

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. February 20, 2026
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 Board Approves Up to ₱11.57 Billion Bond Issuance to Support Expansion Across Core 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 February 20, 2026


JENNIFER C. LEE
Assistant Corporate Secretary

Filinvest Land Board Approves Up to ₱11.57 Billion Bond Issuance to Support Expansion Across Core Segments

MANILA, Philippines — Filinvest Land, Inc. (FLI), one of the Philippines' leading full-range property developers, announced that its Board of Directors has approved the issuance of the third tranche of its ₱35-billion shelf registration program with the Securities and Exchange Commission, amounting up to ₱11.57 billion in fixed-rate peso-denominated bonds with maturities of up to ten (10) years.

The proposed issuance comes amid improving liquidity conditions and renewed investor appetite for high-quality corporate credits, reflecting market confidence in established developers with diversified portfolios and strong execution track records.

Proceeds from the issuance will refinance existing debt and support capital expenditures for priority projects across FLI's business segments reinforcing the company's disciplined growth strategy.

For 2026, FLI is targeting to launch residential developments, with a focus on in-demand mid-market and horizontal communities in key provincial growth corridors. These include walk-up condominium projects and township developments in San Rafael, Bulacan and Leganes, Iloilo, as well as the expansion of The Glens in San Pedro, Laguna and Sandia Homes in Tanauan, Batangas.

In retail and mixed-use estates, FLI continues to invest in asset enhancements and strategic expansions, particularly its regional malls. to strengthen tenant mix, drive foot traffic, and improve overall estate integration. These investments aim to further position Filinvest malls as community lifestyle hubs—spaces for dining, leisure, work, and everyday social interaction—while supporting complementary developments within its townships.

“This bond issuance allows us to further strengthen our capital structure while funding projects that directly support our growth priorities,” said Tristan Las Marias, FLI President and CEO “We remain focused on disciplined expansion, operational efficiency, and delivering long-term value to our stakeholders.”

With over five decades of experience and a nationwide footprint spanning residential communities, townships, office developments, retail centers, and industrial parks, FLI continues to demonstrate resilience and adaptability across property cycles.

The company's diversified platform positions it to capture opportunities arising from urban expansion, industrial decentralization, and sustained end-user housing demand in high-growth regional markets.

Further details on the offer, including final terms and timetable, will be announced upon regulatory clearance.

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About Filinvest Land, Inc. (FLI)

Filinvest Land, Inc. (PSE: FLI), a subsidiary of Filinvest Development Corporation (FDC), is one of the Philippines' leading and multi-awarded full-range property developers. The company is listed on the Philippine Stock Exchange under the trading symbol FLI.

Over the years, FLI has built a diverse portfolio of developments across the country, spanning best-value homes, townships, mixed-use communities, mid-rise and high-rise condominiums, office buildings, shopping centers, and leisure developments. Staying true to its mission, FLI continues to build the Filipino dream by creating sustainable and inclusive communities nationwide.

FLI owns 20% of Filinvest Alabang, Inc., the 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. The company is also developing two townships within 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.

For more information, visit www.filinvestland.com

For further information, please contact:

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