

**FILINVEST REIT CORP. (the “Company” or “FILRT”)
INITIAL PUBLIC OFFERING OF COMMON SHARES**

PART ONE

**Application and Settlement Procedures for Local Small Investors
under the Local Small Investors Program of The Philippine Stock Exchange, Inc. (“PSE”)
through the PSE Electronic Allocation System (“PSE EASy”)**

These implementing guidelines (“LSI Guidelines”) supplement and do not replace or supersede, and must be read in conjunction with the Terms and Conditions of the Application to Purchase (the “Application”) and the final REIT Plan of Filinvest REIT Corp. (the “Company”) dated July 19, 2021 (the “Final REIT Plan”), prepared in relation to the initial public offering of the common shares of the Company consisting of a secondary offer of 1,634,187,850 common shares (“Firm Shares”) with an over-allotment option of up to 163,418,785 common shares (“Option Shares”); the Firm Shares and Option Shares will be known as the “Offer Shares,” and the public offering of the Offer Shares, the “Offer”. The shares are offered at a price of up to ₱7.00 per Offer Share. All requirements stated in the Application must be complied with, except when clearly inconsistent herewith. Capitalized terms used herein shall have the meaning ascribed to them in the Final REIT Plan filed by the Company with the PSE and uploaded on the Company’s website, www.filinvestreit.com as may be amended or supplemented. Please refer to the annexes attached thereto, each of which form an integral part of this LSI Guidelines.

1. Out of the Firm Shares being offered by the Company pursuant to its initial public offering of such shares in the Philippines, an aggregate of 163,418,800 common shares are allocated to the LSIs and made available nationwide through PSE EASy (<https://easy.pse.com.ph/>) subject to the final allocation as may be determined by BPI Capital Corporation, based on mechanics approved by the PSE. Further information about the Company, details about the Offer and the LSI Guidelines, and instructions for subscribing through PSE EASy, shall also be made available in the online IPO information center at <https://filinvestreit.com/ipo-information-center>.
2. The Firm Shares allocated for the LSIs may be purchased by any natural person of legal age regardless of nationality, subject to the restrictions on ownership, as described in the Final REIT Plan, and the Company’s right to reject, in whole or in part, an Application in accordance with the Summary of the Offer. Applications where checks were dishonored upon first presentment and applications which do not comply with the Summary of the Offer will automatically be rejected. For the avoidance of doubt, any payment received pursuant to the application does not constitute approval or acceptance of the Application.
3. Only applications duly accomplished through PSE EASy by individuals who wish to participate as an LSI (each an “**LSI Applicant**”) will be received and accepted. PSE EASy will generate **a unique 20-character PSE EASy reference number that follows this format: “FILRTXXXXXXXXXXXXXXXXX”** for each LSI Applicant, and notify the LSI Applicant of the payment instructions via electronic mail (as seen in **Annex B**) LSI Applications through PSE EASy must be completed on or before 12:00 p.m. on **August 3, 2021**.
4. As required under the listing rules of the PSE (including the Amended Listing Rules for Real Estate Investment Trusts) (the “**PSE Rules**”), the Offer Shares should be in scripless form and lodged with the Philippine Depository and Trust Corporation (“**PDTC**”) under the Applicant’s Name on Central Depository (“**NoCD**”) facility. As such, Applicants are required to nominate an eligible PSE trading participant (an “**Eligible TP**”) through whom the LSI Applicant may request for the creation of their NoCD sub-account where the subscribed shares will be lodged, subject to the Eligible TP’s confirmation, Otherwise, the Application shall not be accepted and shall be rejected. Please bear in mind that a NoCD sub-account is required and that Eligible TPs are the only trading participants allowed to trade REIT shares pursuant to the PSE Rules.
5. In the event an LSI Applicant does not have an existing securities account or a NoCD sub-account with an Eligible TP, the LSI Applicant may apply for opening of a securities trading account and a NoCD sub-account with any Eligible TP or with the following broker below.

Default Trading Participant	Access	Contact Details
BPI Securities Corporation	https://www.bpitrade.com (Click on “Open An Account”)	E-mail: bpitrade@bpi.com.ph Trade Hotline: 8246-5555

The list of other Eligible TPs from which LSI Applicants may choose to open a securities trading account with, and nominate as its endorsing TP can be found in the following link: <https://www.pse.com.ph/real-estate-investment-trust/#reits3>.

LSI Applicants are encouraged to complete the process of opening their securities trading account and NoCD sub-account with Eligible TPs as soon as possible, taking into account the Eligible TP's requirements and processing time as well as the deadline for LSI applications. LSI applications via PSE EASy must be completed by **12:00 noon of August 3, 2021**.

The LSI Applicant understands and accepts that in the event the lodgment of the Offer Shares to its NoCD sub-account cannot be completed, their application will be rejected. As such, the LSI Applicant should check with their nominated Eligible TP if their NoCD sub-account has been successfully created.

6. Once the securities trading account and NoCD sub-account are opened, the LSI Applicant may nominate the relevant Eligible TP with whom the securities trading account and NoCD sub-account are maintained as its endorsing Eligible TP, prior to submission of the Application via PSE EASy.
7. Each LSI Applicant may purchase a minimum of 1,000 Firm Shares, and thereafter, in multiples of 100 Firm Shares, but in no case subscribe to more than 14,200 Firm Shares. Based on the Offer Price, the maximum total subscription for each LSI Applicant is Php99,400.00. Multiple Applications (i.e. two or more Applications by the same applicant) will not be allowed. As defined under the PSE Rules, an LSI is a "share subscriber" who is willing to subscribe to the Firm Shares at the minimum subscription of Php7,000.00 or whose purchase does not exceed Php100,000.00 under the LSI program.
8. LSI applications shall be allocated through a distribution mechanism wherein fully paid applications will be processed on a first-come, first-served basis, and allocated in ascending order (i.e. from the lowest to the highest). There shall be no allocation of shares for partially paid subscriptions. Such partially paid subscriptions shall be refunded in accordance with Paragraph 12 of these LSI Guidelines. Should the total demand for the Firm Shares in the LSI program exceed its maximum allocation, the Sole Local Coordinator shall allocate the Firm Shares ensuring fair distribution by satisfying first the applications of LSI Applicants with the smallest orders.

LSI Applicants who subscribed to the Company's Firm Shares are advised to regularly check their PSE EASy account for updates regarding the status of their Applications. LSI Applicants shall be notified of their confirmed allocations at the end of the Offer Period, subject to the existence of the LSI Applicant's NoCD sub-account.

9. Modes of Payment:

Below are the available payment options for LSI Applicants:

- a. Over-the-counter via BPI Bills Payment in the name of "FILRT IPO" at any operating BPI branch through the following payment types:
 - i. Cash; or
 - ii. Personal, corporate, or manager's/cashier's check drawn against an account with a BSP-authorized bank.

Only checks with clearing periods of no more than one (1) Banking Day shall be accepted. All checks should be made payable to "FILRT IPO", crossed "Payee's Account Only", and dated the same date as the application via PSE EASy.

Deadline for check and cash payments is **at 1:30 p.m. on August 3, 2021**.

For a list of operating BPI branches, please visit: <https://www.bpiexpressonline.com/p/1/30/branch-locations>

- b. Online payment via BPI Bills Payment, with "FILRT IPO" as the merchant name through the following online payment channels:
 - i. BPI Internet Banking; or
 - ii. BPI Mobile Banking App.

Deadline for online payments is **at 1:30 p.m. on August 3, 2021**.

Each LSI Applicant is responsible for ensuring that the payment details provided upon payment are correct. The PSE EASy Reference Number should be indicated in the deposit/payment slip for over-the-counter payments. For online payments via BPI Internet Banking and BPI Mobile Banking App, LSI Applicants must enroll “FILRT IPO” as a merchant in their BPI accounts and indicate the PSE EASy Reference Number in the “Reference Number” field. Only LSI Applicants with existing and active BPI bank accounts and who have successfully enrolled “FILRT IPO” as a merchant may pay through the BPI Internet Banking and BPI Mobile Banking App platforms.

Kindly refer to **Annex E** for the step-by-step guide for the modes of payment.

For LSI Applicants with trading accounts in COL Financial Group, Inc. (COL) and First Metro Securities Brokerage Corporation (First Metro Sec), and would like to nominate COL or First Metro Sec as their designated Eligible TP to receive the Offer Shares on Listing Date, please coordinate with said Eligible TPs through the contact details below for alternative modes of payment:

Eligible TP	Contact Details
COL Financial Group, Inc.	Name: COL Helpdesk Email: helpdesk@colfinancial.com Facebook messenger: http://facebook.com/COLfinancial
First Metro Securities Brokerage Corporation	John Gilbert Bernardo - Customer Support Officer Phone: (02)8859-0653 Email: jbernardo@firstmetrosec.com.ph Jocelyn C. Castillo - Head of Cash Settlement Phone: (02)8859-0605 Email: jcastillo@firstmetrosec.com.ph

The payment instructions generated by PSE EASy, and delivered to the LSI Applicant via electronic mail (a sample of which is provided in **Annex B**), shall reflect the relevant merchant details to be used. Failure to strictly comply with the foregoing instructions, or failure to include the PSE EASy Reference Number in the proof of payment when making over-the-counter payments, or any discrepancies in the PSE EASy Reference Number as reflected in the proof of payment may cause the rejection of the LSI Application.

LSI Applicants must ensure they will pay only once through the chosen designated channels. If multiple payments are processed for the same order, the additional payments will be refunded accordingly following the process for refunds as described in these LSI Guidelines.

10. Key dates of the Offer:

Offer Period	July 23, 2021 to August 3, 2021
Deadline for application in PSE EASy	August 3, 2021, no later than 12:00 p.m.
Deadline for payments	August 3, 2021, no later than 1:30 p.m.
Listing and trading	August 12, 2021

The Company and the Joint Global Coordinators and Bookrunners reserve the right to extend or terminate the Offer Period for LSIs with the approval of the SEC and the PSE.

11. Should the LSI Applicant’s payment for his or her subscribed shares be incomplete or insufficient to cover the full payment amount of the subscription, the application shall be rejected.

12. In the event that the application is rejected or the number of Firm Shares to be received by an LSI Applicant, is less than the number covered by its PSE EASy application, or does not satisfy the conditions set out in the REIT Plan, then the Receiving and Paying Agent shall refund, without interest, all or a portion of the payment corresponding to the number of Firm Shares wholly or partially rejected through the issuance of checks by the Receiving and Paying Agent, which shall be made available for pick-up at the office of the Receiving and Paying Agent located at 34/F Unit D, Rufino Pacific Tower, 6784 Ayala Ave., Makati City, within five (5) trading days after the end of the Offer Period or on **August 10, 2021**. If such check refunds are not claimed after 30 days from their issuance, such checks shall be mailed to the LSI Applicant's registered address at the LSI Applicant's risk.
13. LSI Applicants may request for their allocated Firm Shares to be converted from scripless form to certificated form through their respective nominated Eligible TP only after the Offer Shares have been listed. The cost of the issuance for such stock certificates shall be for the account of the LSI Applicant.
14. Any questions related to the Offer or the LSI Guidelines may be directed to the representatives of the Sole Local Coordinator or the Receiving and Paying Agent listed below.

