

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. April 17, 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 6. (SEC Use Only)
Province, country or other jurisdiction Industry Classification Code:
of incorporation

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 Opens One Filinvest Building
Amid Sustained Demand for High-Quality Office Spaces".

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 April 17, 2026

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

Filinvest Land Opens One Filinvest Building Amid Sustained Demand for High-Quality Office Spaces



ORTIGAS CENTER, Philippines — Filinvest Land, Inc. (FLI) has officially opened One Filinvest, its newest office and retail development in Ortigas Center, reinforcing the company’s commitment to building high-quality workspaces that support employment growth and strengthen business ecosystems within Metro Manila.

The opening comes amid sustained demand for modern, well-located office spaces from companies prioritizing quality workplaces that enhance productivity, accessibility, and employee well-being.

A premium LEED Gold–certified office development, One Filinvest offers contemporary workspaces designed to meet the evolving needs of multinational companies, business process outsourcing (BPO) firms, and corporate tenants seeking high-quality, flexible, and sustainable office environments that meet global standards. Located in Ortigas Center— one of Metro Manila’s key business districts—the building features approximately 38,986 square meters of gross leasable office space, expanding Filinvest Land’s capacity to support corporate expansion and new business operations in the area.

“High-quality office environments remain a key component of thriving business districts,” said Tristan Las Marias, President and CEO of Filinvest Land, Inc. “With One Filinvest, our vision is to support business growth while contributing to the development of vibrant employment ecosystems.”

A Workplace Designed for Modern Enterprises

One Filinvest features flexible office configurations, allowing companies to lease entire floors or customized office layouts that align with evolving workspace strategies. The building also includes a curated ground-level that enhances the tenant experience while creating vibrant communal areas within the development.

The development has already attracted a growing roster of tenants from the technology, pharmaceutical, and entertainment sectors, underscoring continued demand for high-quality office spaces in strategic business locations. Additional multinational firms and BPO operators are expected to open in the coming months to join the building’s diverse tenant mix, reinforcing its role as a dynamic workplace hub within Ortigas Center.

Designed with sustainability in mind, the building incorporates energy-efficient mechanical systems, water-saving fixtures, and high-performance glass façades that reduce heat gain while maximizing natural light. It also features efficient lighting systems, optimized ventilation for improved indoor air quality, and environmentally responsible building materials, all of which contributed to its LEED Gold certification under globally recognized green building standards.

Expanding Filinvest Land’s Office Portfolio

The opening of One Filinvest strengthens Filinvest Land’s growing footprint of office developments across the country’s key business districts. In Filinvest City, Alabang, the company operates a cluster of office buildings within Northgate Cyberzone, including Filinvest One, Filinvest Two, Filinvest Three, Axis Towers One and Two, Vector One, Vector Two and Vector Three, and iHub 1 and 2, which collectively host multinational firms, technology companies, and business process outsourcing (BPO) operators.

Beyond Filinvest City, Filinvest Land’s office portfolio spans several strategic locations, including Studio 7 and Activa Offices in Quezon City; Filinvest Buendia and PBCom Tower in Makati; Filinvest Cyberzone Bay City in Pasay; Filinvest Cyberzone Cebu in Cebu IT Park; and Workplus flexible office developments in Clark, Pampanga—further expanding the company’s presence across major employment hubs in Metro Manila and key regional growth centers.

Across its office portfolio, Filinvest Land recorded a 23% increase in leasing transactions last year, reflecting sustained demand for high-quality workspaces as companies increasingly prioritize flight-to-quality offices—developments that offer an ideal combination of strategic location, sustainability features, and integrated amenities that support employee productivity and well-being.

The company maintained an overall office occupancy rate of 60% supported by a 93% renewal rate among expiring leases, indicating continued tenant confidence and satisfaction with its office developments.

Industry trends likewise point to a shift toward higher-quality office environments. As hybrid work continues to shape the corporate landscape, many companies are upgrading their workplaces to attract talent, strengthen collaboration, and enhance employee experience.

Building Spaces that Support Economic Growth

For Filinvest Land, its office portfolio remains a critical pillar of its broader strategy of developing integrated communities that connect living, livelihood, and opportunity. By bringing together workplaces, residential neighborhoods, retail centers, and mobility infrastructure, the company continues to shape environments where businesses can grow while supporting local employment and economic activity.

“As cities evolve, the role of offices extends beyond workplaces,” Las Marias added. “They become anchors of economic activity that help create thriving districts where businesses and communities grow together.”

With the opening of One Filinvest, Filinvest Land continues to expand its footprint in Metro Manila’s business districts while reinforcing its commitment to developing sustainable, people-centered environments that support the long-term growth of the Philippine economy.

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

For further information, please contact:

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