

FILINVEST LAND, INC.

APPLICATION TO TENDER SHARES OF FILINVEST LAND, INC.

This application must be prepared in triplicate and completed in all parts:

1. FLI's/Stock Transfer Agent's Copy
2. Tender Offer Agent's Copy
3. Applicant's Copy

**DO NOT PROCEED UNLESS YOU HAVE
DECIDED TO TENDER YOUR SHARES**

This Application to Tender Shares (the "**Application**") of **FILINVEST LAND, INC.** ("**FLI**") is intended for shareholders of FLI (the "**Applicant**" or "**Tendering Shareholder**") who wish to tender their common shares of stock (the "**Tender Shares**") under the terms and conditions of the tender offer undertaken by FLI (the "**Terms of the Tender Offer**") attached as **Annex A** to this Application, which forms an integral part hereof in compliance with Section 19 of the Securities Regulation Code (the "**Tender Offer**"). FLI has also prepared SEC Form 19-1, which was filed with the Securities and Exchange Commission (the "**SEC**" or the "**Commission**") and The Philippine Stock Exchange, Inc. ("**PSE**") on 2 October 2024 (the "**Tender Offer Report**"). Unless otherwise specifically defined herein or the context otherwise requires, capitalized terms used in this Application have the same meaning given to them in the Tender Offer Report.

Each shareholder is advised to read and understand the provisions of SEC Form 19-1, the terms and conditions stated in this Application, and the Terms of the Tender Offer prior to making any decision. Inquiries and requests for assistance, and copies of SEC Form 19-1, may be directed to BPI Securities Corporation (the "**Tender Offer Agent**") at its contact details appearing on the attached Terms of the Tender Offer.

The Application Form, together with the required attachments set forth below must be received by the Tender Offer Agent no later than **27 November 2024, 12:00 p.m.**, unless extended by FLI with the approval of the SEC, at the time and date when the Tender Shares are tendered to FLI. FLI reserves the right to accept or reject any application to tender the Tender Shares, or to withdraw the Tender Offer, at its sole discretion.

REPRESENTATIONS, WARRANTIES, AND AUTHORIZATION

The Applicant hereby represents and warrants to FLI as follows: (i) all information contained in the Application and its attachments are true and correct and that the signatures thereon are genuine, properly authorized and obtained without use of fraud, coercion or any other vice of consent; (ii) the Tender Shares have been validly issued, fully paid and non-assessable; (iii) the Tendering Shareholder is the registered and absolute legal and beneficial owner of, and has good and marketable title, to the Tender Shares; (iv) the Tendering Shareholder has obtained all the required approvals and authorizations to enable it/him/her to transfer the Tender Shares to FLI, and there is no objection, adverse claim, dispute or notice concerning its/his/her right to tender and transfer the Tender Shares; (v) on the Cross Date, FLI will obtain full and valid title to the Tender Shares, free and clear from any warrants, interests, options, liens, claims and encumbrances and will be able to freely and fully exercise all rights and privileges arising from ownership of such Tender Shares; (vi) for corporate shareholders, the transfer of the Tender Shares to FLI shall not constitute a breach of the constitutive documents of the Tendering Shareholder or of any agreement or arrangement, law, order, regulations or other issuances applicable to the Tender Shares or the Tendering Shareholder; and (vii) each Tendering Shareholder has read and understood, and has relied solely upon the provisions of the Tender Offer Report, and any and all documents and materials provided by FLI in connection therewith or in relation thereto, and the terms and conditions of the Tender Offer as stated therein, and unconditionally accepts such terms and conditions. The Tendering Shareholder understands that no person has been authorized to give information or to make any representation with respect to the Tender Offer other than those specified and made in the Tender Offer Report.

The Applicant, in executing this Application, confirms that it/he/she: (i) has paid all the customary selling charges, including broker's commission and all relevant taxes thereon, for the Tender Shares; (ii) has read and understood and unconditionally accepted the Terms of the Tender Offer and Instructions to Participating Brokers attached to this Application (as applicable); (iii) warrants having read and understood and relied solely upon the provisions of SEC Form 19-1 and the terms and conditions stated herein, and unconditionally accepts said terms and conditions; and (iv) understands that no person has been authorized to give information or to make any representation with respect to the Tender Offer other than those specified and made in the SEC Form 19-1.

The Applicant further authorizes FLI, the Tender Offer Agent, and Stock Transfer Service, Inc. (the "**Stock Transfer Agent**"), to collect, process, retain, share, dispose and destroy such information that are required to enable FLI, the Tender Offer Agent and the Stock Transfer Agent to carry out their duties under the Tender Offer, including personal, sensitive or privileged information of such Applicant. In addition, by signing this application, the Applicant hereby (i) consents to the collection, processing, retention, sharing, disposal and destruction by the foregoing of the information contained herein (the "**Information**") and (ii) acknowledges receipt of notice of and consents to the following:

- FLI, the Tender Offer Agent, and the Stock Transfer Agent shall collect, process, retain, share, dispose and destroy the Information in accordance with the Data Privacy Act of 2012 and its Implementing Rules and Regulations ("**IRR**").
- FLI, the Tender Offer Agent, and the Stock Transfer Agent shall not sell, trade or otherwise share the Information for marketing purposes to third parties without the consent of the Applicant. FLI, the Tender Offer Agent, and the Stock Transfer Agent may disclose the Information to:
 - government or regulatory agencies if required by applicable law or by an order of government or regulatory agency or if reasonably determined by FLI, the Tender Offer Agent, or the Stock Transfer Agent to be necessary in relation to the use of the Information in connection with the provision of any service related to this Applicant's account and for data processing, storage, retention, collection, sharing, disposal and destruction as may be necessary for the provision of such service, anti-money laundering monitoring, review and reporting and for purposes of complying with any law or regulation (the "**Purpose**"), for law enforcement purposes, national security or public interest;
 - its employees, directors, officers, representatives, agents and service providers if FLI, the Tender Offer Agent, and the Stock Transfer Agent deem it reasonably necessary in relation to the Purpose; and
 - its subsidiaries and affiliates as well as employees, directors, officers, representatives, agents and service providers of such subsidiaries and affiliates if FLI, the Tender Offer Agent, and the Stock Transfer Agent deem it reasonably necessary in relation to the Purpose.
- The Applicant has rights and remedies relating to the processing of the Information under the Data Privacy Act of 2012, its IRR and under applicable laws, such as, but not limited to the right to access the Information in accordance with the procedures of FLI, the Tender Offer Agent, and the Stock Transfer Agent to have it corrected in accordance with the procedures of FLI, the Tender Offer Agent, the Stock Transfer Agent and to file a complaint with the appropriate government agency. Please refer to the National Privacy Commission for details of such rights and remedies.
- The Applicant may address any concerns or questions regarding the processing of the Information to the Data Privacy Officer of the relevant (i) FLI, (ii) Tender Offer Agent, and/or (iii) Stock Transfer Agent, if any.