Institution	Name	Contact No.	E-mail Address
Stock Transfer Service, Inc. (as Receiving and Paying Agent)	Joel Cortez Bryan Manuel Michael Capoy	+63 905 853 5974 +63 917 301 3410 +63 920 238 1543	filrtipo@stocktransfer.com.ph

Institution	Name	Contact No.
BPI Capital Corporation (as the Sole Local Coordinator)	Jennifer V. Ho Neil Gabriel A. Umlas Pia Socorro V. Pelobello Davison Clinton D. Engay	+63 02 8246 5213 +63 02 8246 5116 +63 02 8246 5112 +63 02 8246 5120

PART TWO
(For Nominated Eligible TPs Only)

**Application and Settlement Procedures for Eligible Trading Participants
Nominated by Local Small Investors as the Nominated Eligible Trading Participant
under the Local Small Investors Program of The Philippine Stock Exchange, Inc. ("PSE")
through the PSE Electronic Allocation System ("PSE EASy")**

1. A Trading Participant cannot be nominated as the LSI's Trading Participant in PSE EASy if it is not an Eligible Trading Participant. Each nominated Eligible TP shall be required to open and maintain a segregated sub-account for the holdings of each client under the Name on Central Depository ("NoCD") facility of the Philippine Depository & Trust Corporation ("PDTC"). To allow for ample time to process the NoCD account creation with PDTC, each nominated Eligible TP shall provide the PDTC the assigned sub-account number/code of their clients who have applied for the purchase of the Offer Shares through PSE EASy and nominating it as the Eligible TP, **as early as the beginning of the Offer Period to no later than 2:00 p.m. on August 5, 2021.**
2. **No later than 12:00 noon on August 4, 2021**, each nominated Eligible TP shall receive a report from the Receiving and Paying Agent containing the list of LSIs who have successfully paid the subscription for their PSE EASy applications (the "**LSI Subscription Report**", substantially in the form in **Annex C**). The nominated Eligible TP shall input the correct "Free Account" code in the "Depository Participant Account No." field of the LSI Subscription Report, and ensure that all fields are properly filled out (including the "PSE Easy Reference Number" column). Successful payment of subscription does not guarantee the allocation of the Applicant.
3. **No later than 12:00 p.m. four (4) trading days prior to Listing Date or on August 6, 2021**, each nominated Eligible TP shall submit to the Receiving and Paying Agent:
 - i. the LSI Subscription Report with all the required fields filled out; and
 - ii. a notarized Trading Participant's Endorsement and Certification for LSI Applications (attached as **Annex G**).
5. **No later than five (5) trading days following the end of Offer Period or on August 10, 2021**, LSI Applicants whose applications are rejected by the PDTC shall receive a "Notice of Rejection" (in the form attached as **Annex D**) from the Receiving and Paying Agent via their nominated email addresses, with a copy furnished to the nominated Eligible TP. The "Notice of Rejection" shall contain information on the availability of check refunds for pick up. If the LSI Applicant does not claim their checks within 30 days from their issuance, the check refund shall be mailed to the Applicant's registered address in PSE EASy at their own risk.

ANNEX A:

SUMMARY OF THE OFFER

Company	Filinvest REIT Corp. (formerly Cyberzone Properties, Inc.), a corporation organized under Philippine law. The trading symbol shall be “FILRT”.
Sponsor and Selling Shareholder	Filinvest Land Inc.
Joint Global Coordinators and Bookrunners	BPI Capital Corporation (“ BPI Capital ”) and UBS AG, Singapore Branch (“ UBS ”)
Sole Local Coordinator	BPI Capital
Local Lead Underwriters	BPI Capital and China Bank Capital
Local Co-lead Underwriters	First Metro and SB Capital
International Bookrunner	UBS
Fund Manager	FREIT Fund Managers, Inc.
Property Manager	ProOffice Work Services, Inc.
Offer Shares	The Firm Shares and the Option Shares.
The Offer	Offer of 1,634,187,850 Firm Shares offered by the Selling Shareholder, together with an offer of up to 163,418,785 Option Shares by the Selling Shareholder pursuant to the Over-allotment Option (as described below).
Institutional Offer	1,143,931,450 Firm Shares, or approximately 70% of the Firm Shares, are being offered and sold (i) outside the United States by the International Bookrunner in offshore transactions in reliance on Regulation S under the U.S. Securities Act, and (ii) to Domestic Investors by the Local Lead Underwriters and the Local Co-lead Underwriters. The Option Shares will form part of the Institutional Offer.

The allocation of the Offer Shares between the Trading Participants and Retail Offer and the Institutional Offer is subject to adjustment as agreed between the Company, the Selling Shareholder, and the Joint Global Coordinators and Bookrunners as well as oversubscription or undersubscription of either or both the Trading Participants and Retail Offer and the Institutional Offer. See “—*Reallocation*” below.

Trading Participants and Retail Offer 490,256,400 Firm Shares, or approximately 30% of the Firm Shares, (the “**Trading Participants and Retail Offer Shares**”) are being offered in the Trading Participants and Retail Offer in the Philippines at the Offer Price.

326,837,600 Trading Participants and Retail Offer Shares (about 20% of the Firm Shares) (the “**TP Offer Shares**”) are being allocated to all of the Eligible PSE Trading Participants at the Offer Price (the “**Trading Participants Offer**”) and 163,418,800 Trading Participants and Retail Offer Shares (about 10% of the Firm Shares) (the “**Retail Offer Shares**”) are being allocated at the Offer Price to local small investors (“**LSIs**”) (the “**Retail Offer**”).

Each Eligible PSE Trading Participant shall initially be allocated 2,701,100 Firm Shares. Based on the initial allocation for each Eligible PSE Trading Participant, there will be a total of 4,500 residual Firm Shares to be allocated as may be determined by the Sole Local Coordinator.

Each LSI applicant must subscribe to a minimum of 1,000 Firm Shares at the Offer Price. The Local Lead Underwriters and the Local Co-lead Underwriters shall purchase the Trading Participants and Retail Offer Shares not reallocated to the Institutional Offer, or otherwise not taken up by the Eligible PSE Trading Participants, clients of the Local Lead Underwriters or the Local Co-lead Underwriters or the general public in the Philippines, pursuant to the terms and conditions of the Domestic Underwriting Agreement.

The allocation of the Offer Shares between the Trading Participants and Retail Offer and the Institutional Offer is subject to adjustment as agreed between the Company, the Selling Shareholder, and the Joint Global Coordinators and Bookrunners as well as oversubscription or undersubscription of either or both the Trading Participants and Retail Offer and the Institutional Offer. See “—*Reallocation*” below.

Eligible Investors The Trading Participants and Retail Offer Shares may be purchased by any natural person of legal age regardless of nationality, or any corporation, association, partnership, trust account, fund, or entity organized under the laws of the Philippines, or licensed to do business in the Philippines, regardless of nationality, subject to the restrictions on ownership, as described below, and the Company’s right to reject an Application or reduce the number of the Firm Shares applied for subscription.

The Institutional Offer Shares are being offered for sale (i) outside the United States by the International Bookrunner in offshore transactions in reliance on Regulation S under the U.S. Securities Act, and (ii) to Domestic Investors by the Local Lead Underwriters and the Local Co-lead Underwriters.

Purchase of the Offer Shares in certain jurisdictions may be restricted by law. Foreign investors interested in purchasing the Offer Shares should inform themselves of the applicable legal requirements under the laws and regulations

of the countries of their nationality, residence or domicile, and as to any relevant tax or foreign exchange control laws and regulations affecting them personally. Foreign investors, both corporate and individual, shall represent and warrant, through the Application, that their purchase of the Offer Shares will not violate the laws of their jurisdiction and that they are allowed to acquire, purchase, and hold the Offer Shares.

Offer Price..... ₱7.00 per Offer Share. The Offer Price was determined based on a book building process and discussions between the Company, the Selling Shareholder and the Joint Global Coordinators and Bookrunners.

Stabilizing Agent..... BPI Capital and its affiliates

Over-allotment Option..... Subject to the approval of the Philippine SEC, the Selling Shareholder has granted the Stabilizing Agent an option, exercisable in whole or in part, to purchase the Option Shares to be sold by the Selling Shareholder at the Offer Price, on the same terms and conditions as the Firm Shares as set out in this REIT Plan, and effect price stabilization transactions. The Over-allotment Option is exercisable from and including 30 calendar days after the Listing Date. See the section entitled “*Plan of Distribution – The Over-allotment Option*” in this REIT Plan.

Restriction on Ownership..... The Offer Shares may be subscribed by any individual of legal age, or by any corporation, association, partnership, or trust, regardless of citizenship or nationality, subject to nationality limits under Philippine law.

The Philippine Constitution and related statutes set forth restrictions on foreign ownership for companies engaged in nationalized or partly nationalized activities, including land ownership. As of the date of this REIT Plan, the Company does not own land. Nevertheless, because the Company’s Articles of Incorporation authorizes the Company to acquire land, which may include land in the Philippines, foreign shareholdings in the Company may not exceed 40% of the Company’s total issued and outstanding capital stock.

For more information relating to restrictions on the ownership of the Shares, please see the sections entitled “*Risk Factors*,” “*Business and Properties*,” and “*Regulatory and Environmental Matters – Nationality Restriction*” in this REIT Plan.

In the event that foreign ownership of the Company’s outstanding capital stock will exceed such allowable maximum percentage, the Company has the right to reject a transfer request by a stockholder to persons other than Philippine Nationals and the right not to record such purchases in the Company’s books.

Foreign investors interested in subscribing or purchasing the Offer Shares should inform themselves of the applicable legal requirements under the laws and regulations of the countries of their nationality, residence, or domicile, and as to any relevant tax or foreign exchange control laws and regulations affecting

them personally. Foreign investors, both corporate and individual, shall represent and warrant, through the Application, that their purchase of the Offer Shares will not violate the laws of their jurisdiction and that they are allowed to acquire, purchase, and hold the Offer Shares.

Offer Period The Offer Period shall begin at 9:00 a.m. (Manila time) on July 23, 2021 and end at 12:00 noon (Manila time) on August 3, 2021. The Company and the Joint Global Coordinators and Bookrunners reserve the right to extend or shorten the Offer Period, subject to the approval of the PSE and the Philippine SEC.

Applications must be received by the Receiving and Paying Agent not later than 12:00 noon, Manila Time on August 3, 2021 whether filed through a participating Eligible PSE Trading Participant, the Local Lead Underwriters or the Local Co-lead Underwriters or filed directly with the Receiving and Paying Agent or through PSE EASy for LSI applications. Applications received thereafter or without the required documents will be rejected. Applications shall be considered irrevocable upon submission to the Receiving and Paying Agent, and shall be subject to the terms and conditions of the Offer as stated in this REIT Plan and in the Application. The actual subscription and/or purchase of the Offer Shares shall become effective only upon the actual listing of the Offer Shares on the PSE.

Minimum Subscription Each application must be for a minimum of 1,000 Firm Shares, and thereafter, in multiples of 100 Firm Shares. Applications for multiples of any other number of Shares may be rejected or adjusted to conform to the required multiple, at the Company's discretion.

Use of Proceeds..... All proceeds from the Offer will be received by the Selling Shareholder. The Company will not receive any proceeds from the Offer.

The Selling Shareholder shall use the entire proceeds from the Offer Shares in accordance with its reinvestment plan. For a more detailed discussion on the use of net proceeds by the Selling Shareholder, see Annex 1 "*Reinvestment Plan*" of this REIT Plan.

See the section entitled "*Use of Proceeds*" in this REIT Plan for further details.

Reallocation..... The allocation of the Offer Shares between the Trading Participants and Retail Offer and the Institutional Offer is subject to adjustment as may be determined by the Joint Global Coordinators and Bookrunners. In the event of an under-application in the Institutional Offer and a corresponding over-application in the Trading Participants and Retail Offer, Offer Shares in the Institutional Offer may be reallocated to the Trading Participants and Retail Offer. If there is an under-application in the Trading Participants and Retail Offer and if there is a corresponding over-application in the Institutional Offer, Offer Shares in the Trading Participants and Retail Offer may be reallocated to the Institutional Offer. Unless otherwise agreed by the Joint Global Coordinators and Bookrunners the reallocation shall not apply in the event of over-application or

under-application in both the Trading Participants and Retail Offer and the Institutional Offer.

Lock-up

The PSE Consolidated Listing and Disclosure Rules (the “**PSE Listing Rules**”) require an applicant company for the Main Board to cause its existing shareholders owning at least 10% of the outstanding shares of the company not to sell, assign, or in any manner dispose of their shares for a period of 180 calendar days after the listing of the shares. In addition, under the PSE Listing Rules, if there is any issuance or transfer of shares (i.e., private placements, asset for shares swaps, or similar transactions) or instruments which lead to issuance of shares (i.e., convertible bonds, warrants, or similar instruments) done and fully paid for within 180 calendar days prior to the commencement of the offer period, and the transaction price is lower than that of the listing price, all shares availed of shall be subject to a lock-up period of at least 365 calendar days from full payment of the aforesaid shares.

The following shall be subject to the 180-day lock-up period:

Shareholder	No. of Common Shares Held before the Offer	% Total of Shareholding before the Offer	No. of Shares Subject to 180-day Lock-up Period*	No. of Shares Subject to 180-day Lock-up Period**
FLI	4,892,777,980	100%	529,246,687	692,665,472

* *Assuming full exercise of the Over-allotment Option.*

** *Assuming no exercise of the Over-allotment Option.*

In addition, 2,565,924,658 Shares held by FLI and two (2) Shares held by Maricel Brion-Lirio shall be subject to the 365-day lock up period described above.

FLI’s total shareholding after the Offer will be 63.3%, assuming full exercise of the Over-allotment Option, and 66.6%, assuming no exercise of the Over-allotment Option.

To implement this lock-up requirement, the PSE requires the applicant company to lodge the shares with the PDTC through a Philippine Central Depository (“**PCD**”) participant for the electronic lock-up of the shares or to enter into an escrow agreement with the trust department or custodian unit of an independent and reputable financial institution. See the sections entitled “Principal Shareholders” and “*Plan of Distribution – Lock-Up*” in this REIT Plan.

