Schedule 2

FILINVEST LAND, INC.

We Build The Filipino Dream.



We believe in the intrinsic value of FLI, as we enter a more positive macroeconomic environment that favors a growth trajectory for the real property business.



Tristan Las Marias
President and CEO
Filinvest Land, Inc.

FLI targets a multi-pronged strategy with the offer: (i) a buy-back of shares at current market levels with the possibility of future re-issuance for capital raising; and (ii) exchange into FILRT shares to increase the public ownership of FILRT to create room for potential asset infusions into the REIT.

Benefits of the Tender Offer to FLI Shareholders

- **Premium Exit Opportunity:** Sell FLI Shares at a premium to the current market price.
- **Stable Dividend Yield:** The exchange of FLI Shares with FILRT Shares provides a more consistent and reliable dividend income stream.
- **Enhanced Liquidity:** FILRT Shares historically traded at relatively higher volumes compared to FLI shares.
- **Opportunity to Reinvest:** The quarterly dividends of FILRT allow for increased frequency of reinvesting dividends received.

https://filinvestland.com/investor-relations/tender-offer

ALL ABOUT THE

FILINVEST LAND, INC.

Capped Voluntary Tender Offer

For a limited time, Filinvest Land Inc. (FLI) is offering to buy back its own shares from existing public shareholders in exchange for FILRT shares owned by FLI. **Here's how you can exchange your FLI shares to FILRT shares.**

EXCHANGE RATIO

0.32 FILRT shares for every 1 FLI share.



FILINVEST LAND INC.
(TENDER SHARES)

FILINVEST REIT CORP.
(CONSIDERATION SHARES)

Offer period: 9:00 a.m. October 7, 2024 to 12:00 p.m. November 27, 2024*

**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.*

HOW TO PARTICIPATE FOR HOLDERS OF CERTIFICATED FLI SHARES

Certificated shareholders have physical certificates in the name of the shareholder. Shareholders with scripless FLI shares, may skip this section.

You will need to convert your certificated FLI shares to scripless form through a REIT-eligible broker.



STEP 1

CHECK with Stock Transfer Service, Inc. (STSI) whether or not there is a need to update your records.



STEP 2

DELIVER the original FLI stock certificate(s) to your REIT-eligible broker no later than five (5) trading days prior to the end of the Tender Offer Period or on Nov. 20, 2024

STEP 3

INFORM your REIT-eligible broker of your intent to participate in the Tender Offer.
If your PCD Participant is not a REIT-eligible broker, you will need to open an account with a REIT-eligible broker.

STEP 4

PROCEED TO NEXT STEP Upon completion of lodgment, please follow the procedures below.

HOW TO PARTICIPATE FOR HOLDERS OF SCRIPLESS FLI SHARES

Scripless shares are shares held in an account with a PCD Participant, typically without a physical certificate.

Advise your respective PCD Participant of your intention to participate in the Tender Offer.

STEP 1

COMPLY with the requirements of the PCD Participant on how to participate in the Tender Offer.

STEP 2



PAY applicable sell-side fees based on instructions of your PCD Participant and submit proof of payment to your PCD Participant.

STEP 3



Your PCD Participant will process the creation of your NoCD account, in coordination with PDTC, where the scripless FILRT shares will be credited on the settlement date or December 11, 2024.
NoCD stands for Name-on-Central Depository. NoCD is a depository facility of segregating client holdings lodged with the Philippine Depository Trust Corp. (PDTC) into individual sub-accounts reflecting the names of the clients in the PDTC system.