If this Application is executed by a broker, custodian bank, or PSE Trading Participant (the "**PCD Participant**"), the PCD Participant hereby represents and warrants that:

- it is accredited as eligible to trade and hold Real Estate Investment Trusts ("REITs") for its client/s as determined by the PSE and authorized to avail of the Name-on-Central-Depository ("**NoCD**") Facility;
- each of their clients has a NoCD account (with holdings segregated and assigned a unique NoCD ID) covered by the Application for Tender Offer. To the extent that it is not an Eligible PCD Participant, it has taken the necessary steps to confirm that the Tendering Shareholders has nominated an Eligible PCD Participant to receive the Consideration Shares.
- it is duly licensed under applicable law and regulations and has the full power and authority to act on behalf of its client in connection with the tender of its client's FLI shares in the Tender Offer.
- it has obtained all necessary authorizations, consents, and approvals from its clients to tender the client's FLI shares in the Tender Offer in accordance with these Terms of the Tender Offer, and such authorizations are in full force and effect.
- it has provided its client with all material information regarding the Tender Offer, including the delivery of the required notice/s under applicable rules, and the implications/impact of tendering the FLI shares, enabling its client to make an informed decision.
- it has disclosed to the client all fees, taxes, charges and commissions related to the Tender Offer, and the client has acknowledged and agreed to such fees, taxes, charges, and commissions.
- it will comply with all applicable laws, rules, and regulations in connection with the tender of the client's FLI shares in the Tender Offer.
- it holds, as a custodian or nominee, the FLI shares of its clients that are being tendered in this Tender Offer, and it has full authority to transfer the Tender Shares to FLI or its Tender Offer Agent.
- it represents that the FLI shares being tendered on behalf of its client are validly held by its client and are free from any liens, encumbrances, or adverse claims.
- it will transfer the Tender Shares of its clients to FLI in accordance with these Terms of the Tender Offer, ensuring that all necessary actions are taken to facilitate the transfer.
- it represents that its execution, delivery, and performance of its obligations under this Tender Offer will not conflict with, or result in a breach of any agreement or instrument to which the PCD Participant is a party or by which it is bound.

Applicant's / PCD Participant's
Full Name in Print

Applicant's Mailing Address
(Building, Street Address, District and City)

Applicant's
Country of Residence

Applicant's / PCD Participant's Signature

Tel. No. (s)

Tax Identification Number

Nationality

APPLICATION TO TENDER SHARES

I/We hereby apply to tender the following common shares of FLI under the terms stated or referred to herein, and the Terms of the Tender Offer:

No. of Tender Shares (FLI)	Exchange Ratio	Equivalent FILRT Shares (FILRT)
	1 FLI Share for 0.32 FILRT Share	

FLI shall purchase the Tender Shares from the Applicant in exchange for shares of Filinvest REIT Corp. ("**Consideration Shares**") at an exchange ratio of **0.32** Consideration Share for every **1.00** Tender Share tendered by the Applicant (the "**Exchange Ratio**"). Only Applicants with a NoCD account will be allowed to participate in the Tender Offer. The Consideration Shares shall be issued in scripless form, with the Stock Transfer Agent maintaining the scripless Registry of Shareholders as the Registrar of the Tender Shares, and lodged with the Philippine Depository & Trust Corp. ("**PDTC**") as Depository Agent through the PCD Participant nominated by the Applicants. **The Applicant should indicate below the name of the PSE Trading Participant under whose name the Consideration Shares shall be registered.** The customary buying charges for the Tender Shares and the customary buying and selling charges, including the broker's commission, and the taxes thereon, for the Consideration Shares, shall be for the account of FLI.

TO BE COMPLETED BY PCD PARTICIPANTS

Name of Nominated PCD Participant	NoCD BP ID of PCD Participant (11 characters)	PCD Participant Acct. No. (1 character)	NoCD BP ID of Tendering Shareholder(s) (11 characters)
-----------------------------------	--	--	---

We confirm that we are a PSE Trading Participant and that the Applicant(s) named in this Application is(are) our *bona fide* client(s).

Authorized Signatory

Authorized Signatory

Upon issuance of the Consideration Shares, the Applicant may request the Stock Transfer Agent to issue stock certificates evidencing their holdings of the Consideration Shares. Any expense to be incurred in relation to such issuance shall be for the account of the requesting Applicant.

PAYMENT

Payment of the charges/fees/costs arising from the tendering of the FLI shares shall be made via (i) a personal/corporate/cashier's/manager's check drawn against an account with a BSP-authorized bank having a clearing period of no more than one (1) Banking Day or (ii) cash payment deposited into the designated bank account of the Tender Offer Agent. The check must be dated as of the date of the submission of this Application, made payable to "BPI SECURITIES CORPORATION", and crossed "Payee's Account Only". Only checks with a clearing period of no more than one (1) Banking Day from date of receipt will be acceptable.

PCD Participants must attach the check or the proof of payment (in the form of a validated check/cash deposit slip) to this Application upon submission to the Tender Offer Agent. Applicants may obtain details about the designated bank account of the Tender Offer Agent through the contact numbers provided in the Tender Offer Report.

MODE OF PAYMENT	DRAWEE BANK / BRANCH (for Check Payments)	CHECK NO. (for Check Payments)	AMOUNT
Check Payment (see attached check)			
Check Deposit (see attached validated check deposit slip)			
Cash Deposit (see attached validated check deposit slip)			

For any amount of selling charges paid that is in excess of the actual selling charges applied, please return such excess amount *via* remittance or deposit to the following account of the PCD Participant:

ACCOUNT NAME	
ACCOUNT NUMBER	
BANK	
BANK BRANCH	
BANK ADDRESS	

REQUIRED ATTACHMENTS TO THIS APPLICATION

A valid tender of the Tender Shares shall be made by accomplishing and delivering this Application Form, which, along with the following attachments, must be received by the Tender Offer Agent not later than 12:00 p.m. of 27 November 2024.

(a) Original FLI stock certificates duly endorsed to the designated PCD Participant that is an Eligible TP, as defined below, for lodgment and to be verified by the Tender Offer Agent with the Stock Transfer Agent, as valid and authentic certificates.

For those whose stock certificate/s covering the Tender Share/s is/are lost, such shareholder(s) should submit to the designated PCD Participant, and such PCD Participant shall deliver to the Tender Offer Agent along with the Application no later than ten (10) trading days prior to the end of the Tender Offer Period, the following: (i) one (1) original of a duly notarized affidavit of loss (in substantially the form of **Annex E** to the Application which is under Exhibit D of the SEC Form 19-1 filed by FLI with the SEC); (ii) copy of the affidavit of loss as published in a newspaper of general circulation; (iii) affidavit of publication (of affidavit of loss); and (iv) bond in the amount of twice the closing price per share of the FLI shares as of the date of execution of the affidavit of loss, multiplied by the number of shares covered by each lost stock certificate.

(b) **IF THE APPLICANT IS AN INDIVIDUAL**

For holders of Scripless Shares: Tendering Shareholders shall advise their PCD Participant of their intention to tender and comply with such PCD Participant's internal procedures and requirements to participate in the Tender Offer.

For holders of Certificated Shares: To comply with the listing rules of the PSE (including the Amended Listing Rules for Real Estate Investment Trusts) (the "PSE Rules"), the Consideration Shares shall be delivered to the Tendering Shareholders in scripless form and lodged with the PDTC under their NoCD facility. As such, Tendering Shareholders are required to nominate an eligible PSE trading participant (subject to the latter's confirmation) with whom the Tendering Shareholders may request for the creation of their NoCD account and where the Consideration Shares may be delivered or lodged (the "**Eligible TP**"). Otherwise, the Application to Tender shall not be accepted. The NoCD account is a requirement to participate in the Tender Offer and only Eligible TPs are allowed to trade REIT shares pursuant to the PSE Rules. See *Application Process in Exhibit A – Terms of the Offer* for further details.

