

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. July 6, 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 "Filinvest Land Hands Over Bicutan Property to DOTr for Mega-Transit Hub; Set to Boost Commuter Convenience and Job Creation".

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 July 6, 2026



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

**Filinvest Land Hands Over Bicutan Property to DOTr
for Mega-Transit Hub;
Set to Boost Commuter Convenience and Job Creation**



In Photo: South Commuter Rail Railway Extension Project Manager, Mr. Elias Nemesio Jose Giron; DOTr Undersecretary, Mr. Timothy John Batan; DOTr Secretary, Atty. Giovanni Z. Lopez; Filinvest Land EVP –Treasurer, Chief Operating Officer, and Chief Finance Officer, Ms. Ana Venus A. Mejia; FVP, Head of Business Planning, Mr. Sean Phip R. Imperial

In a major stride toward transforming the country’s mass transportation landscape, full-range property developer Filinvest Land Inc. (FLI) has officially turned over a prime 6,000 square meter property in Bicutan to the Department of Transportation (DOTr). This strategic land handover clears the way for the development of the highly anticipated Bicutan Station, a vital segment of the North-South Commuter Railway (NSCR) Project.

Designed as a premier mega-transit hub, the Bicutan Station will seamlessly integrate two of the national government’s most critical infrastructure initiatives: the 147-kilometer NSCR and the Metro Manila Subway Project. Through an innovative unidirectional track-sharing design, the station will enable Metro Manila Subway trains to operate smoothly along the NSCR line and establishes a continuous and efficient transit link from Clark to Calamba and to the rest of Metro Manila.

Alongside this significant property handover, FLI signified its plan to develop the Filinvest Pedestrian Link, a direct-connection infrastructure that would connect its 6.5-hectare property and future development to the station and features an elevated pedestrian bridge crossing the East Service Road coupled with a contiguous, at-grade covered canopy walkway. The protective canopy will extend directly from the base of the elevated link to fully cover the multimodal transport pick-up and drop-off point, guiding daily commuters safely and efficiently into the station's main entrance and exit and providing a world-class passenger experience.

Powering the Economy, Connecting Communities

This landmark handover underscores FLI's long-standing dedication to nation-building through synergistic public-private partnerships. By collaborating directly with the national government on the NSCR system, FLI aims to fuel economic momentum by directly linking living spaces with active livelihoods.

"We believe that a progressive economy relies heavily on robust infrastructure," said Tristan Las Marias, FLI President and CEO. "Our partnership with the DOTr for the Bicutan Station, which will be adjacent to one of our prime properties, is a testament to Filinvest Land's commitment to building the Filipino dream by providing efficient and convenient transportation connections to potential urban growth centers and nearby residential areas. By dedicating this land and developing the Filinvest Pedestrian Link, we are helping build a more connected nation where citizens can travel safely, efficiently, and with dignity."

A Major Catalyst for Job Generation

As construction ramps up toward a targeted completion in 2031, the massive scale of this 5.8-kilometer elevated railway segment—which includes both the Bicutan and Sucat Stations—is poised to become a massive employment driver.

The project is expected to generate 350,000 direct and indirect jobs during its intensive construction phase and eventual full systemwide operations in 2033. These opportunities will span engineering, construction, transit operations, maintenance, and local retail commerce within the transit corridor.

Elevating the Commuter Experience

For the system's estimated daily demand of roughly a million passengers, the future Bicutan Station promises unprecedented relief and convenience.

By allowing seamless transitions between the Metro Manila Subway and the NSCR's commuter and Limited Express fleets, daily travel times across the metro and neighboring provinces will be drastically cut. Furthermore, the Filinvest Pedestrian Link ensures that commuters are completely shielded from the elements. The covered walkway and elevated paths create a safe, weather-protected, and dignified transition from public utility vehicles at the public utility drop-off point directly to the train platforms.

The turnover of the property marks a pivotal milestone in the timeline of the nation's transit history, bringing the Philippines closer to a world-class, integrated mass transit system.

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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