The Company and the Selling Shareholder have agreed with the Joint Global Coordinators and Bookrunners that neither the Company nor the Selling Shareholder will, except for the sale of the Offer Shares, issue, offer, sell, contract to sell, pledge, or otherwise dispose of (or publicly announce any such issuance, offer, sale or disposal of) any common shares or securities convertible or exchangeable into or exercisable for any common shares or warrants or other rights to purchase common shares or any security or financial product whose value is determined directly or indirectly by reference to the price of the underlying securities, including equity swaps, forward sales and options for a period of 180 calendar days after the listing of the Shares.

Registration, Listing, and Trading.....

The Company has filed an application with the Philippine SEC for the registration, and an application with the PSE for the listing, of all its outstanding capital stock (including the Offer Shares). The Philippine SEC is expected to issue an Order of Registration and Permit to Sell prior to the commencement of the Offer Period. The PSE Board approved the listing application, subject to compliance with certain listing conditions, and a notice of approval was issued on July 8, 2021.

The Offer Shares are expected to be listed on the PSE Main Board under the symbol “FILRT”, on or about August 12, 2021. Trading of the Company’s issued and outstanding Shares that are not subject to lock-up is expected to commence on the same date.

Dividends.....

The Company is required to declare dividends pursuant to the REIT Law. The REIT Law requires a REIT to distribute annually a total of at least 90% of its distributable net income as adjusted for unrealized gains and losses/expenses and impairment losses, and other items in accordance with generally accepted accounting standards (excluding proceeds from the sale of the REIT’s assets that are re-invested in the REIT within one year from the date of the sale) as dividends to its shareholders. Such dividends shall be payable only from the unrestricted retained earnings of the Company, and the income distributable as dividends by the Company shall be based on the audited financial statements for the recently completed fiscal year prior to the prescribed distribution. A REIT may declare either cash, property, or stock dividends. However, the declaration of stock dividends must be approved by at least a majority of the entire membership of the Company’s Board, including the unanimous vote of all the Company’s independent Directors, and stockholders representing not less than two-thirds (2/3) of the outstanding capital stock at a regular meeting or special meeting called for that purpose. Any such stock dividend declaration is also subject to the approval of the Philippine SEC within five (5) working days from receipt of the request for approval. If the Philippine SEC does not act on said request within such period, the declaration shall be deemed approved. Please see the section entitled “*Dividends and Dividend Policy*” in this REIT Plan for further details.

Procedure for Application for the Trading Participants and Retail Offer.....

For Eligible PSE Trading Participants

“Application to Purchase” forms and specimen signature cards (the “**Application**”) may be obtained from any of the Local Lead Underwriters, the Local Co-lead Underwriters and the participating Eligible PSE Trading Participants, and shall be made available for download on the Company website.

Applicants shall complete the application form, indicating all pertinent information such as the applicant’s name, address, taxpayer’s identification number, citizenship, and all other information as may be required in the application form. Applicants shall undertake to sign all documents and to do all necessary acts to enable them to be registered as holders of the Offer Shares. Failure to complete the application form may result in the rejection of the Application.

All Applications shall be evidenced by the application to purchase form, in quadruplicate, duly executed by the applicants themselves or by the authorized signatory(ies) of the applicant (in the case of an applicant that is not a natural person), and accompanied by two completed specimen signature cards, which for applicants other than a natural person, should be authenticated by the corporate secretary (or its equivalent), and the corresponding payment for the Offer Shares covered by the Application and all other required documents.

If the applicant is an individual person, the Application must be accompanied by the following documents:

- Two (2) duly executed specimen signature cards, duly authenticated by the Applicant’s nominated PDTC participant or the relevant Local Lead Underwriter or relevant Local Co-lead Underwriter (if the Applicant is a client of any of the Local Lead Underwriters or Local Co-lead Underwriters);
- Photocopy of one (1) valid and current government-issued ID (e.g., SSS, GSIS, Driver’s License, Passport or PRC) (Note: For joint applications (i.e. multiple Applicants in one Application), one (1) valid and current government-issued ID of each applicant/investor will be required);
- Proof of payment; and
- Such other documents as may be reasonably required by the relevant Local Lead Underwriter or relevant Local Co-lead Underwriter in compliance with its internal policies regarding “knowing your customer”, anti-money laundering and combating financing of terrorism.

If the applicant is a corporation, partnership, trust account, or any other juridical entity, the Application must be accompanied by the following documents:

- Two (2) duly executed specimen signature cards of the authorized signatory(ies), duly authenticated by the Applicant’s corporate secretary (or the equivalent corporate officer);

- a certified true copy of the applicant's latest articles of incorporation and by-laws (or the equivalent documents) and other constitutive documents (each as amended to date) duly certified by its corporate secretary (or the equivalent corporate officer authorized to provide such certification);
- a certified true copy of the applicant's certificate of registration issued by the relevant regulating body of the applicant's country of incorporation or organization duly certified by its corporate secretary (or the equivalent corporate officer authorized to provide such certification);
- a duly notarized corporate secretary's certificate (or the equivalent document) setting forth the resolutions of the applicant's board of directors or equivalent body, namely: (i) authorizing the purchase of the Offer Shares indicated in the Application, (ii) identifying the list of designated signatory(ies) authorized for the purpose mentioned in (i), including each signatory's specimen signature, and (iii) certifying the percentage of the applicant's capital or capital stock held by Philippine nationals;
- a photocopy of one (1) valid and current government-issued IDs (e.g. SSS, GSIS, Driver's License, Passport or PRC ID) of (a) the authorized signatory/ies, duly certified as a true copy by the Corporate Secretary and (b) the Corporate Secretary, duly certified as true copy by an authorized officer of the corporation;
- proof of payment; and
- such other documents as may be reasonably required by the relevant Local Lead Underwriter or the Local Co-lead Underwriter in compliance with its internal policies regarding "knowing your customer", anti-money laundering and combating financing of terrorism.

Applicants must represent and warrant, through the Application, that their purchase of the Trading Participants and Retail Offer Shares will not violate the laws of their jurisdiction and that they are allowed to acquire, purchase and hold the Trading Participants and Retail Offer Shares in the form as set out in the Offer Implementing Guidelines.

Applications may be rejected if (i) the subscription price is unpaid; (ii) payments are insufficient or where checks, as applicable, are dishonored upon first presentment; (iii) the Applications are not received by the Receiving and Paying Agent or the Local Lead Underwriters, or the Local Co-lead Underwriters on or before the end of the Offer Period; (iv) the number of Offer Shares subscribed is less than the minimum amount of subscription; (v) the Applications do not comply with the terms of the Offer; (vi) the Applications do not have sufficient information as required in the Application to Purchase or are not supported by the required documents; or (vii) as otherwise set out in the Offer Implementing Guidelines.

This should be read in conjunction with the Offer Implementing Guidelines, which will be published on PSE EDGE website prior to the start of the Offer Period.

For Local Small Investors:

Applications to purchase the Trading Participants and Retail Offer Shares must be done online through the PSE EASy. The system will generate a reference number and payment instruction. Applications for the Offer Shares must be settled within the Offer Period.

An LSI Applicant should nominate in the Application the Eligible PSE Trading Participant through which its shares will be lodged. Otherwise, the Application shall not be accepted.

In the event that an LSI Applicant does not have an Eligible PSE Trading Participant, the LSI Applicant may open a trade account with the Sole Local Coordinator's affiliated broker, BPI Securities Corporation and nominate said entity as its endorsing Eligible PSE Trading Participant by accomplishing an account opening form and submitting the same (done through <https://www.bpitrade.com> and by clicking on "Open An Account"), together with any required attachments, to the relevant broker prior to submission of the Application.

LSI applications will be processed on a first-come, first-served basis while final allocation of the Trading Participants and Retail Offer Shares will be determined pursuant to allocation mechanics. This section should be read in conjunction with the Offer Implementing Guidelines which will be published on the PSE EDGE website.

Payment Terms for the Trading Participants and Retail Offer .

The purchase price must be paid in full in Philippine Pesos upon the submission of the duly completed and signed application form and specimen signature card together with the requisite attachments.

For Eligible PSE Trading Participants, payment for the Offer Shares shall be made through over-the-counter cash or check deposit payment in any BPI branch via Bills Payment under the merchant account "FILRT IPO" or any other mode of payment prescribed by the Receiving and Paying Agent.

For Local Small Investors, payment for the Offer Shares shall be made either by: (i) over-the-counter cash or check deposit payment in any BPI branch under the merchant account "FILRT IPO", (ii) online payment via BPI internet banking or BPI mobile banking under the merchant account "FILRT IPO" or (iii) any other mode of payment prescribed by the Receiving and Paying Agent. Participating Local Small Investors in the Retail Offer may contact the Receiving and Paying Agent for alternative modes of payment.

For check payments, all checks should be made payable to "FILRT IPO" dated the same date as the date of submission of the Application and crossed "Payee's Account Only". Only checks with a clearing period of no more than one (1) banking day from date of receipt will be acceptable.

As applicable, the applications and required documents (including proof of payments) shall be transmitted to the Receiving and Paying Agent by electronic mail at August 3, 2021 on or before the end of the offer period, with the physical copies delivered to the Receiving and Paying Agent's address at 34-D Rufino Pacific Tower, 6784 Ayala Avenue, Makati City no later than 12:00 noon five (5) business days after the end of the offer period.

Acceptance or Rejection of Applications for the Trading Participants and Retail Offer .

Applications for the Trading Participants and Retail Offer Shares are subject to confirmation by the Sole Local Coordinator. The Company and the Sole Local Coordinator reserve the right to accept, reject, or scale down the number and amount of Trading Participants and Retail Offer Shares covered by any application. The Company and the Joint Global Coordinators and Bookrunners have the right to reallocate available Offer Shares in the event that the Offer Shares are insufficient to satisfy the total applications received. The Offer Shares will be allotted in such a manner as the Joint Global Coordinators and Bookrunners may, in their sole discretion, deem appropriate, subject to distribution guidelines of the PSE. Applications with checks dishonored upon first presentation and Applications which do not comply with terms of the Offer will be automatically rejected. Notwithstanding the acceptance of any Applications, the actual subscription of the Offer Shares by the applicant will be effective only upon the listing of the Offer Shares on the PSE.

An application may be accepted, rejected or scaled down for the following reasons:

- It involves the sale of Offer Shares that will result in a violation of the foreign ownership and single entity ownership restrictions;
- The minimum board lot required by the PSE is not met, or the aggregate Offer Shares applied for in the Trading Participants Offer and/or the Retail Offer exceed the total TP Offer Shares and/or Retail Offer Shares allocated to its respective tranche in this REIT Plan;
- There exists a legal restriction prohibiting the acceptance or consummation of the Application;
- The Applications are not received by the Receiving and Paying Agent on or before the end of the Offer Period;
- The number of Offer Shares subscribed is less than the minimum amount of subscription;

- The Application, any required supporting document, or the corresponding payment is not in accordance with the terms and conditions of the Offer;
- The check submitted by the Applicant as payment is for an amount less than the Offer Price corresponding to the number of Offer Shares applied for, or the check submitted by the Applicant is dishonored upon first presentment, or the check is still subject to clearing of over one (1) banking day from date of receipt;
- There is a violation of the terms, conditions, and warranties provided under the Domestic Underwriting Agreement;
- The Company or the Selling Shareholder will suffer actual or potential prejudice if the Application, by itself or together with any other Application, is accepted;
- The underwriting is suspended, terminated or cancelled on or before the Listing Date;
- The Applicant is not an Eligible Investor;
- The Applicant, to the knowledge of any of the Joint Global Coordinators and Bookrunners, the Local Lead Underwriters and the Local Co-lead Underwriters (i) used any funds for any unlawful contribution, gift, entertainment or other unlawful expense relating to political activity; (ii) made or has taken an act in furtherance of an offer, promise or authorization of any direct or indirect unlawful payment or benefit to any foreign or domestic government or regulatory official or employee, including of any government-owned or controlled entity, or of a public international organization, or any person acting in an official capacity for or on behalf of any of the foregoing, or any political party or party official or candidate for political office; (iii) violated or is in a violation of any provision of the Anti-Graft and Corrupt Practices Act (Republic Act No. 3019), Foreign Corrupt Practices Act of 1977, as amended (the "**FCPA**") or the rules or regulations thereunder, or any applicable law or regulation implementing the OECD Convention on Combating Bribery of Foreign Public Officials in International Business Transactions, or committed an offence under the Bribery Act 2010 of the United Kingdom, or any other applicable anti-bribery or anticorruption laws; or (iv) made, offered, agreed, requested or taken an act in furtherance of any unlawful bribe or other unlawful benefit, including, without limitation, any rebate, payoff, influence payment, kickback or other unlawful or improper payment or benefit;

- The Offer Shares cannot accommodate the aggregate total number of Applications received by the Joint Global Coordinators and Bookrunners, the Local Lead Underwriters and the Local Co-lead Underwriters; or
- Absence of a request to the PDTC for the creation of a Name-on Central Depository (NoCD) sub-account for the Applicant on or before 2:00p.m. four (4) banking days prior to the Listing Date.