(c) **IF THE APPLICANT IS A CORPORATION**

- (i) Notarized Board Resolution (substantially in the form of the Secretary's Certificate attached as **Annex C** to the Application, which is under Exhibit D of the SEC Form 19-1 filed by FLI with the SEC) authorizing the sale of the Tender Shares, designating signatories for the purpose and indicating the specimen signatures of those signatories.
- (ii) Copy of the SEC Registration or equivalent constitutive document certified as true copy of the original by the Corporate Secretary or equivalent person having official custody of company records.
- (iii) Copy of latest Articles of Incorporation and By-Laws of the Applicant or equivalent constitutive document certified as true copy of the original by the Corporate Secretary or equivalent person having official custody of company records.
- (iv) Duly accomplished signature cards containing the specimen signature of the Applicant's designated authorized signatories and verified by the Applicant's Corporate Secretary or equivalent person having official custody of company records.
- (v) Copy of latest General Information Sheet ("**GIS**") filed with SEC and certified as true copy of the original by the Corporate Secretary or equivalent person having official custody of company records.
- (vi) For corporations based abroad, if a document that is required to be notarized is executed abroad and the country where it was executed is a member state of the Apostille Convention, then it must be authenticated by the Office of the Philippine Consul in the country where the document is executed.

(d) **IF THE APPLICANT IS A PARTNERSHIP**

- (i) Copy of SEC Registration or equivalent constitutive document certified as true copy of the original by the Partnership Secretary or equivalent person having official custody of the partnership records.
- (ii) Copy of the latest Articles of Partnership of the Applicant or equivalent constitutive document certified as true copy of the original by the Partnership Secretary or equivalent person having official custody of the partnership records.
- (iii) Notarized Partnership Resolution (in substantially the form of the Partners' Certificate attached as **Annex D** to the Application, which is under Exhibit D of the SEC Form 19-1 filed by FLI with the SEC) authorizing the sale of the Tender Shares, designating signatories for the purpose and indicating the specimen signature of the signatories.
- (iv) Duly accomplished signature cards containing the specimen signature of the Applicant's designated authorized signatories and verified by the Applicant's Partnership Secretary or equivalent person having official custody of the partnership records.
- (vii) For partnerships based abroad, if a document that is required to be notarized is executed abroad and the country where it was executed is a member state of the Apostille Convention, then it must be authenticated by the Office of the Philippine Consul in the country where the document is executed.

ACKNOWLEDGMENT

This Application (with all the required attachments indicated herein) is received, subject to the terms and conditions set forth in this Application and to the Terms of the Tender Offer.

On behalf of Filiinvest Land, Inc.
By: BPI Securities Corporation

Authorized Signature(s)

Date

Time

**TERMS OF THE TENDER OFFER
FOR THE COMMON SHARES OF FILINVEST LAND, INC.**

Set forth herein are the terms and conditions for the tender offer of Filinvest Land, Inc. (“**FLI**” or the “**Company**”) to reacquire up to One Billion Eight Hundred Sixty-Six Million (1,866,000,000) common shares representing approximately Seven and 69/100 percent (7.69%) of the total outstanding shares of FLI.

Unless otherwise specifically defined herein or the context otherwise requires, capitalized terms used in these Terms of the Tender Offer have the same meanings given to them in SEC Form 19-1 filed by FLI with the Securities and Exchange Commission (the “**Commission**” or the “**SEC**”) and The Philippine Stock Exchange, Inc. (the “**Exchange**” or the “**PSE**”) on 2 October 2024.

Party Making the Tender Offer	FLI																		
Subject Company	FLI																		
Subject Shares	Up to One Billion Eight Hundred Sixty-Six Million (1,866,000,000) common shares of FLI (the “ Tender Shares ”)																		
Tender Offer Consideration	<p>The Tender Shares shall be acquired by FLI in exchange for Filinvest REIT Corp. (“FILRT”) common shares at an exchange ratio of 0.32 FILRT shares (the “Consideration Shares”) for every 1.00 Tender Share tendered and accepted for payment. No fractional Consideration Share will be issued in exchange for Tender Shares. The Consideration Shares that the Tendering Shareholders shall receive shall be rounded down to the nearest whole share.</p> <p>The exchange ratio was based on the respective crossing prices of the Consideration Shares and Tender Shares which were determined as follows: for the Consideration Shares, by computing the ten (10)-day volume weighted average price ending 23 September 2024 (“VWAP”); and for the Tender Shares, by computing the VWAP plus a premium in the amount of Php0.36 per share. The crossing prices are Php1.00 per share for the Tender Shares and Php3.11 per share for the Consideration Shares.</p>																		
Entitlement and Eligibility	Any registered owner of any number of Tender Shares as of any date during the Tender Offer Period (as defined below), is entitled to transfer its/his/her Tender Shares to FLI subject to and in accordance with these Terms of the Tender Offer.																		
Tender Offer Period	<p>The Tender Offer shall be during business hours and will commence at 9:00 a.m. on 7 October 2024 and end at 12:00 p.m. on 27 November 2024 (the “Tender Offer Period”). In the event of a declaration of a new holiday(s) in the Philippines during the Tender Offer Period or the occurrence of any fortuitous event that would result in the closure of government offices for a full business day in Mandaluyong City, Makati City, and Taguig City, said Tender Offer Period will automatically be extended by the corresponding number of days of holiday or closure of government offices. FLI reserves the right to extend the Tender Offer Period, in accordance with the Implementing Rules and Regulations of the Securities Regulation Code, subject to obtaining the approval of the Commission.</p> <p>The following is the schedule of the Tender Offer:</p> <table border="1"> <tr> <td>Commencement of the Tender Offer Period</td> <td>7 October 2024, 9:00 a.m.</td> </tr> <tr> <td>End of the Tender Offer Period</td> <td>27 November 2024, 12:00 p.m.</td> </tr> <tr> <td>Report of Results of the Tender Offer and Acceptance of Shares Tendered</td> <td>6 December 2024</td> </tr> <tr> <td>Cross Date</td> <td>9 December 2024</td> </tr> <tr> <td>Settlement Date</td> <td>11 December 2024</td> </tr> </table>	Commencement of the Tender Offer Period	7 October 2024, 9:00 a.m.	End of the Tender Offer Period	27 November 2024, 12:00 p.m.	Report of Results of the Tender Offer and Acceptance of Shares Tendered	6 December 2024	Cross Date	9 December 2024	Settlement Date	11 December 2024								
Commencement of the Tender Offer Period	7 October 2024, 9:00 a.m.																		
End of the Tender Offer Period	27 November 2024, 12:00 p.m.																		
Report of Results of the Tender Offer and Acceptance of Shares Tendered	6 December 2024																		
Cross Date	9 December 2024																		
Settlement Date	11 December 2024																		
Right to Withdraw	FLI reserves the right to withdraw the Tender Offer at any time prior to the acceptance of any bids, subject to compliance with regulatory requirements.																		
Tender Offer Agent	<p>BPI Securities Corporation</p> <table border="1"> <tr> <td>Contact Person</td> <td>Mark Rome M. Race Buena M. Bascuguin Rainstar I. Roque</td> </tr> <tr> <td>Telephone</td> <td>8580-4774 8580-4779 8580-4775</td> </tr> <tr> <td>Address</td> <td>23/F ATG2 Paseo De Roxas Makati City</td> </tr> </table> <p>For inquiries on the Tender Offer, please contact any of the following personnel of the Tender Offer Agent:</p> <table border="1"> <thead> <tr> <th>Name</th> <th>Telephone No.</th> <th>Email Address</th> </tr> </thead> <tbody> <tr> <td>Buena M. Bascuguin</td> <td>8580 4779</td> <td>bmbascuguin@bpi.com.ph</td> </tr> <tr> <td>Emeline T. De la Cruz</td> <td>8580 4642</td> <td>etdelcruz1@bpi.com.ph</td> </tr> <tr> <td>Krachel Anne M. Carcabuso</td> <td>8580 4643</td> <td>kamcarcabuso@bpi.com.ph</td> </tr> </tbody> </table>	Contact Person	Mark Rome M. Race Buena M. Bascuguin Rainstar I. Roque	Telephone	8580-4774 8580-4779 8580-4775	Address	23/F ATG2 Paseo De Roxas Makati City	Name	Telephone No.	Email Address	Buena M. Bascuguin	8580 4779	bmbascuguin@bpi.com.ph	Emeline T. De la Cruz	8580 4642	etdelcruz1@bpi.com.ph	Krachel Anne M. Carcabuso	8580 4643	kamcarcabuso@bpi.com.ph
Contact Person	Mark Rome M. Race Buena M. Bascuguin Rainstar I. Roque																		
Telephone	8580-4774 8580-4779 8580-4775																		
Address	23/F ATG2 Paseo De Roxas Makati City																		
Name	Telephone No.	Email Address																	
Buena M. Bascuguin	8580 4779	bmbascuguin@bpi.com.ph																	
Emeline T. De la Cruz	8580 4642	etdelcruz1@bpi.com.ph																	
Krachel Anne M. Carcabuso	8580 4643	kamcarcabuso@bpi.com.ph																	
Application Process	<p>All applications shall be evidenced by the Application to Tender, duly executed by an authorized signatory of the applicant and the corresponding payment for the broker’s selling commission (and applicable fees and taxes thereon) on the Tender Shares. The duly executed Application to Tender and required documents should be submitted during the Tender Offer Period to the Tender Offer Agent. Tendering Shareholders of certificated shares that are located outside the Philippines may initially submit an Application to the Tender (together with the other required documents) to the Tender Offer Agent by email, with the original copies delivered via courier thereafter such that the relevant documents are received by the Tender Offer Agent on or before the end of the Tender Offer Period.</p> <p>To comply with the listing rules of the PSE (including the Amended Listing Rules for Real Estate Investment Trusts (“REIT”)) (the “PSE Rules”), the Consideration Shares shall be delivered to the Tendering Shareholders in scripless form and lodged with the Philippine Depository and Trust Corporation (“PDTC”) under their Name-on-Central Depository (“NoCD”) facility. As such, Tendering Shareholders are required to nominate a REIT-eligible PSE trading participant (subject to the latter’s confirmation) with whom the Tendering Shareholders may request for the creation of their NoCD account and where the Consideration Shares may be delivered or lodged (the “Eligible TP”). Otherwise, the Application to Tender shall not be accepted. The NoCD account is a requirement to participate in the Tender Offer and only Eligible TPs are allowed to trade REIT shares pursuant to the PSE Rules.</p>																		

