

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. January 20, 2021
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 (SEC Use Only)
Province, country or other jurisdiction of incorporation 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: Item 9

Please see attached press release which is self-explanatory.

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 January 20, 2021



SHARON P. PAGALING-REFUERZO
Corporate Secretary and
Corporate Information Officer

FLI to establish REIT Co



Northgate Cyberzone in Filinvest City

The Filinvest Land Inc.’s (FLI) Board of Directors has approved the transition of its wholly-owned subsidiary, Cyberzone Properties Inc. (CPI), into a Real Estate Investment Trust (REIT) Company. CPI is intended to be listed on the PSE in compliance with the minimum public ownership requirements under Philippine securities regulations and the Real Estate Investment Trust Act of 2009 and its implementing rules and regulations and under such terms and conditions as FLI’s Board of Directors may subsequently approve.

Filinvest is one of the pioneer providers of office space to the business process outsourcing (BPO) industry in the Philippines and currently has 43 operating and under construction office buildings covering over 824,000 sqm of gross leasable area. A certain number of operating office buildings, including buildings leased out to traditional and multinational BPO companies, will comprise the property portfolio for the REIT Company. These office buildings are located in Northgate Cyberzone in Filinvest City, Alabang and Filinvest Cyberzone Cebu in Cebu City.

Northgate Cyberzone in Filinvest City is an 18.7 hectare PEZA-registered business park designed to cater primarily to BPO companies. It is home to the Philippines’ largest district cooling system to date that helps reduce energy consumption, provides greater efficiency, lowers the initial capital investment, reduces carbon dioxide emissions and enhances real estate value by freeing up building space for other uses.

Filinvest’s BPO buildings have continued to be fully operational during the COVID-19 pandemic and CPI’s office rental revenues increased by 16% year-on-year in the first nine months of 2020 to Php 2.46 billion.

“We are looking forward to listing CPI as a REIT company because we believe that this will unlock the value of our office leasing business. Filinvest has a growing portfolio of recurring income projects and significant prime office properties in Alabang, Cebu and Clark to continue to grow this business. A REIT listing will enable acceleration of the growth of this business line,” FLI President and CEO Josephine Gotianun-Yap said.

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About Filinvest Land, Inc.

Filinvest Land Inc., is one of the country's leading full-range property developers. For over 50 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), 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 Mimosas+ Leisure City (201 hectares) in partnership with FDC.

For more information call (02) 850-0888 or (0917) 877-0888 or log on to www.filinvestland.com

Media contact person:

Gizelle Anne Zita

gizelleanne.zita@filinvestland.com

09778075685

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