Refunds for the Trading Participants and Retail Offer .

In the event that the number of Offer Shares to be received by an Applicant, as confirmed by the relevant Local Lead Underwriter or the Local Co-lead Underwriter, is less than the number covered by its Application, or if an Application is rejected by the Company, then the Receiving and Paying Agent shall refund, without interest, within five (5) banking days from the end of the Offer Period until thirty (30) days from the end of the Offer Period, all or a portion of the Applicant’s payment corresponding to the number of Offer Shares wholly or partially rejected. All refunds shall be made through the Receiving and Paying Agent, at the Applicant’s risk. If such check refunds are not claimed after thirty (30) days following their issuance, such checks shall be mailed to the Applicant’s registered address at the Applicant’s risk.

Registration and Lodgment of Shares with PDTC

The Offer Shares will be in scripless form and are required to be lodged with the PDTC upon listing. Investors may maintain the Offer Shares in scripless form or opt, at their own cost and expense, to have the stock certificates issued to them by requesting an upliftment of the relevant Offer Shares from the PDTC’s electronic system after the Offer Shares are listed on the PSE.

Tax Considerations.....

See the section entitled “*Taxation*” in this REIT Plan for information on the Philippine tax consequences of the purchase, ownership, and disposal of the Offer Shares.

Expected Timetable

The timetable of the Offer is expected to be as follows:

Bookbuild period.....	July 13 to July 19, 2021
Pricing.....	July 19, 2021
Notice of final Offer Price to the PSE and SEC	July 21, 2021
Receipt of Permit to Sell from the SEC	July 22, 2021
Offer Period	July 23 to August 3, 2021

Submission of Firm Order and Commitments by Eligible PSE Trading Participants.....	11:00 a.m. on July 29, 2021
Trading Participants and Retail Offer Settlement Date.....	August 3, 2021
Listing Date and commencement of trading on the PSE	August 12, 2021

The dates included above are subject to the approval of the PSE and the SEC, market, and other conditions, and may be changed.

If, for any reason, any day of the above periods or dates is a not a banking day, then such period or date may be extended or moved, as the case may be, to the next immediately succeeding banking day, or such other date as may be agreed upon by the Company and the Joint Global Coordinators and Bookrunners. Notice of any adjustment to the Listing Date shall be made by publication by the Company in two newspapers of general circulation, provided that any adjustment to the Listing Date shall be subject to the approval of the PSE.

Stock Transfer Agent Stock Transfer Service, Inc.

Receiving and Paying Agent . Stock Transfer Service, Inc.

Escrow Agent BPI Securities Corporation

Philippine Counsel for the Company and the Selling Shareholder Picazo Buyco Tan Fider & Santos

International Counsel for the Company and the Selling Shareholder Milbank LLP

Philippine Counsel for the Joint Global Coordinators and Bookrunners, the Local Lead Underwriters and Local Co-lead Underwriters..... Angara Abello Concepcion Regala & Cruz Law Offices

International Counsel for the Joint Global Coordinators and Bookrunners, the Local Lead Underwriters and Local Co-lead Underwriters..... Latham & Watkins LLP

Independent Auditors..... SyCip Gorres Velayo & Co., a member firm of Ernst & Young Global Limited

Risks of Investing Before making an investment decision, prospective investors should carefully consider the risks associated with an investment in the Offer Shares. These risks are discussed in the section entitled “*Risk Factors*” in this REIT Plan and include: (i) risks relating to the Company’s business; (ii) risks relating to the Philippines; (iii) risks relating to the Company’s Properties; (iv) risks relating to the Offer Shares and an investment in the Company; and (v) risks relating to the presentation of information in this REIT Plan.

ANNEX B:
SAMPLE PSE EASY EMAIL

Hi

You have subscribed to Filinvest REIT Corp. - Initial Public Offering. Your subscription details are as follows:

Company Name: Filinvest REIT Corp.
Stock Symbol: FILRT
Number of Offer Shares Subscribed: [Order Size]
Offer Price per Share: [Offer Price]
Total Amount Due: [Amount]
Subscription Date and Time: [Subscription Date and Time]
Payment Due Date and Time: Until [End Date] 1:30 PM
Designated Trading Participant: [TP]
PSE Easy Reference Number: [Reference Number]

To pay for your subscription, please take note of the following details:

Modes of Payment: (i) over-the-counter via BPI Bills Payment in the name of "FILRT IPO" at any operating BPI branch through cash or personal, corporate, manager's/cashier's check or (ii) online payment via BPI Bills Payment, with "FILRT IPO" as the merchant name through BPI Internet Banking or BPI Mobile Banking App.

Special Instruction: Please indicate your PSE Easy Reference Number in the Reference Number field of the BEA Machine for over-the-counter payments, or in the "Reference Number" field of the relevant online page upon enrollment of "FILRT IPO" as a merchant of your BPI bank account for online payments. **Failure to comply with this instruction may result to the rejection of your Application.**

For concerns relating to the Filinvest REIT Corp., the Terms and Conditions of the Offer, and your subscription, please contact the following:

Underwriter Name: BPI Capital Corporation
Contact Persons and Contact Details: Jennifer Ho (02 8246 5213), Neil Umlas (02 8246 5116), Pia Pelobello (02 8246 5112), Davie Engay (02 8246 5120)

IMPORTANT: All paid subscriptions will still be subject to the final allocation of shares by the Underwriter. In the event that the final number of shares allocated to you is less than the number covered by your paid subscription, or if your subscription is rejected, the Receiving and Paying Agent shall refund you, without interest, within **five (5)** trading days from the end of the Offer Period.

This is a system generated notification. Please do not reply to this email.

For your PSE EASy concerns, please contact the System Administrator through the following:

Contact Number: 8764888 Email: investing@pse.com.ph

ANNEX C:

**FORM OF LSI SUBSCRIPTION REPORT AND LSI SALES REPORT
(For Nominated Eligible TPs Only)**

<p align="center">NAME OF DEPOSITOR Y PARTICIPANT</p>	<p align="center">DEPOSITORY BP ID OF THE DEPOSITORY PARTICIPANT (BROKER/CUSTODIAN/TRUST) (11 characters)</p>	<p align="center">DEPOSITORY PARTICIPANT ACCOUNT NO. <i>(for Eligible Brokers, this should be FREE ACCOUNT)</i> (Refer to Guidelines for additional notes)</p>	<p align="center">NOCD BP ID OF THE BROKER'S CLIENT <i>(11 characters, i.e XXXRYYYYYY Y where: XXX = BROKER CODE; R = Fixed 4th character to signify REIT; YYYYYYY = Broker Assigned Alpha Numeric)</i> <i>Note: If not maintained in NoCD accounts in v6, refer to Guidelines for additional notes.</i></p>	<p align="center">ACCOUNT NO. OF THE BROKER'S NOCD CLIENT <i>(should be "1")</i> <i>Note: If no NOCD BP ID indicated in Column E, leave this blank</i></p>	<p align="center">NATIONALITY (FILIPINO/ NON-FILIPINO) (Refer to Guidelines)</p>	<p align="center">NUMBER OF SHARES</p>	<p align="center">PSE REFERENCE NUMBER</p>

ANNEX D:
NOTICE OF REJECTION

Strictly Private and Confidential

[Date]

[LSI Name]
[Address Line 1]
[Address Line 2]

Attention: [Name]

Subject: **Filinvest REIT Corp.**
Initial Public Offering of Common Shares

Gentlemen:

We would like to thank you for your interest to subscribe to the initial public offering of Filinvest REIT Corp. (the "FILRT IPO") through the local small investors program. Upon further review of your PSE EASy application, we regret to inform you that your application has been rejected due to [insert specific reason here].

An amount equivalent to Php [●] shall be refunded to you in the form of a check that will be available for pick up on August 10, 2021. If the check remains unclaimed after 30 days from their issuance, the same will be mailed to your registered address at your own risk.

STOCK TRANSFER SERVICE, INC.

By:

[SIGNATORY]
[Designation]

[SIGNATORY]
[Designation]

Annex E:

BPI BILLS PAYMENT GUIDELINES

I. BPI Over-the-Counter Bills Payment (Cash or Check): BEA Machine Queuing Procedure for SBA Payments (Other Merchant)

- 1) Tap the screen below to proceed to “Transaction Selection”



BEA Machine Screen

- 2) Then choose “Bills Payment”



- 3) Choose “Other Merchants”



- 4) Encode the Reference Number then tap the **NEXT** button.



- 5) Choose between **Cash** or **Check** for mode of Payment

Type of Transaction
PYMT-OTH-MERCHANT

Please select type of transaction.
Piliin ang type ng transaction.

CASH

CHECK

<< Cancel

- 6) If **Cash**, encode the **amount** you want to pay then tap **NEXT** If Check, encode the amount of the check then tap **NEXT**

Cash Amount
PYMT-OTH-MERCHANT

1000.00

Please enter the total amount of your cash transaction.
Ilagay ang total amount ng iyong cash transaction.

1 2 3

4 5 6

7 8 9

clear 0 .

<< Cancel Next >>

*If Incorrect Tap CANCEL then you will go back to the Second Screen (image2) then Follow the above procedure again.

- 7) Screen will display **Reference Number** and **Amount (Cash/Check)** you encoded to confirm. if Correct then Tap **NEXT**

Transaction Details Confirmation

Please confirm transaction details below:
I-confirm kung tama ang detalye ng transaction:

Type of Transaction	PYMT-OTH-MERCHANT
Reference Number	FILRTXXXXXXXXXXXXXXXXXX
Cash Amount	PHP 1,000.00
Check Amount	PHP 0.00

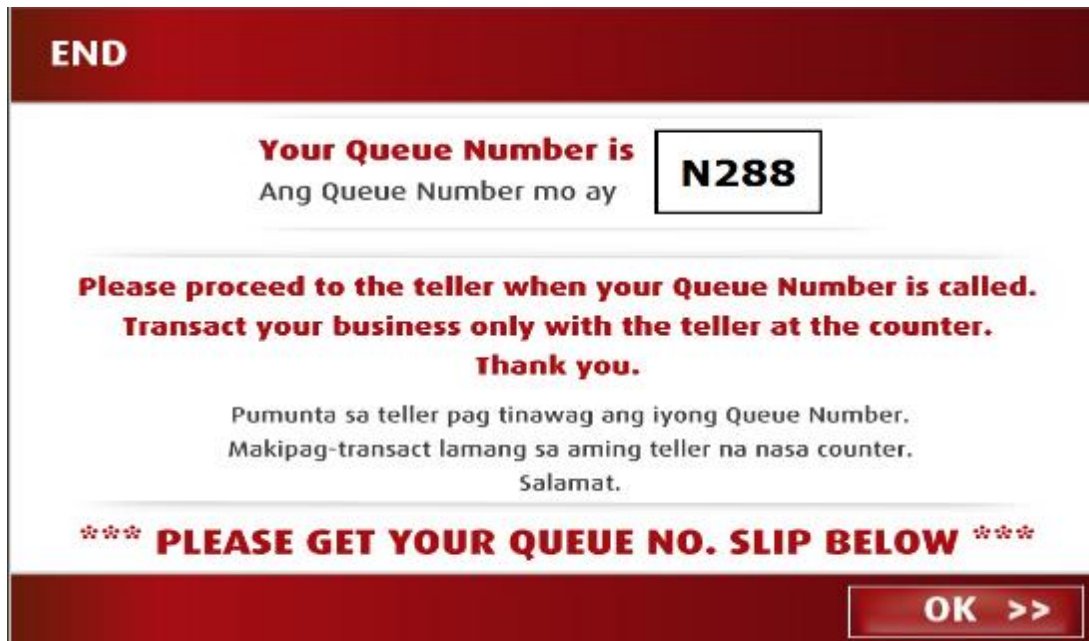
<< Cancel **Next >>**

- 8) If you have another transaction, tap the YES Button then BEA Machine will go back to the Second Screen again (image2).

Do you have another transaction?
Mayroon ka pa bang ibang transaction?

Yes **No**

- 9) If none, tap the **NO** button then BEA Machine will show you your Queuing Number. Please see below then Tap **OK**.