For holders of Scripless Shares:

Tendering Shareholders shall advise their respective broker, custodian bank, or PSE Trading Participant (each, a **"PCD Participant"**) of their intention to tender and comply with such PCD Participant's internal procedures and requirements to participate in the Tender Offer.

The PCD Participants shall then accomplish the following:

1. Accomplish the Application to Tender on behalf of its clients who are Tendering Shareholders and who have expressed interest in participating in the Tender Offer, and submit the Application to Tender along with the complete Supporting Documents (as defined below), to the Tender Offer Agent on or before 12:00 p.m. on 27 November 2024. If the PCD Participant is not an Eligible TP (and does not intend to become an Eligible TP), require its client(s) who is(are) Tendering Shareholder(s) to nominate an Eligible TP to whom the Consideration Shares may be delivered for lodgment. Attach the duly accomplished Schedule of Tender Shares for Delivery to Nominated Eligible TPs (in the form of Annex F of the SEC Form 19-1) to the Application to Tender upon submission of the same to the Tender Offer Agent.
2. Submit the letter to the Tender Offer Agent (in the form of Annex A to the Instructions to Participating Brokers, which is Exhibit G of the SEC Form 19-1) and proof of payment¹ of the customary selling charges for the Tender Shares not later than 12:00 p.m. on 27 November 2024.
3. Electronically transfer the scripless shares *via* EQ Trade to the Tender Offer Agent at the same time that the Application to Tender is delivered to the Tender Offer Agent.
4. Remit to the Tender Offer Agent the applicable sell-side fees shouldered by the tendering shareholder as laid out under **"Taxes and Other Expenses"** at the same time that the Application to Tender is delivered to the Tender Offer Agent and the scripless Tendered Shares are electronically transferred to the Tender Offer Agent.
5. If the PCD Participant is an Eligible TP, request for creation of a NoCD account where the scripless shares will be credited for each of their Tendering Shareholder clients with PDTC. PDTC shall assign a unique NoCD ID for every account created.

For holders of Certificated Shares:

Tendering shareholders shall convert their certificated shares to scripless form through lodgment with a PCD Participant who is an Eligible TP. To lodge the stock certificates, the Tendering Shareholder must:

1. Contact Stock Transfer Service, Inc. (the **"Stock Transfer Agent"** or **"STSI"**) to check whether or not there is a need to update the stockholder's records with STSI. If the stockholder's record with the Stock Transfer Agent needs updating, submit the required documents to STSI to update said record.
2. Deliver the original FLI stock certificate(s), duly endorsed, to the designated PCD Participant that is an Eligible TP for lodgment no later than five (5) trading days prior to the end of the Tender Offer Period or on 20 November 2024. The Tendering Shareholder must have an existing securities account with said PCD Participant or must open a securities account with the same for the lodgment of the Tender Shares in certificated form.²
3. Inform such designated PCD Participant that is an Eligible TP of intention to participate in the Tender Offer and comply with such PCD Participant's internal procedures and requirements to participate in the Tender Offer (including requirements related to the opening of a NoCD account with the PDTC).

Upon completion of lodgment, the relevant PCD Participant shall follow the same set of procedures required of it as laid out in the section **"For holders of Scripless Shares"**.

Those who do not have a designated PCD Participant may designate BPI Securities Corporation (**"BPI Securities"**) or any other PCD Participant that is an Eligible TP as their designated PCD Participant and open an account for the lodgment of their certificated shares, including a NoCD account for the delivery of the Consideration Shares.

A list of Eligible TPs can be found in the following link: <https://www.pse.com.ph/directory/#tp2>.

