

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. March 16, 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 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 "PhilRatings Affirms PRS Aaa Rating for Filinvest Land's Proposed Php 11.57 Billion Bond Issuance, Reinforcing Investor Confidence".

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 March 16, 2026

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

## **PhilRatings Affirms PRS Aaa Rating for Filinvest Land's Proposed Php 11.57 Billion Bond Issuance, Reinforcing Investor Confidence**

Filinvest Land, Inc. (FLI) is returning to the capital markets with a proposed fixed-rate peso-denominated retail bond issuance of up to Php11.57 billion, supported by an Issue Credit Rating of PRS Aaa with a Stable Outlook from Philippine Rating Services Corporation (PhilRatings)—the highest rating assigned by the agency. The rating reflects FLI's capacity to meet its financial commitments and reinforces investor confidence in the company's financial strength and long-term growth strategy.

The proposed offering forms part of FLI's Php35.0 billion Shelf-Registered Philippine Peso-Denominated Fixed Rate Bond Program, previously approved by the Securities and Exchange Commission under SEC MSRD Order No. 64, Series of 2023. The issuance represents the third tranche under the program and may consist of three subseries: 3.5-year bonds due 2029, 5-year bonds due 2031, and 10-year bonds due 2036.

The capital raising supports FLI's continued expansion and decentralization strategy, as the company increasingly focuses on growth opportunities outside Metro Manila while strengthening its diversified property portfolio across residential, retail, office, and industrial segments.

With more than five decades of experience in the Philippine real estate industry, FLI has built a nationwide footprint across 56 cities and municipalities in 22 provinces. The company remains one of the country's leading developers of mid-rise residential buildings and continues to address housing demand in the affordable and middle-income segments, particularly in emerging regional growth centers.

Beyond residential developments, FLI has been expanding its leasing portfolio in regional areas, particularly in retail and industrial developments that help stimulate local economic activity and support growing provincial business communities. By investing in developments outside major urban centers, the company aims to create jobs, support enterprise growth, and help strengthen local economies.

This strategy is supported by a substantial nationwide landbank, providing a pipeline of developments that contribute to both community building and regional economic growth.

FLI's diversified portfolio and disciplined financial management have supported steady operating performance and strong liquidity, enabling the company to pursue expansion while maintaining financial stability.

PhilRatings noted that the PRS Aaa rating with a Stable Outlook reflects FLI's established brand, diversified real estate portfolio, sizeable landbank, sustained profitability, and sound liquidity position.

*About Filinvest Land, Inc. (FLI)*

*Filinvest Land, Inc. (PSE: FLI), the property arm of Filinvest Development Corporation, is one of the Philippines' most diversified real estate developers with a nationwide portfolio of more than 280 projects. With a 70-year track record, FLI builds across the full range of residential communities, mid- and high-rise condominiums, lifestyle retail, Grade A offices, mixed-use estates, and industrial parks that support inclusive and sustainable growth.*

*On the residential front, FLI serves a broad spectrum of Filipino families—from first-time homebuyers to urban professionals—through well-planned subdivisions, mid-market condo communities, and modern township living across key cities and fast-growing regional centers.*

*FLI is the master planner and developer behind several of the country's most strategic districts, including its stake in Filinvest Alabang, Inc., master developer of the 244-hectare Filinvest City; two expanding estates within the Clark Freeport and Special Economic Zone—Filinvest New Clark City and Filinvest Mimosa+ Leisure City; and the PEZA-registered Filinvest Innovation Park – Ciudad de Calamba, which supports modern manufacturing and logistics.*

*Recognized with multiple industry honors—including Developer of the Year and top regional and Asia-wide real estate awards—FLI continues to help shape the cities of tomorrow through developments that create long-term value for communities, businesses, and the Philippine economy.*

*For more information, visit [www.filinvestland.com](http://www.filinvestland.com)*

*For further information, please contact:*

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