



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. May 13, 2026  
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. (632) 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 the 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 May 13, 2026

  
MA. RUIZ E. HERNANE

Corporate Secretary and Corporate Information Officer

# FILINVEST

DEVELOPMENT CORPORATION

The Beaufort East Tower, 5th Avenue corner 23rd Street,  
Bonifacio Global City, Taguig City, 1634 Philippines  
Tel No. (632) 7-798-3977

13 May 2026

SECURITIES AND EXCHANGE COMMISSION  
7907 Makati Avenue, Salcedo Village  
Barangay Bel-Air, Makati City

Attention: **ATTY. OLIVER O. LEONARDO**  
Director, Markets and Securities Regulation Department

Attention: **ATTY. RACHEL ESTHER J. GUMTANG-REMALANTE**  
Director, Corporate Governance and Finance Department

THE PHILIPPINE STOCK EXCHANGE  
6<sup>th</sup> to 10<sup>th</sup> Floors, PSE Tower 5<sup>th</sup> Avenue corner  
28<sup>th</sup> Street, Bonifacio Global City,  
Taguig City

Attention: **ATTY. JOHANNE DANIEL M. NEGRE**  
Head, Disclosure Department

PHILIPPINE DEALING & EXCHANGE CORP.  
29/F, BDO Equitable Tower  
8751 Paseo de Roxas, Makati City

Attention: **ATTY. SUZY CLAIRE R. SELLEZA**  
Head - Issuer Compliance and Disclosure Department

Re: **Property-for-Share Swap transaction between Filinvest Development Corporation (FDC) and Filinvest Hospitality Corporation (FHC)**

**Gentlemen/Ladies:**

Please be informed that at its meeting today, 13 May 2026, the Board of Directors of Filinvest Development Corporation (“FDC”), upon the endorsement of the Corporation's Related-Party Transactions Committee, approved the proposed property-for-shares swap transaction with Filinvest Hospitality Corporation (“FHC”).

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The transaction entails the issuance by FHC of shares in exchange for certain parcels of land, together with the buildings and improvements thereon (the “Properties”) consisting of more or less 64,999 sq.m., owned by FDC, and located at Barrio Mactan, City of Lapu Lapu, Province of Cebu.

The transaction is proposed to be implemented in two phases, with the corresponding portions of property for each phase to be determined and finalized by the management of FDC and FHC, based on third-party appraisal valuations and subject to the required regulatory approvals.

The consideration for the transaction consists of the issuance by FHC to FDC of an aggregate of 24,012,320 shares of stock, at an issue price of Php100.00 per share, or an aggregate value of Php2,401,232,000.00, for both phases of the transaction, based on current third-party appraisal valuation results and subject to applicable corporate, tax, and regulatory approvals.

The proposed property-for-share swap transaction, structured as a tax-free exchange, is intended to consolidate ownership of the Properties under FHC, a wholly owned subsidiary of FDC and the Group’s designated operating company for hospitality-related assets. The transfer is expected to improve asset management efficiency and streamline oversight of the Group’s hospitality investments. The transaction forms part of the Group’s internal reorganization and does not result in any change in beneficial ownership.

Very truly yours,

  
**MA. RUIZA R. HERNANE**  
Corporate Secretary