FILINVEST LAND, INC.

WE BUILD THE FILIPINO DREAM

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For Immediate Release

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FLI positive on the property business: Distributes 27% dividends to shareholders

April 24, 2025 – Following its strong financial performance in 2024, Filinvest Land Inc. (FLI), announced a cash dividend for common shares amounting to P 0.05 per share representing a 27% payout to shareholders.

"This underscores our commitment to maximizing shareholder value as we continue to grow our diversified real estate business," said FLI President and CEO Tristan Las Marias.

Filinvest Land reported a consolidated net income attributable to parent of Php4.17 billion, an 11% rise year-on-year. Total consolidated revenues and other income rose 8% year-on-year to Php24.45 billion, driven by a 6% increase in booked residential real estate sales. Rental revenues, mostly from FLI's office and retail businesses, grew 9% to Php7.85 billion.

The residential segment continued to grow. Medium-income projects consistently accounted for the majority of our booked real estate sales, achieving 6%. The completion of Futura and Aspire projects, combined with strong Ready-For-Occupancy (RFO) sales, bolstered residential results. FLI launched 19 new projects, ranging from economic to upper-end market segments. Among these, Futura Rise, a walk-up condominium in the Iloilo Central township, stands out as a strategic launch in one of our target growth areas, including CALABAR, Dumaguete, Iloilo, and Davao.

The leasing business achieved significant milestones in 2024. Retail leasing revenue grew by 15%, supported by higher occupancy rates and improved rental yields. Festival Mall and Main Square became more than just retail centers, as government agencies such as the DFA, NBI, DSWD, and SSS, among others, set up satellite offices, while COMELEC used our malls as voter registration sites. Additionally, DTI hosted events promoting regional industries, further establishing Filinvest Malls as community hubs. FLI will be opening Filinvest Malls Mimosa in Clark by the fourth quarter of this year.

The office leasing segment also recorded modest but encouraging growth of 3%, demonstrating resilience amid fluctuating rental rates and the growing prevalence of hybrid work setups. FLI offices have diversified its tenant pool, leasing space to educational institutions, religious groups, and government agencies in addition to traditional BPO clients. Notable tenants included the NBI at Filinvest Bay City and DTI, which occupied a 14-storey building at Filinvest Buendia.

Filinvest Land's industrial business is steadily gaining momentum. On September 30, 2024, Filinvest Innovation Park - New Clark City welcomed its pioneer ready-built factory (RBF) locator, StB Giga, which inaugurated its manufacturing facility and commenced commercial operations. StB Giga, the local entity of Australia-based StB Capital Partners, became the Philippines' first manufacturer of Lithium-Iron-Phosphate (LFP) batteries, housed within two modern, Grade-A RBF units totaling 5,000 sqm.

Also in 2024, Filinvest Innovation Parks (FIP) welcomed ALPLA Philippines Inc. to FIP-Ciudad de Calamba. ALPLA's lease of two RBF units highlights its commitment to driving growth, championing sustainability, and fostering innovation in the Philippines. ~~s.~~

As a subsidiary of the global ALPLA Group, a leading plastic packaging and recycling company based in Austria, ALPLA Philippines helps shape the future of sustainable packaging solutions worldwide.

"As we look to 2025, FLI is poised for continued success, building on the strong momentum from 2024. Our residential business remains at the core of our strategy as we continue to deliver high-quality living spaces for the Filipino people," Las Marias added

Dividend distribution is scheduled on May 23, 2025, for stockholders on record as of May 14, 2025.

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About Filinvest Land, Inc.

Filinvest Land, Inc. (PSE: FLI), a subsidiary of Filinvest Development Corporation (FDC), is one of the country's leading and multi-awarded full-range property developers. It is listed on the Philippine Stock Exchange under the trading symbol PSE: FLI. Staying true to its mission, FLI continues to build the Filipino dream across the Philippines.

For years, FLI has built a diverse project portfolio spanning the archipelago, from its core best-value homes, to townships, mixed-use developments, mid-rise and high-rise condominiums, office buildings, shopping centers, and leisure developments.

These include the large-scale townscapes: Havila (300 hectares), Timberland Heights (677 hectares), and Manna East (60 hectares) in Rizal; Ciudad de Calamba (335 hectares) in Laguna; Palm Estates (51 hectares) in Talisay City, Negros Occidental; and City di Mare (58 hectares) in Cebu City.

FLI owns 20% of Filinvest Alabang, Inc., developer of Filinvest City (244 hectares), South Metro Manila's premier garden central business district and home to Festival Mall, Filinvest's flagship mall in Alabang. FLI is also developing two townships in the Clark Freeport Special Economic Zone: Filinvest New Clark City (288 hectares) and Filinvest Mimosa+ Leisure City (201 hectares), the latter in partnership with FDC.

About Filinvest REIT Corporation

Filinvest REIT Corporation (PSE: FILRT) is the country's first sustainability-themed real estate investment trust (REIT) backed by Filinvest Land Inc. (FLI), one of the largest property developers in the Philippines with an established portfolio of residential, commercial, industrial, and office developments across the archipelago.

Its commercial portfolio consists of 17 Grade A office buildings that provide world-class, eco-friendly workspaces for local and global businesses. Recognized by Jones Lang Lasalle (JLL) for its green and sustainability-themed features, FILRT's office buildings portfolio is designed to meet the evolving needs of today's businesses while reducing environmental impact. Totaling over 300,000 square meters of gross leasable area (GLA), 16 of the buildings are in Northgate Cyberzone – an IT BPO campus-style hub accredited by the Philippine Economic Zone Authority (PEZA) in Filinvest City, Alabang. Filinvest City is a 244-hectare mixed-use and integrated city that is the first and only central business district (CBD) in the Philippines to receive LEED® v4 Gold for Neighborhood Development Plan certification as well as a three-star BERDE certification. Two of the FILRT properties in Filinvest City, namely Axis Tower One and Vector Three, are among the country's few LEED Gold certified developments. Another building is Filinvest Cyberzone Cebu Tower 1 located in the gateway of Cebu IT Park in Lahug, Cebu City. Rounding up the portfolio is 2.9 hectares of land that is being leased to the owner and operator of multi-awarded Crimson Resort & Spa Boracay.

As the future of responsible workspaces, Filinvest REIT is leading the way in the sustainable real estate movement.

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