute of Corporate Directors (ICD) for excellence in corporate governance – reaffirming its steadfast dedication to integrity, accountability, and long-term sustainability.

Building the Filipino Dream, One Milestone at a Time

Filinvest Land's results for the first nine months of 2025 reflect a company firmly rooted in its mission of Building the Filipino Dream, creating places that empower people to live, work, and thrive. As it continues to invest in communities across the nation, Filinvest Land remains focused on shaping vibrant, future-ready developments that grow with the aspirations of every Filipino.

- END -



About Filinvest Land, Inc.

Filinvest Land, Inc. (PSE: FLI), a subsidiary of Filinvest Development Corporation (FDC), is one of the country's leading and multi-awarded full-range property developers. It is listed on the Philippine Stock Exchange under the trading symbol PSE: FLI. Staying true to its mission, FLI continues to build the Filipino dream across the Philippines.

For years, FLI has built a diverse project portfolio spanning the archipelago, from its core best-value homes, to townships, mixed-use developments, mid-rise and high-rise condominiums, office buildings, shopping centers, and leisure developments.

These include the large-scale townscapes: Havila (300 hectares), Timberland Heights (677 hectares), and Manna East (60 hectares) in Rizal; Ciudad de Calamba (335 hectares) in Laguna; Palm Estates (51 hectares) in Talisay City, Negros Occidental; and City di Mare (58 hectares) in Cebu City.

FLI owns 20% of Filinvest Alabang, Inc., developer of Filinvest City (244 hectares), South Metro Manila's premier garden central business district and home to Festival Mall, Filinvest's flagship mall in Alabang. FLI is also developing two townships in the Clark Freeport Special Economic Zone: Filinvest New Clark City (288 hectares) and Filinvest Mimosas+ Leisure City (201 hectares), the latter in partnership with FDC.

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