

**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. November 8, 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<br>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 "Filinvest Land Enhances Dumaguete's Urban Landscape with Marina Town Developments".


**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 November 8, 2024

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

## **Filinvest Land Enhances Dumaguete's Urban Landscape with Marina Town Developments**

Full range property developer Filinvest Land, Inc. (FLI) accelerates its expansion in Dumaguete City, Negros Oriental, with developments that are driving progress and modernizing the city's urban landscape. As a leader in creating vibrant and sustainable communities, Filinvest Land is committed to shaping the future of Dumaguete with innovative projects designed to enhance the quality of life for its residents.

At the heart of this transformation is Filinvest's flagship project in the city, Marina Town—a dynamic, mixed-use development that has already become a centerpiece of Dumaguete's urban growth. Home to the Marina Spatial residential community and the newly opened Filinvest Malls Dumaguete, Marina Town offers a fresh, modern destination where people can live, work, and enjoy life.

### **Transforming Dumaguete with Residential and Commercial Spaces**

The Marina Town development, spanning 1.9 hectares, was conceived to introduce integrated living in Dumaguete, conveniently combining residential and commercial spaces in one prime location near the scenic Dumaguete Bay.

As Dumaguete's first township development, Marina Town has attracted strong interest from local and regional investors with its modern lifestyle by the bay. Its residential component, Marina Spatial, is well-integrated into the development and provides residents easy access to city conveniences, making it a prime and sought-after investment opportunity.

Consisting of two 10-storey buildings and one 6-storey building surrounded by greenery and modern amenities, the mid-rise Marina Spatial condo enclave has become an attractive property investment among Dumagueteños.

Complementing the residential community is Filinvest Malls Dumaguete, which recently opened its doors to the public. The mall, located at the corner of Flores Avenue and E.J. Blanco Street, features 3,759 square meters of gross leasable area and offers a range of

retail, dining, and entertainment options. With its open-air spaces that offer breathtaking views of Dumaguete Bay, the mall provides an inviting atmosphere for both residents and visitors, setting a new standard for leisure and lifestyle in the city.

### **Contributing to Dumaguete's growth with Futura Shores**

Building on the success of Marina Town, Filinvest Land is expanding its vision for Dumaguete with the launch of Futura Shores, a new residential community that brings the charm of beachside living to the city. Located along Noreco Road, Futura Shores offers a unique blend of comfort and convenience, with the beach just a short walk away. With a projected total sales value of ₱ 1.3 billion for its first building, this coastal mid-rise community promises to be a transformative addition to Dumaguete's real estate landscape.

Futura Shores offers modern living spaces with select units that come with its own balcony, while the community boasts a spacious roof deck, an innovative clubhouse with a swimming pool, a convenient commercial strip, and a variety of leisure spots for recreation and enjoyment.

Spanning a total of 2.8 hectares by Dumaguete Bay, this coastal enclave consists of six mid-rise buildings designed with roof gardens and balconies. 60% of the property is dedicated to lush open spaces and Phuket-inspired amenities, creating the perfect environment for relaxation, connection, and sharing cherished moments with loved ones.

Futura Shores recently unveiled its 7-storey Building A that features basement parking and a convenient commercial strip on the ground floor, ideal for doorstep services such as a convenience store, daycare, or water station.

With land development now in full swing following its recent groundbreaking, Futura Shores is set to offer a wealth of opportunities for home-seekers, investors, and entrepreneurs. This vibrant new community continues the legacy of growth and progress that Filinvest Land has firmly established in Dumaguete, further making beachside living more accessible.

### **A Commitment to Building Progressive Communities**

For over 60 years, Filinvest Land has been dedicated to building communities that inspire growth, connection, and opportunity. The company's expanding footprint in Dumaguete, through projects like Marina Town and Futura Shores, reflects its deeper commitment to creating sustainable and progressive urban spaces that are built to last.

More than fulfilling commitments, Filinvest Land’s vision for Dumaguete is about elevating the city’s landscape and creating communities where people can thrive. As the company continues to grow its presence in the region, it remains steadfast in its mission to build the Filipino dream—one progressive, sustainable community at a time.

## **ABOUT FILINVEST LAND, INC.**

*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.*

WEBSITE	<a href="http://www.filinvest.com">www.filinvest.com</a>
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