

**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 14, 2025  
Date of Report (Date of earliest event reported)
2. SEC Identification Number 51048 3. BIR Tax Identification No. 000-053-167-000
4. FILINVEST DEVELOPMENT CORPORATION  
Exact name of issuer as specified in its charter
5. Philippines 6.  (SEC Use Only)  
Province, country or other Industry Classification Code:  
jurisdiction of incorporation
7. The Beaufort, 5th Avenue corner 23rd Street, Bonifacio Global City, Taguig City 1634  
Address of principal office Postal Code
8. 7798-3977  
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 Common Stock<br>Outstanding and Amount of Debt Outstanding |
|---------------------|--|
| <b>Common</b>       | <b>8,648,462,987</b>   |
| <b>Preferred A</b>  | <b>2,310,015</b>   |
| <b>Preferred B</b>  | <b>5,689,985</b>   |

11. Indicate the item numbers reported herein: Item 9

Please see attached letter.

**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 DEVELOPMENT CORPORATION**

Issuer

Date 14 November 2025



**LINDEZA R. ROGERO-GAVINO**  
Corporate Secretary and Corp Info. Officer

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

**Filinvest Group delivers 21% net income growth in 9M2025**

Nov. 14, 2025 – Filinvest Development Corporation (FDC) reported a net income attributable to equity holders of the parent company of ₱11.5 billion in the first nine months of 2025, representing a 21 percent increase from the net income generated in the same period last year of ₱9.5 billion. Consolidated net income rose by 19 percent to ₱14.3 billion from ₱12.0 billion in the same period in 2024. The profit growth was broad-based, with all segments - Banking, Real Estate, Power, Hospitality and Sugar - posting double-digit increase.

FDC President and CEO Rhoda A. Huang said, “The Filinvest group delivered double-digit profit growth in the first nine months of 2025 despite challenges on some parts of our business. We remain committed to delivering strong results in the full year 2025 and in the years ahead, even as the business environment continues to evolve, with the support and agility of our people.”

Total revenues and other income in the first nine months of 2025 rose by 4.0 percent to ₱90.3 billion against the same period in 2024. The growth in revenues and other income by business segment were: Banking rose 16 percent to ₱44.3 billion; Real Estate grew by 8 percent to ₱23.6 billion; Sugar increased by 10 percent to ₱5.7 billion; and Hospitality was up 4 percent to ₱3.0 billion. The revenues and other income of Power declined by 27 percent to ₱13.7 billion.

On a standalone basis, banking unit EastWest Bank’s (EW) top-line growth was driven by a 17 percent increase in consumer loans that led to a growth of 18 percent in net interest income (NII) to ₱29.7 billion in the first three quarters of 2025. Consumer lending remained the bank’s core product, accounting for 85 percent of the total loan book. This helped push net interest margin to 8.4 percent. Meanwhile, non-interest income grew by 27 percent to ₱5.3 billion, in line with banking transaction growth.

The Power subsidiary, FDC Utilities, Inc. (FDCUI), reported a 27 percent drop in revenues and other income to ₱13.7 billion in the first nine months of 2025 due to lower spot market activity and decline in coal cost pass-through rates in the period. Reduced operational expenses from lower coal prices helped offset the drop in revenues, resulting in a 16 percent improvement in net income contribution to ₱3.9 billion

FDC’s Real Estate business, composed of subsidiaries Filinvest Land, Inc. (FLI), Filinvest Alabang, Inc. (FAI), and Filinvest REIT Corp. (FILRT), generated 8 percent higher revenues and other income in the first nine months of 2025 versus the same period last year from better performance of the residential, industrial, and retail segments. Residential sales grew by 13 percent to ₱15.5 billion, driven by growing demand from the middle-income segment in key areas like CALABAR, Visayas, and Mindanao. Mall and rental revenues rose by 8 percent to ₱6.9 billion on higher occupancy and foot traffic.

Revenues from hotel operations under Filinvest Hospitality Corporation (FHC) expanded by 4 percent to ₱3.0 billion in the first nine months of 2025 compared to the same period last year. The growth was brought by higher occupancy and spend per guest, as well as improved contributions from the food and beverage (F&B) and golf segments. The portfolio includes seven hotels with 1,800 rooms, and two 18-hole golf courses situated in Filinvest Mimosa Plus Leisure City in Clark, Pampanga. FHC operates three homegrown brands, namely Crimson, Quest, and Timberland Highlands.

The Banking segment posted the biggest contribution to revenues in the first three quarter of 2025, accounting for 49 percent of the conglomerate's total. This was followed by Real Estate and Power with 26 percent and 15 percent, respectively. Hospitality accounted for 3 percent of the revenues, while the balance was distributed among other businesses.

The healthy revenue growth rates realized during the first nine months of 2025 translated to the following bottom-line contributions: Banking contributed ₱5.1 billion, accounting for 38 percent of FDC's net income. This was followed by Power with ₱3.9 billion contribution or 29 percent; Property business, composed of the Real Estate and Hospitality segments, added ₱3.7 billion equivalent to 27 percent; and Sugar, ₱901 million or 6 percent.

The company's balance sheet remained healthy, with total assets of ₱850 billion as of end-September 2025. The debt-to-equity ratio of 0.60:1 provides financial flexibility supportive of a fast-growing conglomerate.

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### **About Filinvest Development Corp.**

Filinvest Development Corp. (FDC) is a leading diversified conglomerate in the Philippines with strategic holdings in key industries such as real estate (Filinvest Land Inc., Filinvest Alabang Inc., and Filinvest REIT Corp.), banking and financial services (EastWest Bank), power generation (FDC Utilities Inc.), hotel and resort management (Filinvest Hospitality Corporation), and sugar (Pacific Sugar Holdings Corp). It is also the largest shareholder of the consortium Luzon International Premiere Airport Development Corp. (LIPAD), which operates Clark International Airport. Through its diverse businesses, FDC is a dependable partner in economic development and nation-building.

Visit [www.filinvestgroup.com](http://www.filinvestgroup.com) for information on the company.

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