The PCD Participants that is an Eligible TP must then do the following:

1. Request for creation of a NoCD account where the scripless shares will be credited for each of their Tendering Shareholder clients with the PDTC. PDTC shall assign a unique NoCD ID for every account created.
2. Request for lodgment of the shares with PDTC no later than three (3) trading days before the end of the Tender Offer Period or 22 November 2024. The Tender Shares must be received by the Tender Offer Agent in scripless form on or before 12:00 p.m. on 27 November, 2024.

Lodgment fees shall be for the account of the Tendering Shareholder.

3. Once the shares are converted into scripless form, PCD Participants must follow the instructions to PCD Participants under **"For Holders of Scripless Shares"** above to the extent not yet performed.

If a PCD Participant has both Filipino and Non-Filipino Tendering Shareholders, the PCD Participant must submit two (2) separate Applications to Tender, which covers the following: (i) aggregate Tender Shares of Filipino Tendering Shareholders and (ii) aggregate Tender Shares of Non-Filipino Tendering Shareholders.

In addition to the documents enumerated above, the list of additional documents that need to be attached by the designated PCD Participant to the Application to Tender upon submission to the Tender Offer Agent are as follows (the **"Supporting Documents"**):

For Corporations:

1. Notarized Board Resolution (in substantially the form of the Secretary's Certificate attached as Annex C to the Application to Tender, which is under Exhibit D of the SEC Form 19-1 filed by FLI with the Commission) authorizing the sale of the Tender Shares, designating signatories for the purpose and indicating the specimen signatures of those signatories.

¹ Proof of payment may be in the form of the check payable to "BPI SECURITIES CORPORATION", validated deposit slip or cable copy.

² Each PCD Participant will have varying internal policies and procedures for opening a securities account and a NoCD account. Tendering Shareholders will have to comply with such account opening policies and procedures of the designated PCD Participant.

	<ol style="list-style-type: none"> 2. Copy of the SEC Registration or equivalent constitutive document certified as true copy of the original by the Corporate Secretary or equivalent person having official custody of company records. 3. Copy of latest Articles of Incorporation and By-Laws of the Applicant or equivalent constitutive document certified as true copy of the original by the Corporate Secretary or equivalent person having official custody of company records. 4. Duly accomplished signature card containing the specimen signature of the Applicant's designated authorized signatories and verified by the Applicant's Corporate Secretary or equivalent person having official custody of company records. 5. Copy of latest General Information Sheet ("GIS") filed with SEC and certified as true copy of the original by the Corporate Secretary or equivalent person having official custody of company records. 6. For corporations based abroad, if a document that is required to be notarized is executed abroad and the country where it was executed is a member state of the Apostille Convention, then it must be authenticated by the Office of the Philippine Consul in the country where the document is executed. <p>For Partnership:</p> <ol style="list-style-type: none"> 1. Copy of SEC Registration or equivalent constitutive document certified as true copy of the original by the Partnership Secretary or equivalent person having official custody of the partnership records. 2. Copy of the latest Articles of Partnership of the Applicant or equivalent constitutive document certified as true copy of the original by the Partnership Secretary or equivalent person having official custody of the partnership records. 3. Notarized Partnership Resolution (in substantially the form of the Partners' Certificate attached as Annex D to the Application to Tender, which is under Exhibit D of the SEC Form 19-1 filed by FLI with the Commission) authorizing the sale of the Tender Shares, designating signatories for the purpose and indicating the specimen signature of the signatories. 4. Duly accomplished signature card containing the specimen signature of the Applicant's designated authorized signatories and verified by the Applicant's Partnership Secretary or equivalent person having official custody of the partnership records. 5. For partnerships based abroad, if a document that is required to be notarized is executed abroad and the country where it was executed is a member state of the Apostille Convention, then must be authenticated by the Office of the Philippine Consul in the country where the document is executed. <p>For Tendering Shareholders whose stock certificate/s covering the Share/s is/are lost, such shareholder(s) should submit to the designated PCD Participant, and such PCD Participant shall deliver to the Tender Offer Agent along with the Application to Tender no later than ten (10) trading days prior to the end of the Tender Offer Period, the following: (i) one (1) original copy of a duly notarized affidavit of loss (in substantially the form of Annex E to the Application to Tender which is under Exhibit D of the SEC Form 19-1 filed by FLI with the Commission); (ii) copy of the affidavit of loss as published in a newspaper of general circulation; (iii) affidavit of publication (of affidavit of loss); and (iv) bond in the amount of twice the closing price per share of the Tender Shares as of the date of execution of the affidavit of loss, multiplied by the number of shares covered by each lost stock certificate.</p> <p>Applications to Tender received thereafter or without the required documents (including the complete Supporting Documents) will be rejected. Applications to Tender shall be considered irrevocable upon submission to the Tender Offer Agent, and shall be subject to the terms and conditions of the Tender Offer. Applications to Tender may be rejected if (i) the sell-side fees are not fully paid; (ii) payments are insufficient or where checks, as applicable, are dishonored upon first presentment; (iii) the Applications to Tender (including all its required attachments and Supporting Documents) are not received by the Tender Offer Agent on or before the deadline set; (iv) the Applications to Tender do not comply with the terms of the Offer; or (v) the Applications to Tender do not have sufficient information as required in the Application to Tender or are not supported by the required document.</p>
<p>Payment of Consideration</p>	<p>On Settlement Date, the Tender Offer Agent shall electronically transfer the Consideration Shares to the Tendering Shareholders through the designated PCD Participant that is an Eligible TP nominated by each of the Tendering Shareholder in their respective Applications to Tender or the Eligible TP indicated by the PCD Participant in the Schedule of Tender Shares for Delivery to Eligible TPs submitted to the Tender Offer Agent, who shall credit the Consideration Shares to the Tendering Shareholders' NoCD accounts.</p> <p>Should the Tendering Shareholder wish to receive the Consideration Shares in certificated form, he/she shall coordinate his/her designated PCD Participant or the Eligible TP to request for the upliftment of the Consideration Shares, who shall then request it from PDTC. The designated PCD Participant or Eligible TP shall coordinate with the Tendering Shareholder on the pick-up/delivery of the stock certificates for the Consideration Shares. Upliftment fees shall be for the account of the requesting Tendering Shareholder.</p> <p>Delivery to the Tender Offer Agent of each required document in relation to the Tender Offer shall be deemed made only upon actual receipt thereof by the Tender Offer Agent. FLI or the Tender Offer Agent reserves the right to require presentation or submission of any additional documents for the purpose of, among others, enabling the Tender Offer Agent to determine from any Tendering Shareholder (or any person acting on its behalf) the validity, eligibility, and acceptability of any common shares in FLI tendered pursuant to the Tender Offer.</p> <p>FLI or the Tender Offer Agent shall not be held liable for any Application to Tender that is rejected or not acceptable due to failure to meet any of the requirements set forth above.</p>
<p>Acceptance of Shares</p>	<p>FLI, through the Tender Offer Agent, shall accept the Tender Shares or proportionately allocate Tender Shares on 6 December 2024.</p> <p>If the total number of shares tendered in the Tender Offer exceeds the maximum number of shares to be purchased, FLI shall accept and pay the Tender Shares on a pro rata basis, disregarding fractions, according to the number of Tender Shares by each Tendering Shareholder during the Tender Offer Period. The Taxes and Other Expenses previously collected which are attributable to the disregarded fractions, and the unaccepted Tender Shares, as applicable, shall be returned to the Tendering Shareholder through its designated PCD Participant. All remittance fees, if any, shall be shouldered by the relevant remitter.</p>
<p>Withdrawal of Securities and Manner of Payment</p>	<p>The Tender Shares tendered may be withdrawn by the stockholder of record at any time during the Tender Offer Period by submitting a written request for the tendered Tender Shares to the Tender Offer Agent and surrendering the receiving copy of the Application to Tender signed by the Tender Offer Agent. The deadline to withdraw tendered Tender Shares shall be at 12:00 p.m., on 27 November 2024.</p> <p>The written request for the withdrawal must specify the: (i) name of Tendering Shareholder, and (ii) number of Tender Shares to be withdrawn. If the stock certificates evidencing the Tender Shares tendered have been delivered to the Tender Offer Agent, the serial number of such certificates must likewise be indicated in the written request.</p>