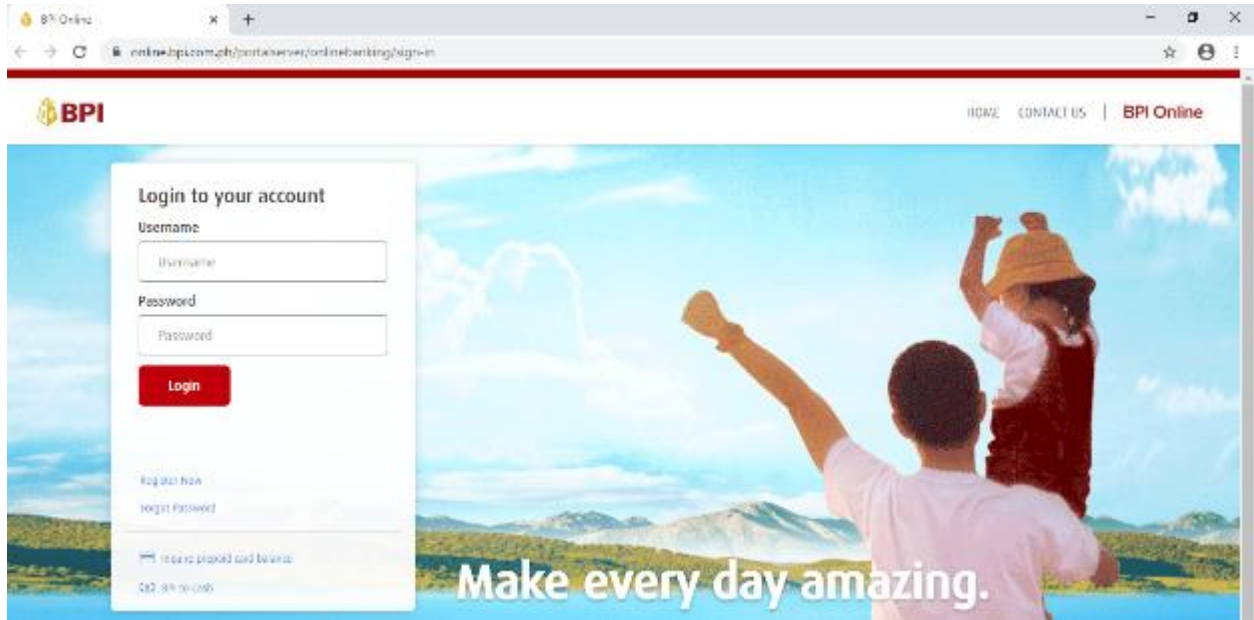


- 10) Once you are called by the teller to verify your transaction details, please confirm with the teller that the merchant is "FILRT IPO".

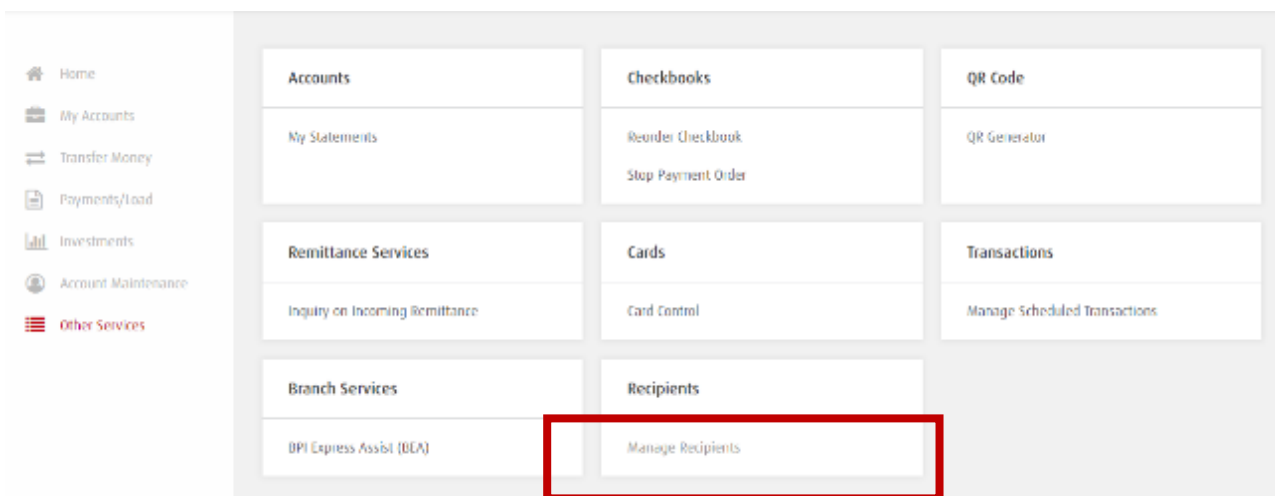
II. BPI Online Banking: Enrollment of “FILRT IPO” as Merchant for BPI Bills Payment

This is an important step that must be undertaken to be able to push through with either of the two online modes of payment. This can only be done via the BPI website.

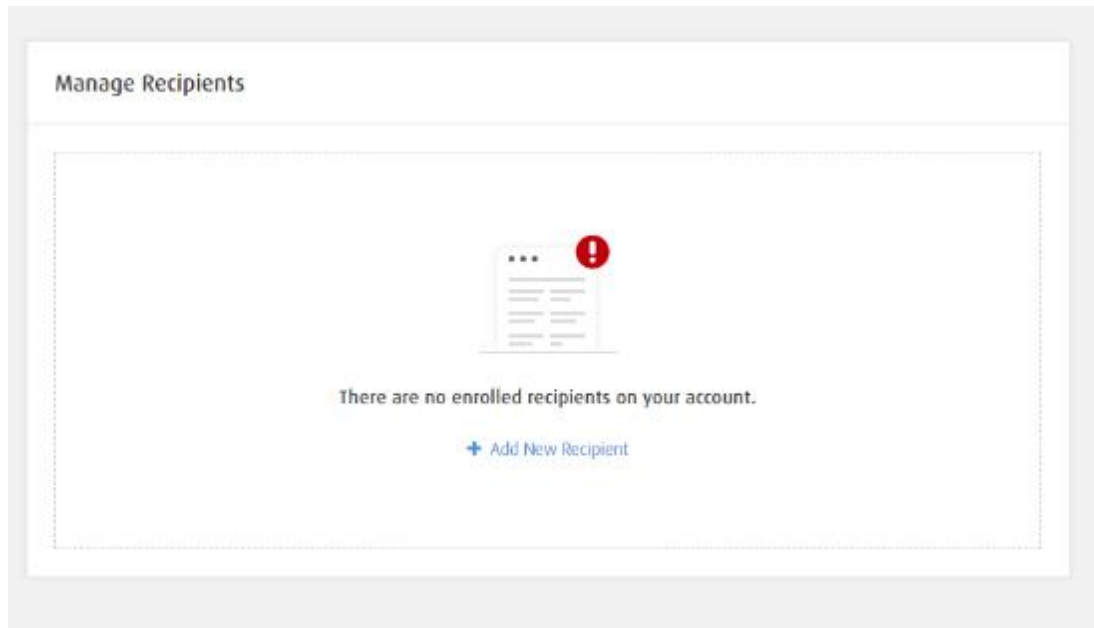
- 1) Login in to your BPI Online account at <https://online.bpi.com.ph/>



- 2) Under Other Services – Recipients, select Manage Recipients



3) Select Add New Recipient.



4) In the Enroll Recipients window, select "Billers" from the dropdown list.

Enroll Recipients Step 1 of 3 - Fill in the details

Recipient

Select type of recipient

- ✓ Select type of recipient
- Billers
- Prepaid Cards
- Prepaid Phones
- Other Prepaid Merchants

- 5) Select "FILRT IPO | FILRT" from the dropdown list of available merchants in the Biller field. You may also enter "FILRT IPO" or "FILRT" in the Biller field to select the correct Biller. Please ensure PSE EASy Reference Number is indicated in the Reference Number field



Home

My Accounts

Transfer Money

Payments/Load

Investments

Account Maintenance

Other Services

Enroll Recipients Step 1 of 3 - Fill in the details

Recipient

Billers

Biller

FILRT IPO | FILRT

Reference Number

FILRTXXXXXXXXXXXXXXXXXX

6) Confirmation Details

Enroll Recipients Step 3 of 3 - Enrollment was successful!



Enrollment was successful!

Confirmation Date & Time: Monday, Dec 28 2020; 04:10:57 PM (GMT +8)
Confirmation Number: 1609143040950

Recipient:

Billers

Billers:

FILRT IPO | FILRT

Reference Number:

FILRTXXXXXXXXXXXXXXXX

The details above have been sent to your email.

Done

Payment of FILRT IPO Subscription through BPI Online Channels (BPI Website and BPI Mobile App)

- 1) Under “Payments/Load”, select your enrolled PSE Reference Number for the FILRT IPO. Fill in the subscription payment amount. For Frequency, choose “Now.”

Amount to pay

PHP	0.00
-----	------

Pay to

Select biller	
ACMC 123456789TEST	
ASKSHA 3000064851	
FILRT FILRTXXXXXXXXXXXXXXXX	
MEG 7N/UPTOWN PARKSUITES	
MEG 9N/UPTOWN PARKSUITES	
NTC 3200200001-1563787 90120200944	
NTC 90120200944-20202563789	



- Home
- My Accounts
- Transfer Money
- Payments/Load**
- Investments
- Account Maintenance
- Other Services

Amount to pay

PHP

Pay to

FILRT | FILRTXXXXXXXXXXXXXXXXX

Frequency

Now

Notes

Enter notes (optional)

2) A confirmation message will be displayed to show that the payment was successful.



- Home
- My Accounts
- Transfer Money
- Payments/Load**
- Investments
- Account Maintenance
- Other Services

↓ PHP 1.00

Pay to:

FILRT | FILRTXXXXXXXXXXXXXXXXX

✓ One-Time PIN accepted



Bills payment was successful!

Confirmation Date & Time: Monday, Dec 28 2020; 04:13:28 PM (GMT +8)

Confirmation Number: 1609143191596



Do you make this payment regularly?

+ [Make this a scheduled transaction](#)

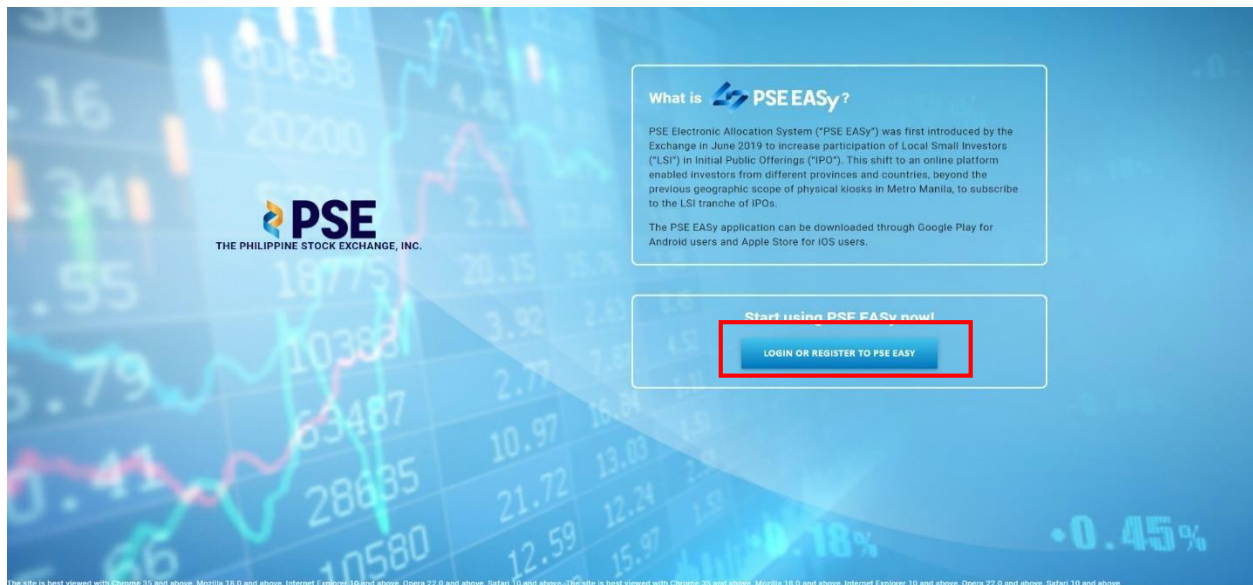
ANNEX F:

