

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 19, 2024
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 | 24,249,759,506 |
| Preferred | 8,000,000,000 |
11. Indicate the item numbers reported herein: 9

Please see attached Press Release entitled "FLI upbeat on growth plans: Declares 32% dividend payout ratio".

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 19, 2024

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

FLI upbeat on growth plans: Declares 32% dividend payout ratio

April 19, 2024 – Optimistic and positioned for growth following its strong financial performance in 2023, Filinvest Land Inc. (FLI), announced a cash dividend for common shares amounting to P0.05 per share representing a 32% dividend payout ratio, the highest ratio declared since 2014.

This was announced during the company’s recent annual stockholders’ meeting, wherein FLI also shared medium-term plans for expansion, ramping up the development of tailored communities and affordable housing solutions while boosting its commercial and industrial leasing business.

“This underscores our commitment to create value and generate sustainable returns for our shareholders as we drive growth and progress in the real estate sector,” said FLI President and CEO Tristan Las Marias.

Las Marias also shared that FLI intends to launch P25 billion worth of residential projects in 2024, mostly mid-rise residential buildings and landed housing. “We will continue to offer value-for-money residential developments anchored on well-planned townships as we fulfill our core purpose of building the Filipino dream,” he said.

Further solidifying its focus of providing value-for-money and future-ready homes, FLI plans to continue to develop mid-rise buildings, catering to the increasing demand for modern living spaces. The company launched 11 new projects in 2023 valued at P8.7 billion in key areas nationwide.

“We sustained our growth trajectory fueled by a 13% growth in residential revenues of PHP14.49B, with solid sales results generated by our projects in Laguna, Davao, Pangasinan, Rizal, Zamboanga, and Cebu. We are confident in achieving our targets for the year and we are excited to share this success with our shareholders,” said FLI President and CEO Tristan Las Marias.

Last February, FLI introduced Iloilo Centrale, an 11.4-hectare mixed-use development combining urban living with the region’s timeless heritage. Building such communities, which resonate with the evolving needs of Filipino families for quality and affordability, remain FLI’s focus.

FLI continues to anticipate growth and expansion of its office and commercial leasing businesses, building upon its 13% increase in rental revenues in 2023. A recent milestone in this trajectory is FLI’s lease agreement with the Department of Trade and Industry (DTI), leasing its entire Filinvest Buendia building to the government agency. This move reflects FLI’s vision to be a key player in the office leasing market, serving not only traditional businesses but also BPOs, government agencies, and co-working operators. Extending beyond its focus on office and commercial leasing, FLI is also into shaping large scale industrial parks as centers of economic activity. This is exemplified through its Filinvest Innovation Parks (FIP) in New Clark City and Ciudad de Calamba, where the construction of Ready-Built-Factories (RBFs) is already underway, marking a significant step in cultivating a fresh asset class.

Dividend distribution is scheduled on June 5, 2024, for stockholders on record as of May 13, 2023.

With robust expansion plans and a steadfast dedication to its purpose of building the Filipino dream, Filinvest Land remains at the forefront of driving positive change and shaping the future of real estate in the Philippines.

Filinvest Land, Inc. (FLI) is one of the country’s leading full-range property developers. For over 60 years, the company has built a diverse project portfolio spanning the archipelago including large-scale townships: Havila (306 hectares), Timberland Heights (677 hectares) and Manna East (60 hectares) in Rizal, Ciudad de Calamba (350 hectares), The Wood Estates in Cavite (94 hectares) City di Mare in Cebu (50 hectares), and Palm Estates in Talisay City (51 hectares). FLI has since built more than 200 residential developments across the country.

FLI owns 20% of Filinvest Alabang, developer of Filinvest City (244 hectares), a central business district in southern Metro Manila. FLI is also developing two townships in the Clark Special Economic Zone: its industrial and logistics park and mixed- use development at New Clark City (288 hectares) and Filinvest Mimosa+ Leisure City (201 hectares) in partnership with Filinvest Development Corporation.

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