	Tender Shares shall be returned in the same form it was received to the designated PCD Participant within ten (10) trading days from the end of the Tender Offer Period. The cost of returning the Tender Shares shall be borne by the shareholder making the withdrawal.														
Taxes and Other Expenses	<p>For this Tender Offer, the Selling Shareholder's expenses are enumerated below in relation to the conveyance of the Tender Shares to FLI. Only the one-time per PCD Participant EQ Trade fees in relation to the transfer of aggregated Tender Shares to the Tender Offer Agent, and expenses in relation to the conveyance of the Consideration Shares in scripless form from FLI to the Tendering Shareholder, shall be for FLI's account. Payment shall be made upon the submission of the Tendering Shareholder's Application to Tender or within the PCD Participant's deadline for payment:</p> <table border="1" data-bbox="565 344 1414 607"> <thead> <tr> <th data-bbox="565 344 1000 387">Type of Fee</th> <th data-bbox="1000 344 1414 387">Rate Based on Gross Amount of the Tender Share</th> </tr> </thead> <tbody> <tr> <td data-bbox="565 387 1000 459">Broker's Commission Rate*</td> <td data-bbox="1000 387 1414 459">Broker's Commission Rate* + Twelve Percent (12%) Value Added Tax on Broker's Commission</td> </tr> <tr> <td data-bbox="565 459 1000 486">Stock transaction tax</td> <td data-bbox="1000 459 1414 486">0.600</td> </tr> <tr> <td data-bbox="565 486 1000 532">Securities Clearing Corporation of the Philippines</td> <td data-bbox="1000 486 1414 532">0.010</td> </tr> <tr> <td data-bbox="565 532 1000 559">SEC Fees</td> <td data-bbox="1000 532 1414 559">0.005</td> </tr> <tr> <td data-bbox="565 559 1000 585">PSE transaction fees</td> <td data-bbox="1000 559 1414 585">0.005</td> </tr> <tr> <td data-bbox="565 585 1000 607">Stock Investment Protection Fund</td> <td data-bbox="1000 585 1414 607">0.001</td> </tr> </tbody> </table> <p data-bbox="565 628 1414 701"><i>*The selling broker's commission, including value-added taxes, shall be payable by the Tendering Shareholder to its designated PCD Participant, based on the rate imposed by the PCD Participant. This shall not be part of the remittances to the Tender Offer Agent.</i></p> <p data-bbox="565 720 1414 792">The expenses and taxes for the account of the Tendering Shareholder (excluding broker's commission) are estimated to be 0.621% of the gross amount of the Tender Shares, subject to adjustments in the event of pro ration.³</p> <p data-bbox="565 811 1414 997">Payment of the above charges/fees/costs (excluding broker's commission) arising from the tendering of the FLI shares shall be made via (i) a personal/corporate/cashier's/manager's check drawn against an account with a BSP-authorized bank having a clearing period of no more than one (1) Banking Day or (ii) cash payment deposited into the designated bank account of the Tender Offer Agent. The check must be dated as of the date of the submission of this Application, made payable to "BPI SECURITIES CORPORATION", and crossed "Payee's Account Only". Only checks with a clearing period of no more than one (1) Banking Day from date of receipt will be acceptable.</p>	Type of Fee	Rate Based on Gross Amount of the Tender Share	Broker's Commission Rate*	Broker's Commission Rate* + Twelve Percent (12%) Value Added Tax on Broker's Commission	Stock transaction tax	0.600	Securities Clearing Corporation of the Philippines	0.010	SEC Fees	0.005	PSE transaction fees	0.005	Stock Investment Protection Fund	0.001
Type of Fee	Rate Based on Gross Amount of the Tender Share														
Broker's Commission Rate*	Broker's Commission Rate* + Twelve Percent (12%) Value Added Tax on Broker's Commission														
Stock transaction tax	0.600														
Securities Clearing Corporation of the Philippines	0.010														
SEC Fees	0.005														
PSE transaction fees	0.005														
Stock Investment Protection Fund	0.001														
Representations and Warranties of the Tendering Shareholder	<p>By accepting the Tender Offer, each Tendering Shareholder and designated PCD Participant represent and warrant to FLI that:</p> <ul style="list-style-type: none"> (i) All information contained in the Application to Tender and its attachments are true and correct and that the signatures thereon are genuine, properly authorized and obtained without use of fraud, coercion or any other vice of consent. (ii) The Tender Shares have been validly issued, fully paid and non-assessable. (iii) The Tendering Shareholder is the registered and absolute legal and beneficial owner of, and has good and marketable title, to the Tender Shares. (iv) The Tendering Shareholder has obtained all the required approvals and authorizations to enable it/him/her to transfer the Tender Shares to FLI, and there is no objection, adverse claim, dispute or notice concerning its/his/her right to tender and transfer the Tender Shares. (v) On the Cross Date, FLI will obtain full and valid title to the Tender Shares, free and clear from any warrants, interests, options, liens, claims and encumbrances and will be able to freely and fully exercise all rights and privileges arising from ownership of such Tender Shares. (vi) For corporate shareholders, the transfer of the Tender Shares to FLI shall not constitute a breach of the constitutive documents of the Tendering Shareholder or of any agreement or arrangement, law, order, regulations or other issuances applicable to the Tender Shares or the Tendering Shareholder. (vii) Each Tendering Shareholder has read and understood, and has relied solely upon the provisions of the Tender Offer Report, and any and all documents and materials provided by FLI in connection therewith or in relation thereto, and the terms and conditions of the Tender Offer as stated therein, and unconditionally accepts such terms and conditions. The Tendering Shareholder understands that no person has been authorized to give information or to make any representation with respect to the Tender Offer other than those specified and made in the Tender Offer Report. 														
Representations and Warranties of the designated PCD Participant Submitting the Application for Tender Offer	<p>By accepting the Tender Offer, each PCD Participant hereby represents and warrants that:</p> <ul style="list-style-type: none"> (xii) It is accredited as eligible to trade and hold Real Estate Investment Trusts ("REITs") for its client/s as determined by the PSE and authorized to avail of the NoCD Facility. (xiii) Each of their clients has a NoCD account (with holdings segregated and assigned a unique NoCD ID) covered by the Application to Tender. To the extent that it is not a REIT-eligible PCD Participant, it has taken the necessary steps to confirm that the Tendering Shareholders has nominated an Eligible PCD Participant to receive the Consideration Shares. (xiv) It is duly licensed under applicable law and regulations and has the full power and authority to act on behalf of its client in connection with the tender of its client's FLI shares in the Tender Offer. (xv) It has obtained all necessary authorizations, consents, and approvals from its clients to tender the client's FLI shares in the Tender Offer in accordance with these Terms of the Tender Offer, and such authorizations are in full force and effect. (xvi) It has provided its client with all material information regarding the Tender Offer, including the delivery of the required notice/s under applicable rules, and the implications/impact of tendering the FLI shares, enabling its client to make an informed decision. (xvii) It has disclosed to the client all fees, taxes, charges, and commissions related to the Tender Offer, and the client has acknowledged and agreed to such fees, taxes, charges, and commissions. (xviii) It will comply with all applicable laws, rules, and regulations in connection with the tender of the client's FLI shares in the Tender Offer. (xix) It holds, as a custodian or nominee, the FLI shares of its clients that are being tendered in this Tender Offer, and it has full authority to transfer the Tender Shares to FLI or its Tender Offer Agent. (xx) It represents that the FLI shares being tendered on behalf of its client are validly held by its client and are free from any liens, encumbrances, or adverse claims. 														