USER INVESTOR GUIDE FOR PSE EASY

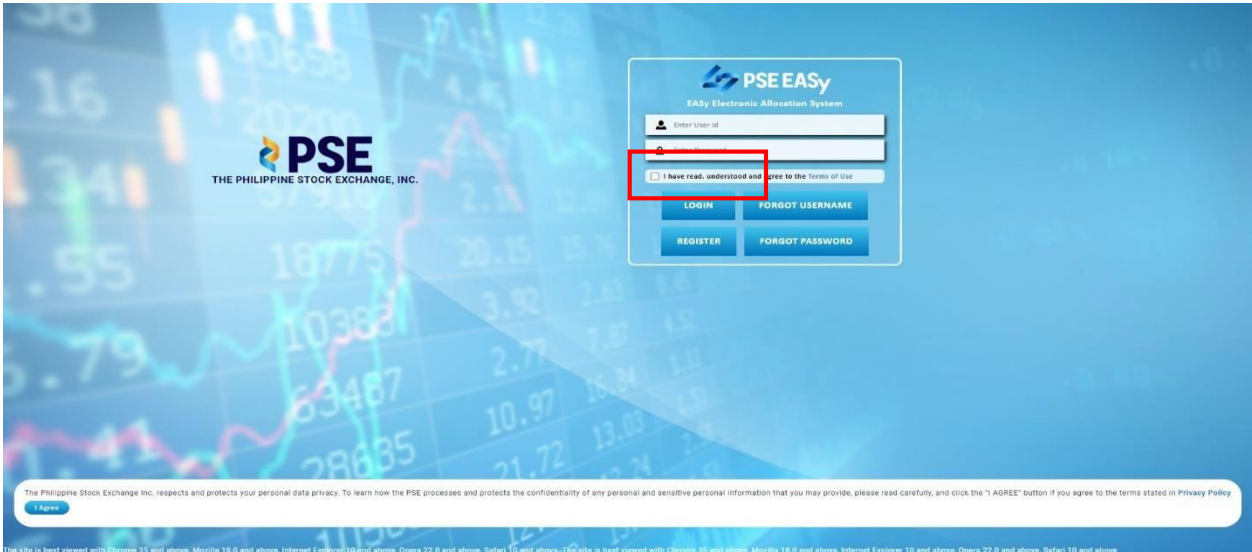
1. INVESTOR LOGIN

Step 1: Go to “https://easy.pse.com.ph“

Step 2: Upon opening the PSE EASy 1, Home Page will be displayed. Click “Login or Register to PSE EASy” button.



Step 3: User will input their Username and Password, tick Terms of Use checkbox and click“Login” button

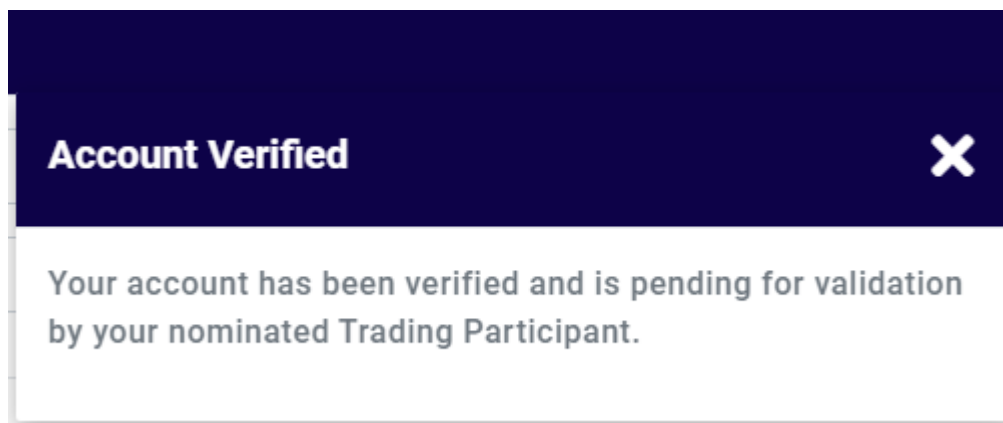


Step 4: If the **Username** and **Password** are valid, input **Secret Answer**



If Secret Answer is valid, My Portfolio will be displayed.

Step 5: Upon Login, confirmation message will be displayed "Your account has been verified and is pending validation by your nominated Trading Participant"

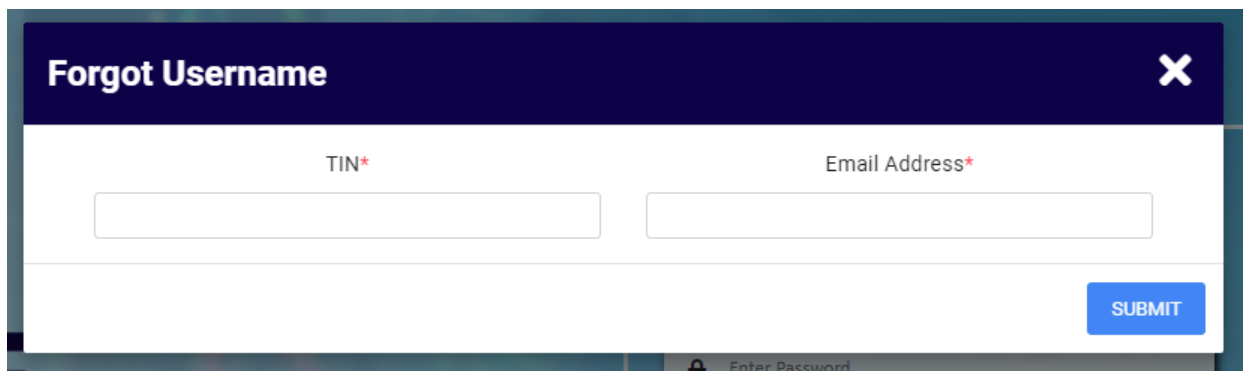


1.1 FORGOT USERNAME

Step 1: On the Login page, click “Forgot Username” button.

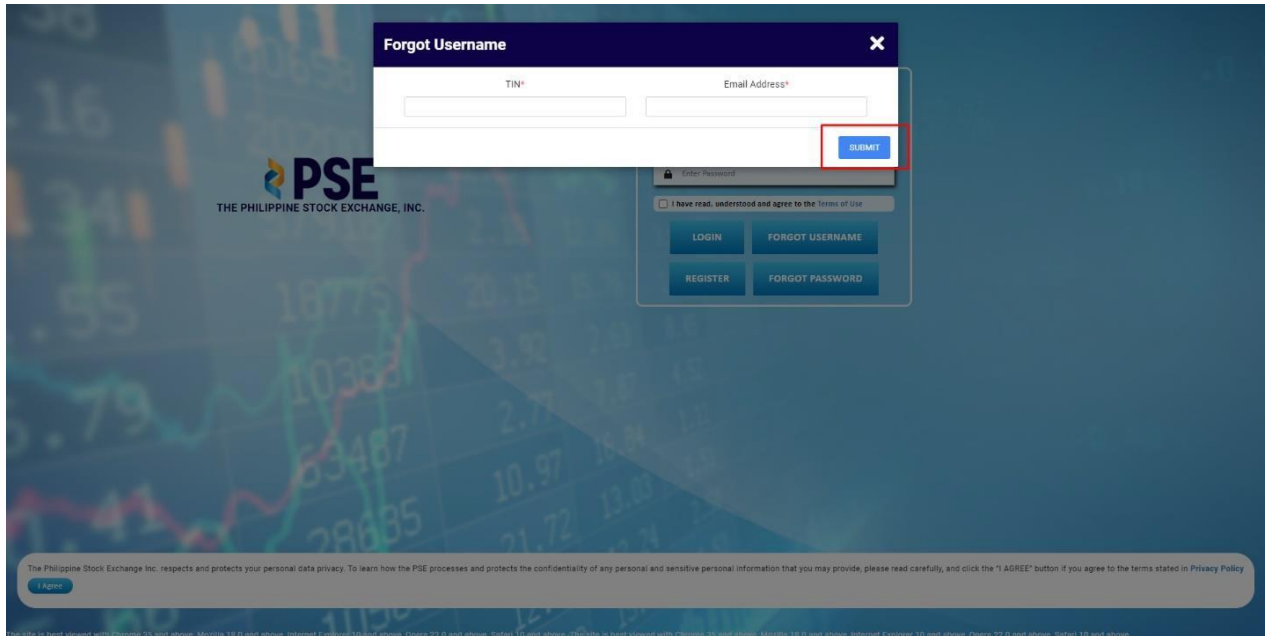


Step 2: Forgot username pop-up window will be displayed. User should enter the 12-character **TIN** and **Email Address**.

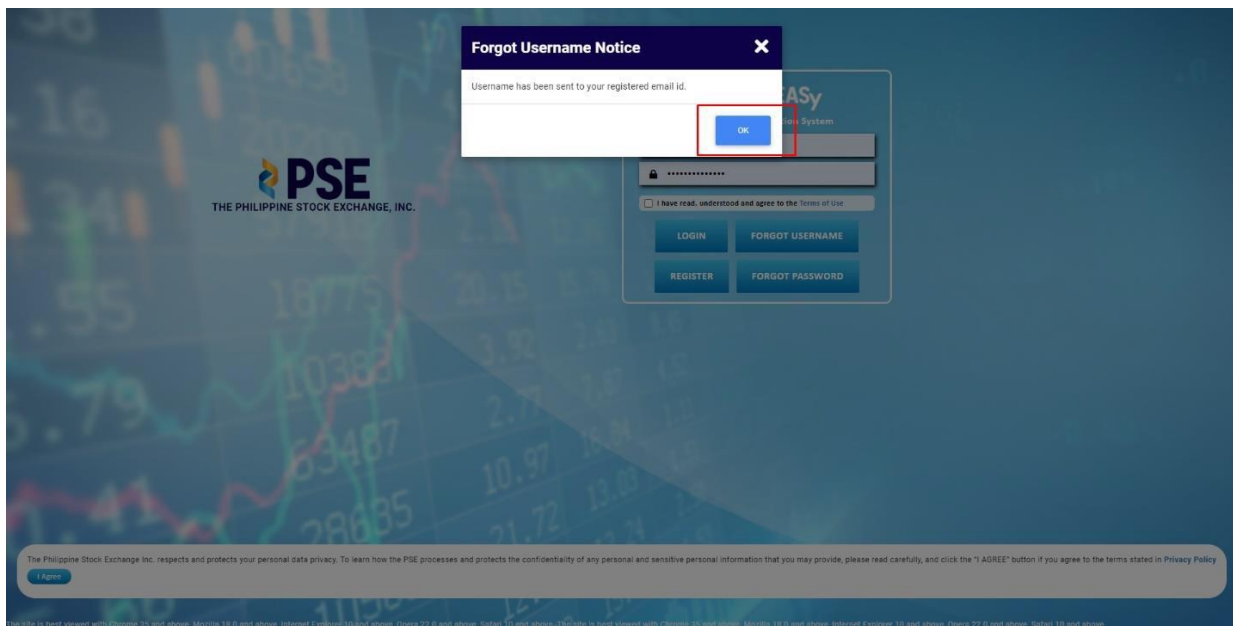


The screenshot shows a dark blue 'Forgot Username' pop-up window with a close button (X) in the top right corner. The window contains two input fields: 'TIN*' and 'Email Address*'. A blue 'SUBMIT' button is located at the bottom right. Below the pop-up, a portion of the login page is visible, showing the 'Enter Password' field.

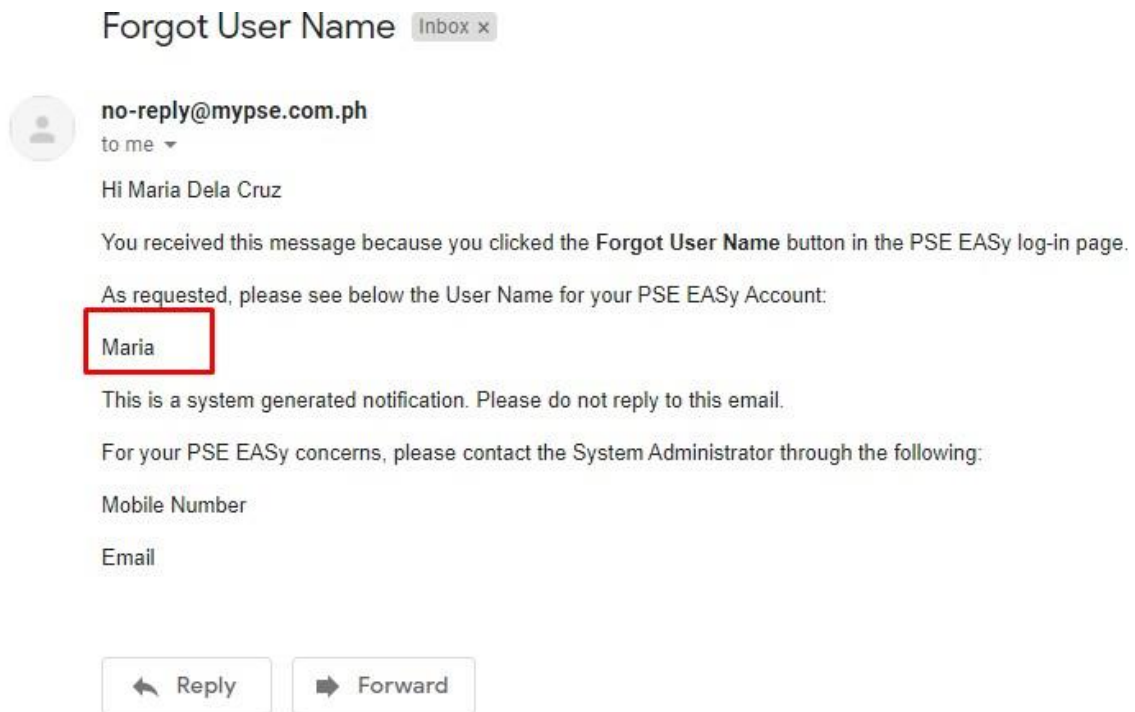
Step 3: Click “Submit” button. The details provided should match the registered details of the user.



