

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. December 1, 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 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 | 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 Completes ₱1.86-Billion Reinvestment Program to Accelerate Growth Nationwide".

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 December 1, 2025


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



MEDIA RELEASE

December 1, 2025

For Immediate Release

Filinvest Land Completes ₱1.86-Billion Reinvestment Program to Accelerate Growth Nationwide

Funds fully deployed across residential developments in Camarines Sur, General Santos, Dagupan, Davao, and NCR.

Mandaluyong City, Philippines — November 27, 2025. Filinvest Land Inc. (FLI) has successfully completed its ₱1.86-billion reinvestment program, fully deploying proceeds from its share buyback and exchange for Filinvest REIT Corp. shares executed on December 11, 2024. This transaction involved the conversion of 597,120,000 FILRT common shares at a crossing price of ₱3.11 per share.

The completion of the program underscores FLI’s continued commitment to expanding residential communities across high-growth corridors in Luzon, Visayas, and Mindanao—ensuring that strategic capital is channeled into developments that support nationwide progress and long-term value creation.

The reinvestment initiative funded ten major projects, each selected to address strong housing demand and reinforce FLI’s residential and recurring income portfolio:

- Mimosa Lifestyle Mall and Filinvest Shoppes Mimosa (Pampanga) – Mall and Retail; P309.4M
- Futura Monte Naga (Camarines Sur) – Mid-rise residential; ₱270.0M
- Futura Bay GenSan (General Santos) – Mid-rise residential; ₱206.6M
- Futura One Fora Dagupan (Dagupan) – Mid-rise residential; ₱137.0M
- Futura Vinta Zamboanga (Zamboanga del Sur) – Mid-rise residential; ₱84.7M
- Studio N (NCR) – High-rise residential; ₱267.0M
- Futura Centro (NCR) – High-rise residential; ₱161.7M
- 8 Spatial Davao (Davao) – Mid-rise building; ₱107.1M

Cumulative Disbursement: ₱1.841B (100% of net proceeds)

“These investments reflect our strategy to bring quality developments closer to emerging urban centers while driving inclusive growth,” said Ana Venus Mejia, FLI Executive Vice President and CFO. “By focusing on key regional hubs, we aim to create vibrant communities that support economic activity and improve quality of life.”

For further information, please contact
Investor Relations at IR@filinvestland.com

FIL's reinvestment program forms part of its long-term vision to strengthen its residential and lifestyle hubs nationwide, ensuring sustainable expansion, portfolio resilience, and value creation for its stakeholders.

Key Highlights:

- Buyback Date: December 11, 2024
- Shares Converted: 597,120,000 FILRT shares at ₱3.11 per share
- Program Completion: October 31, 2025
- Total Proceeds: ₱1.86 billion
- Focus: Mid-rise and high-rise residential projects in Luzon, Visayas, and Mindanao

Strengthened by Solid 9M 2025 Performance

This milestone comes on the back of FIL's strong financial results for the first nine months of 2025. The company posted ₱20.08 billion in revenues, a 9% year-on-year increase, driven by sustained residential demand and stable leasing performance across its nationwide portfolio.

Net income rose 5% to ₱3.64 billion, while EBITDA increased 9% to ₱9.01 billion, reflecting disciplined cost management and consistent operational efficiency. These results underscore the company's solid financial position as it accelerates development across key regional centers.

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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.

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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 Mimosa+ Leisure City (201 hectares), the latter in partnership with FDC.

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Facebook: www.facebook.com/filinvest

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