³ An expanded withholding tax of fifteen percent (15%) will be deducted from the commission charged by the brokers to the Tendering Shareholders who are classified as non-individuals.

	<p>(xxi) It will transfer the Tender Shares of its clients to FLI or its Tender Offer Agent in accordance with these Terms of the Tender Offer, ensuring that all necessary actions are taken to facilitate the transfer.</p> <p>(xxii) It represents that its execution, delivery, and performance of its obligations under this Tender Offer will not conflict with, or result in a breach of, any agreement or instrument to which the PCD Participant is a party or by which it is bound.</p>								
Representations and Warranties of FLI	FLI hereby represents and warrants that the settlement of the Consideration Shares shall be made when it falls due.								
Conditions	<p>The acceptance of the Tender Shares by FLI is subject to the fulfillment (or waiver, at FLI's sole discretion) of each of the following conditions:</p> <p>(i) FLI shall have obtained all required corporate, contractual, and regulatory approvals, consents, and authorizations for the acceptance and purchase by FLI of the Tender Shares before the expiration of the Tender Offer Period.</p> <p>(ii) The Tendering Shareholder shall have obtained all the required approvals and authorizations to enable it to transfer the Tender Shares to FLI before the expiration of the Tender Offer Period and it/he/she is not aware of any objection, adverse claim, dispute, or notice concerning its/his/her right to tender and transfer the Tender Shares.</p> <p>(iii) In the sole determination of FLI, no material adverse change in or affecting the business, operations, property, condition (financial or otherwise), or prospects of the Company shall have occurred.</p> <p>(iv) The Tendering Shareholder submits all necessary documentation and requirements as specified in these Terms of the Tender Offer.</p> <p>(v) The Tendering Shareholder has established or completed any necessary arrangements for a NoCD account to facilitate the transfer of Consideration Shares to such Tendering Shareholder in accordance with these Terms of the Tender Offer.</p>								
Material Change	If any material change occurs in the information previously disclosed to the stockholders of FLI, FLI shall promptly disclose such change in a manner reasonably calculated to inform the stockholders of such change.								
Tender Offer Report	Further information regarding the Tender Offer is included in the Tender Offer Report (SEC Form 19-1), copies of which are available at the office of the Tender Offer Agent. Copies of the Tender Offer Report have also been filed with the Commission, and the Exchange.								
Inquiries	<p>All questions relating to this Tender Offer for the Tender Shares of FLI may be directed to the following:</p> <p>BPI Securities Corporation</p> <table border="1"> <thead> <tr> <th>Name</th> <th>Telephone Number</th> </tr> </thead> <tbody> <tr> <td>Buena M. Bascuguin</td> <td>8580-4779</td> </tr> <tr> <td>Emeline T. De la Cruz</td> <td>8580-4642</td> </tr> <tr> <td>Krachel Anne M. Carcabuso</td> <td>8580-4643</td> </tr> </tbody> </table>	Name	Telephone Number	Buena M. Bascuguin	8580-4779	Emeline T. De la Cruz	8580-4642	Krachel Anne M. Carcabuso	8580-4643
Name	Telephone Number								
Buena M. Bascuguin	8580-4779								
Emeline T. De la Cruz	8580-4642								
Krachel Anne M. Carcabuso	8580-4643								

REPUBLIC OF THE PHILIPPINES)
CITY OF _____) S. S.

IRREVOCABLE POWER OF ATTORNEY

I, _____, of legal age, _____ (nationality), single/married, with residence at _____, hereby name, constitute and appoint _____, to be my true and lawful attorney, in my name, place and stead, to do any of the following acts:

- a. To sell and convey _____ (___) common shares in Filinvest Land Inc. (the "**Tender Shares**") registered in my name to Filinvest Land Inc. ("**FLI**") at a consideration of 0.32 secondary shares owned by FLI in Filinvest REIT Corp. (the "**Consideration Shares**") for every Tender Share and in accordance with the Terms of the Tender Offer.
- b. To sign any and all documents necessary to effect the transfer of the Tender Shares from my name to FLI (other than to endorse the stock certificates which endorsement shall be made by me as the shareholder-of-record);
- c. To receive the Consideration Shares as payment for the Tender Shares net of taxes and reasonable expenses as indicated in the Terms of the Tender Offer; and
- d. To do or cause to be done any and all acts and deeds as may be necessary to effect the sale and conveyance of the Tender Shares.

HEREBY GIVING AND GRANTING unto the said attorney (whose signature appears below) full powers and authority to do and perform all and every act requisite or necessary to carry into effect the foregoing authority, as fully to all intents and purposes as I might or could lawfully do if personally present, with full power of substitution and revocation and hereby ratifying and confirming all that the said attorney or his/her substitute/s shall lawfully do or cause to be done by virtue thereof.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of ____ at _____.

TENDERING SHAREHOLDER

NAME OF SPOUSE
(if married)

ATTORNEY-IN-FACT

ACKNOWLEDGMENT

BEFORE ME, a Notary Public for and in _____, personally appeared _____ and presenting to me the following proof of identity: _____ issued on _____ and valid until _____, known to me and to me known to be the same person who executed the foregoing Irrevocable Power of Attorney and he/she acknowledged to me that the same is his/her free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the date and place first above written.

Doc. No. ____;
Page No. ____;
Book No. ____;
Series of 2024.

ANNEX C
Form of Secretary's Certificate for Corporate Stockholders

REPUBLIC OF THE PHILIPPINES)
CITY OF _____) S. S.

SECRETARY'S CERTIFICATE

I, _____, of legal age, Filipino, with office address at _____ being the duly elected and incumbent Corporate Secretary of _____, a corporation duly organized and existing under the laws of the Republic of the Philippines, with principal office address at _____ (the "**Corporation**"), after having been duly sworn in accordance with law, do hereby certify that at the meeting of the Board of Directors of the Corporation duly called and held on _____, at which meeting a quorum was present and validly existing throughout, the following resolutions were approved:

"**RESOLVED**, that in relation to the offer of Filinvest Land, Inc. ("**FLI**") to reacquire its shares (the "**Tender Offer**"), the Corporation sell, convey, tender or transfer its _____ (___) common shares in FLI in the name of the Corporation (the "**Tender Shares**") to FLI in exchange for 0.32 common shares of Filinvest REIT Corp. for each Tender Share tendered in accordance with the terms and conditions of the Tender Offer;

"**RESOLVED, FURTHER**, that the Corporation authorize any ___ (___) of the following, whose specimen signatures appear beside their respective names: (a) to sign any and all documents necessary to implement the foregoing resolution, including to endorse the stock certificates covering the Tender Shares, (b) to receive payment for the Tender Shares net of taxes and reasonable expenses, and (c) to do or cause to be done any and all acts and deeds as may be necessary to effect the sale, conveyance or transfer of the Tender Shares.