Step 4: If valid, Forgot Username Notice message will be displayed “Username has been sent to your registered email id”. Click “OK” button.

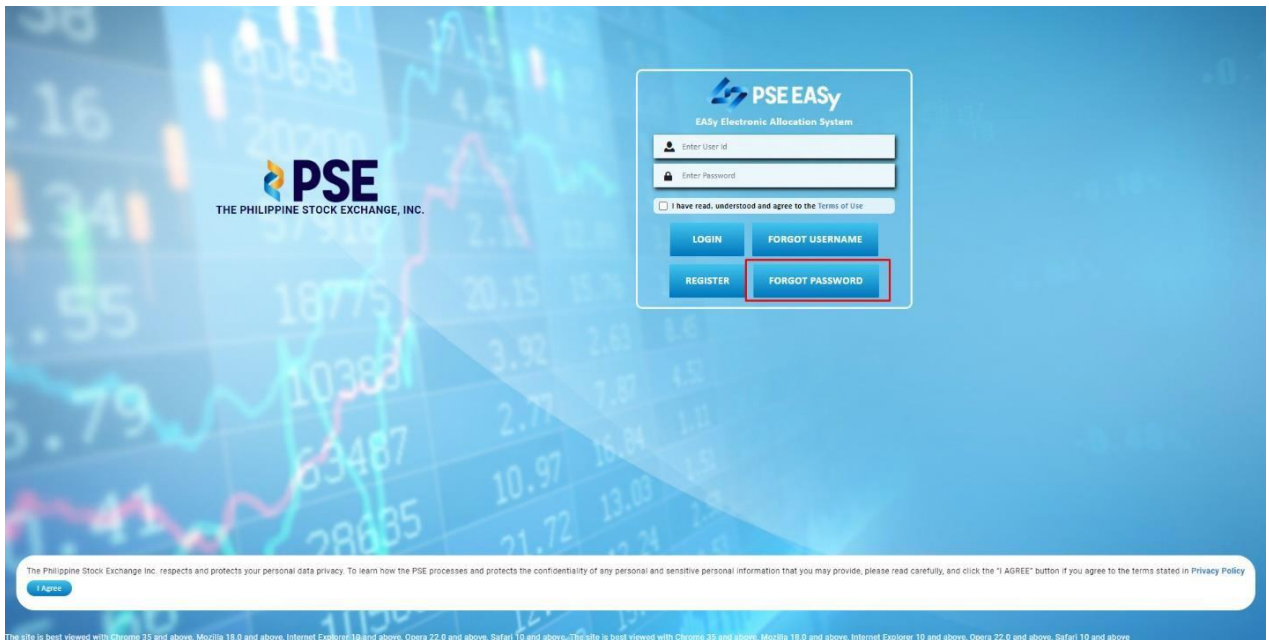


Step 5: Username will be sent on the email address provided.

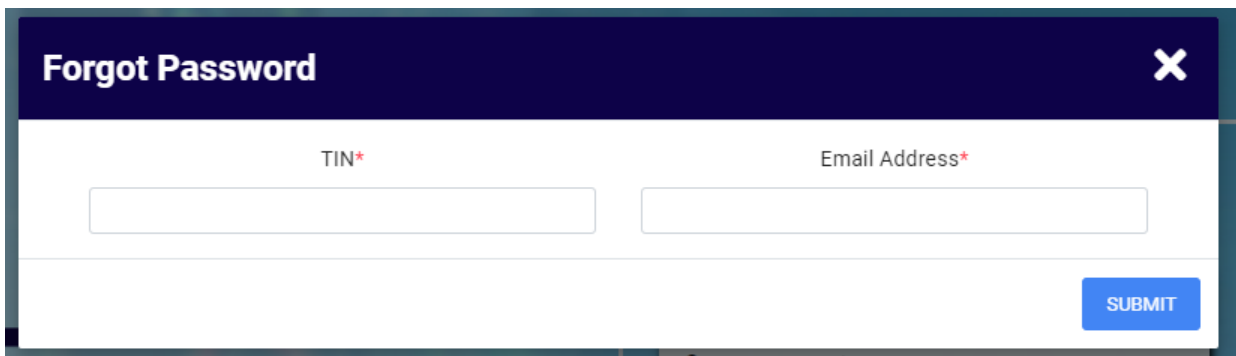


1.2 FORGOT PASSWORD

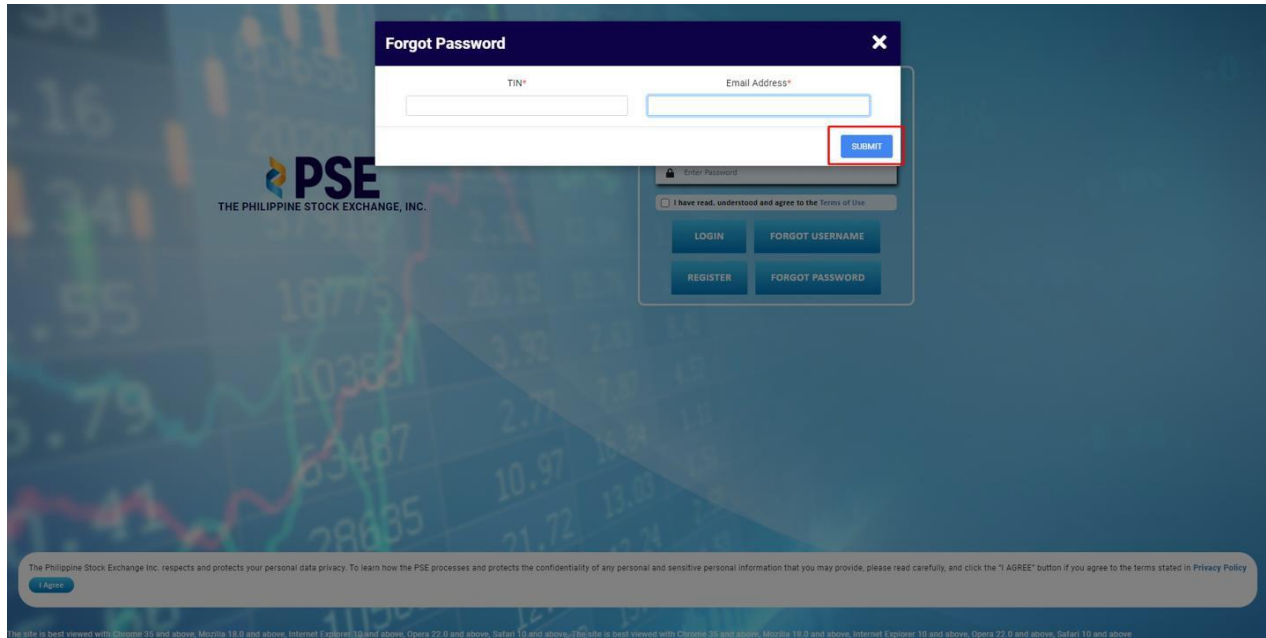
Step 1: On the Login page, click “Forgot Password” button.



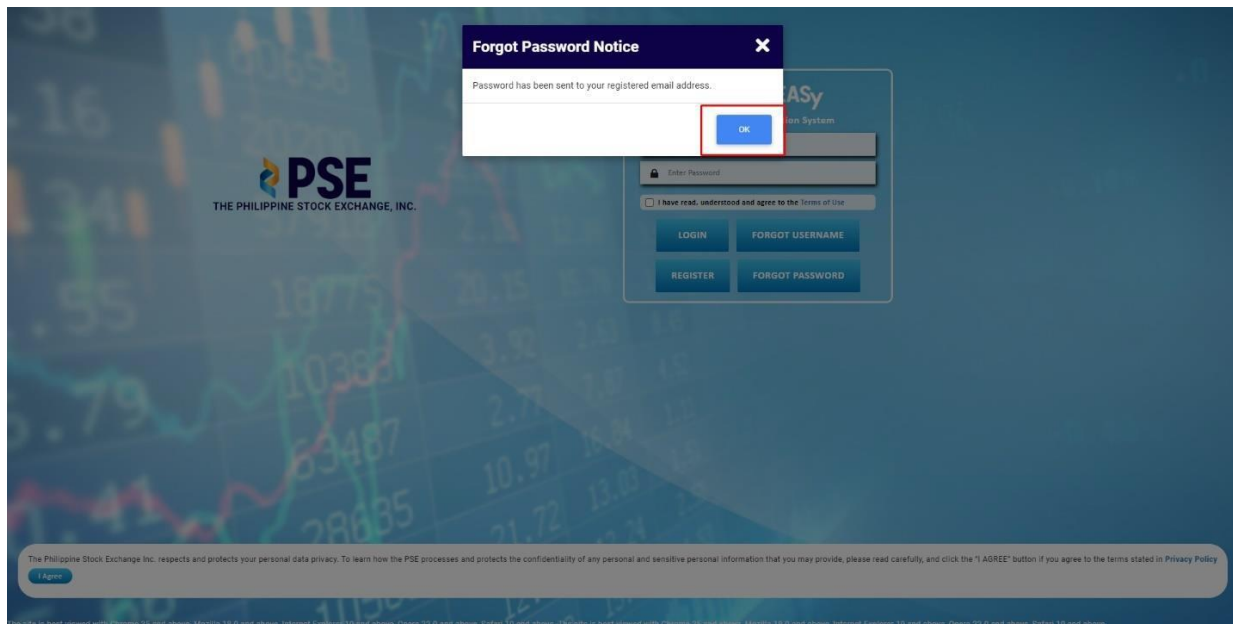
Step 2: Forgot password pop-up window will be displayed. User should enter **TIN No.** and **Email Address.** Click “Submit” button. The details provided should match the registered details of the user.

The image shows a dark blue pop-up window titled 'Forgot Password' with a close button (X) in the top right corner. The window contains two input fields: 'TIN*' on the left and 'Email Address*' on the right. Below these fields is a blue 'SUBMIT' button.

Step 3: Click “Submit” button. The details provided should match the registered details of the user.




Step 4: If valid, Forgot Username Notice message will be displayed “Username has been sent to your registered email id”. Click “OK” button.



Step 5: Temporary Password will be sent on the email address provided.

Forgot Password Inbox x

 **no-reply@mypse.com.ph**
to me ▾

Hi Maria Dela Cruz

You received this message because you clicked the **Forgot Password** button in the PSE EASy log-in page.

As requested, please see below the temporary password for your PSE EASy Account:

OnD4fyQ2

For your account protection, we encourage you to change this password upon log-in and keep your new password private and confidential.

This is a system generated notification. Please do not reply to this email.