Name	Designation/Position	Specimen Signature

IN WITNESS WHEREOF, this Certificate has been signed this ___ day of _____ 2024 at _____.

CORPORATE SECRETARY

SUBSCRIBED AND SWORN TO before me this day of _____, affiant exhibiting to me his/her proof of identity as follows:
_____ issued on _____ at _____ and valid until _____.

Doc. No. ____;
Page No. ____;
Book No. ____;
Series of 2024.

REPUBLIC OF THE PHILIPPINES)
CITY OF _____) S. S.

PARTNERSHIP RESOLUTION

We, the undersigned partners of _____, all of legal age, Filipinos, and with office address at _____, after being duly sworn in accordance with law, hereby certify that:

1. At the duly constituted meeting of _____ (hereinafter referred to as the "**Partnership**") held on _____, during which a quorum was present and acting throughout, the Partners passed and approved the following resolutions:

"**RESOLVED**, that in relation to the offer of Filinvest Land, Inc. ("**FLI**") to reacquire its shares (the "**Tender Offer**"), the Partnership sell, convey or transfer its _____ () common shares in FLI in the name of the Partnership (the "**Tender Shares**") to FLI in exchange for 0.32 common shares of Filinvest REIT Corp. for each Tender Share tendered in accordance with the terms and conditions of the Tender Offer;

"**RESOLVED, FURTHER**, that the Partnership authorize any ____ () of the following, whose specimen signatures appear beside their respective names: (a) to sign any and all documents necessary to implement the foregoing resolution, including to endorse the stock certificates covering the Tender Shares, (b) to receive payment for the Tender Shares net of taxes and reasonable expenses, and (c) do or cause to be done any and all acts and deeds as may be necessary to effect the sale, conveyance or transfer of the Tender Shares.

Name	Designation/Position	Specimen Signature

2. The foregoing resolutions of the Partners are in accordance with and do not in any way contravene any provisions of the Articles of Partnership.

IN WITNESS WHEREOF, we have hereunto affixed our signatures this ____ day of _____ 2024 at _____.

[PARTNERS' SIGNATURES]

ATTORNEY-IN-FACT

REPUBLIC OF THE PHILIPPINES)
CITY OF _____) S. S.

ACKNOWLEDGMENT

BEFORE ME, a Notary Public for and in _____, personally appeared _____ and presenting to me the following proof of identity: _____ issued on _____ and valid until _____, known to me and to me known to be the same person who executed the foregoing Partnership Resolution and he/she acknowledged to me that the same is his/her free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the date and place first above written.

Doc. No. ____;
Page No. ____;
Book No. ____;
Series of 2024.

REPUBLIC OF THE PHILIPPINES)
CITY OF _____) S. S.

AFFIDAVIT OF LOSS

I, _____, of legal age, _____ (nationality), single/married, with residence at _____ (the "Holder"), hereby represent, warrant, and attest as follows:

1. The Holder is the sole legal and beneficial owner of ____ (___) shares of the Common Stock (the "Tender Shares") of Filinvest Land, Inc. ("FLI") represented by certificate number(s) _____ (the "Original Certificate(s)").
2. The Holder has not sold, conveyed, or otherwise transferred any of the record or beneficial ownership in the Tender Shares represented by the Original Certificate(s), or any interest therein, and no other person has any right, title or interest in or to any of the Tender Shares.
3. The Original Certificate(s) was/were not endorsed for transfer.
4. The Original Certificate(s) has/have been lost, destroyed, or stolen and despite diligent search the same has not been found or produced.
5. The Holder has not sold, assigned, pledged, or otherwise transferred the Original Certificate(s) or the Tender Shares or any interest therein.
6. The Holder has not taken any action which would give any other person or entity any rights or interests in the Tender Shares.
7. The Holder has not granted any person a power of attorney to exercise the rights of Holder with respect to the Tender Shares.
8. This Affidavit of Loss is made to induce FLI to substitute this Affidavit of Loss for the Original Certificate(s) for all purposes in connection with the Holder's tender of the Tender Shares to FLI under the terms and conditions of the tender offer undertaken by FLI.
9. In consideration of the foregoing, the Holder agrees to indemnify and hold FLI and any successor corporation harmless from any and all actions and suits, and from and against any and all losses, damages, costs, expenses and liabilities whatsoever which it may sustain or incur by reason of such reliance on the Holder's representations in this Affidavit of Loss.
10. The Holder further agrees that in the event the Original Certificate(s) shall come into the Holder's possession, the Holder shall forthwith surrender and deliver the same to FLI or any successor corporation or entity for cancellation.

IN WITNESS WHEREOF, I have hereunto set my hand this ____ day of ____ at _____.

TENDERING SHAREHOLDER

ACKNOWLEDGMENT

BEFORE ME, a Notary Public for and in _____, personally appeared _____ and presenting to me the following proof of identity: _____ issued on _____ and valid until _____, known to me and to me known to be the same person who executed the foregoing Affidavit of Loss and he/she acknowledged to me that the same is his/her free and voluntary act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal on the date and place first above written.

Doc. No. ____;
Page No. ____;
Book No. ____;
Series of 2024.

ANNEX F
Form of Schedule of Tender Shares and Nominated Eligible TPs

[DATE]

To: BPI Securities Corporation
 23rd Floor, Ayala Triangle Gardens Tower 2
 Paseo De Roxas, cor. Makati Ave, Makati, 1226

Attention: [●]

Gentlemen:

We represent and warrant to the Tender Offer Agent and to the Company that we are not an Eligible TP, as defined under the Amended Listing Rules for Real Estate Investment Trusts and we have clients who are Tendering Shareholders and who have nominated their respective Eligible TPs to receive the Consideration Shares arising from their participation in the Tender Offer.

Details of said Eligible TPs and the number of Tender Shares assigned to them are presented below:

TENDERING SHAREHOLDERS - INDIVIDUAL

Name of Eligible TP	Depository BP ID of Eligible TP (11 characters)	Account Number of Eligible TP (1 character)	Number of Tender Shares
TOTAL - FILIPINO	-	-	[●]
TOTAL – NON-FILIPINO	-	-	[●]

TENDERING SHAREHOLDERS - CORPORATE

Name of Eligible TP	Depository BP ID of Eligible TP (11 characters)	Account Number of Eligible TP (1 character)	Number of Tender Shares
TOTAL - FILIPINO	-	-	[●]
TOTAL – NON-FILIPINO	-	-	[●]

Further, we confirm that upon the instructions of the Tendering Shareholders, we have made inquiries with their respective nominated Eligible TP and such Eligible TPs have confirmed that the relevant Tendering Shareholder has an existing NoCD account with them.

Very truly yours,

[Name of the PCD Participant]

 Signature over Printed Name of
 Authorized Signatory(ies)