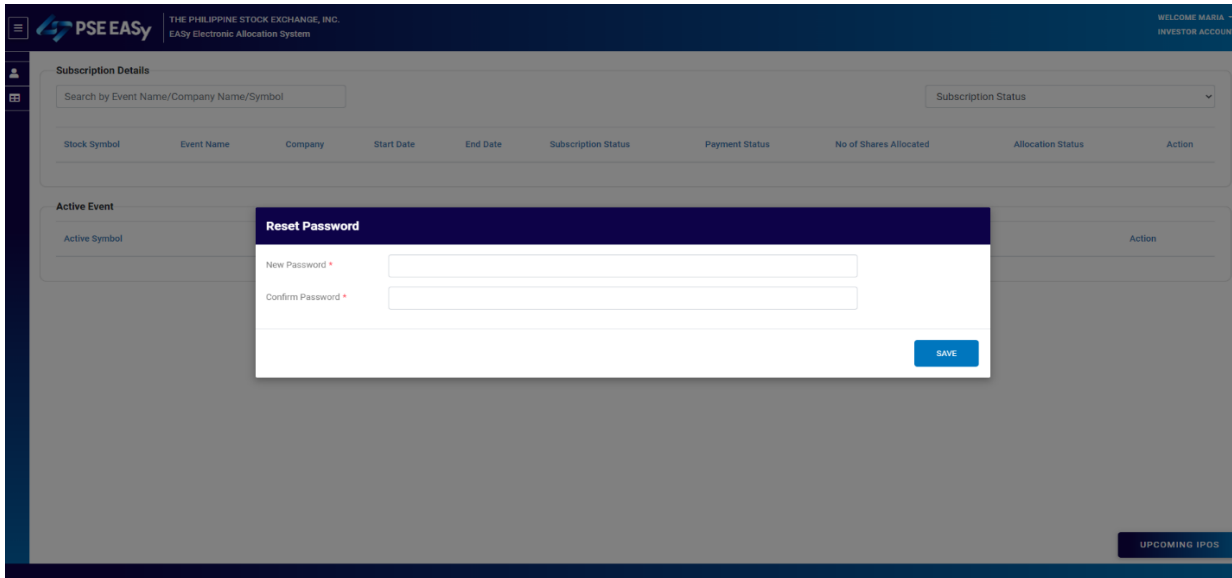
For your PSE EASy concerns, please contact the System Administrator through the following:

Mobile Number

Email

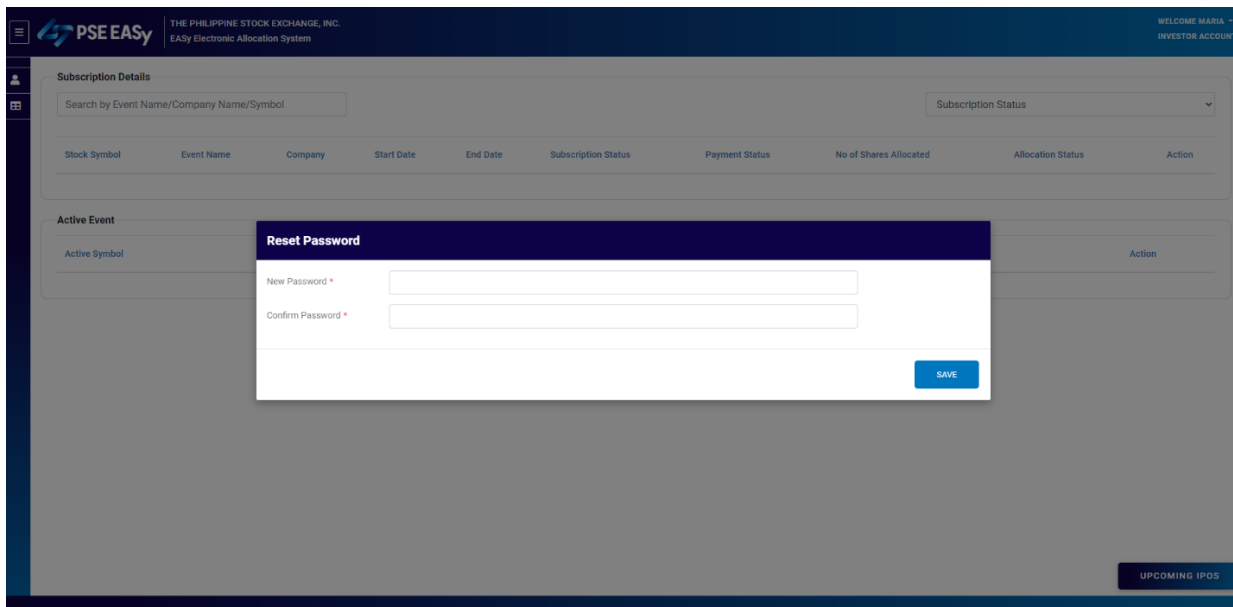
1.3 RESET PASSWORD

Step 1: Upon using the temporary password in login,. Reset Password will be displayed.



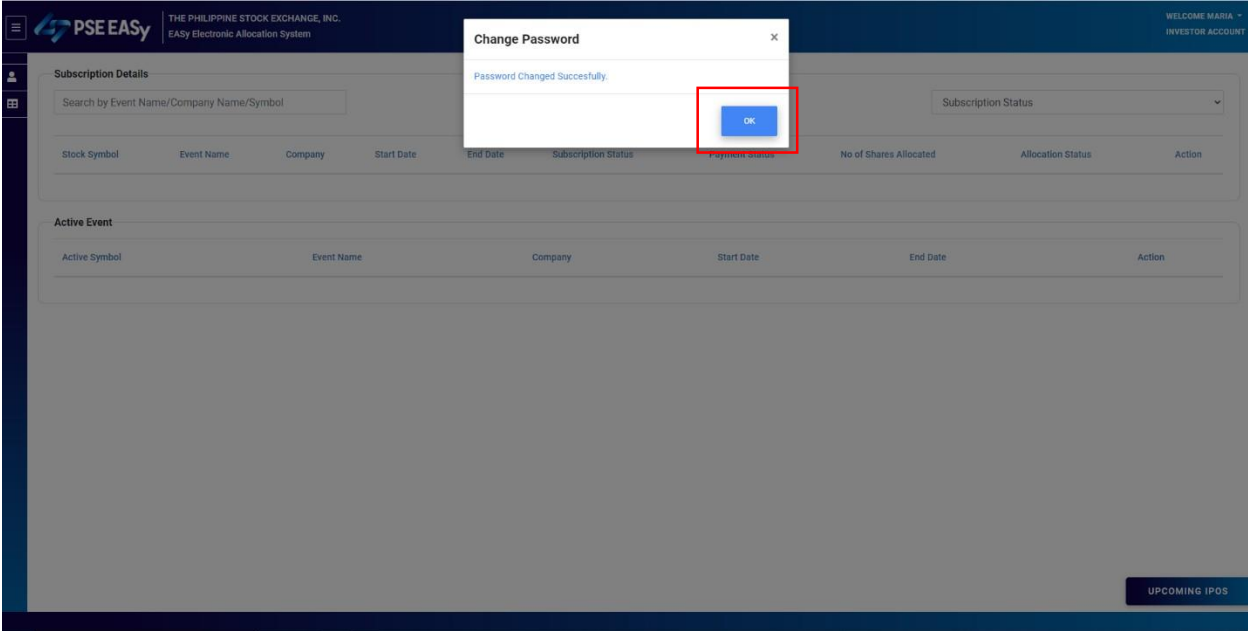
Note: New password should not be the same as old password.

Step 2: User are required to enter **New Password** and **Confirm Password**.



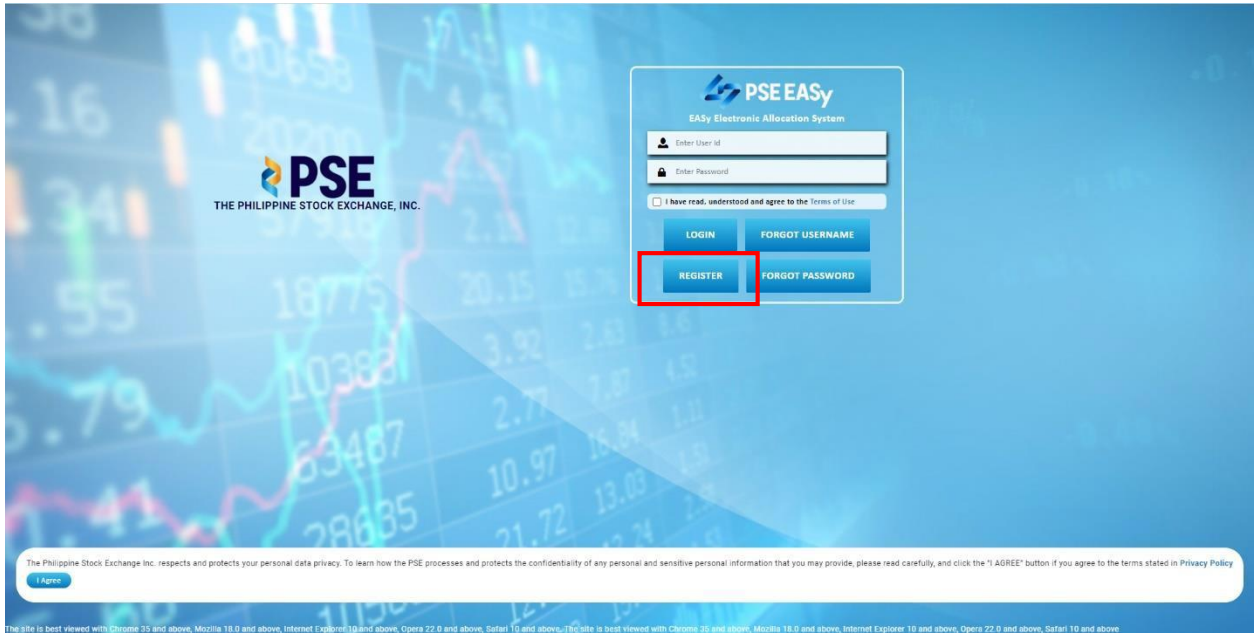
Step 3: If valid, confirmation message will be displayed “Password Changed Successfully”.

Step 4: Click “OK”.



2. INVESTOR REGISTRATION

Step1: The creation of account can be performed via “Register” button in the Login Page.

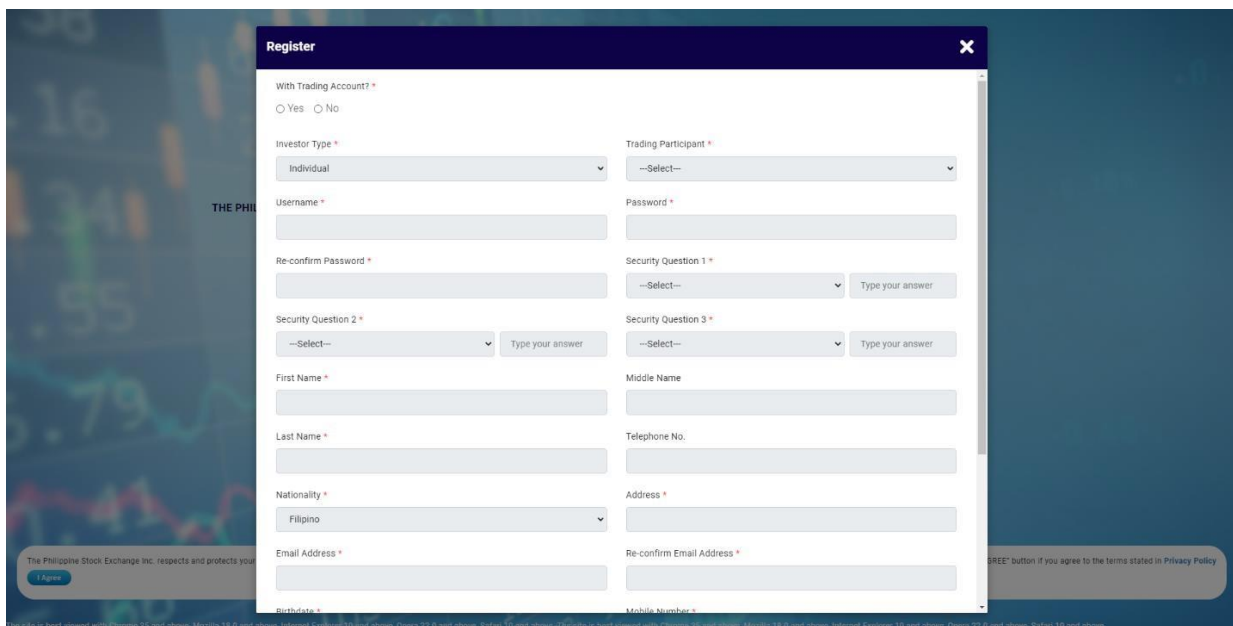


The screenshot shows the PSE EASy login page. The background features a blue gradient with financial charts and data. The PSE logo is visible on the left. The main content area contains a login form with the following elements:

- PSE EASy** logo and "EASy Electronic Allocation System" text.
- Input fields for "Enter User id" and "Enter Password".
- A checkbox for "I have read, understood and agree to the Terms of Use".
- Buttons for "LOGIN", "FORGOT USERNAME", "REGISTER", and "FORGOT PASSWORD".

The "REGISTER" button is highlighted with a red rectangle. At the bottom of the page, there is a privacy policy notice and a "I Agree" button.

Step 2: Upon clicking the “Register” button, Register pop up window will be displayed. User should answer if he has trading account.

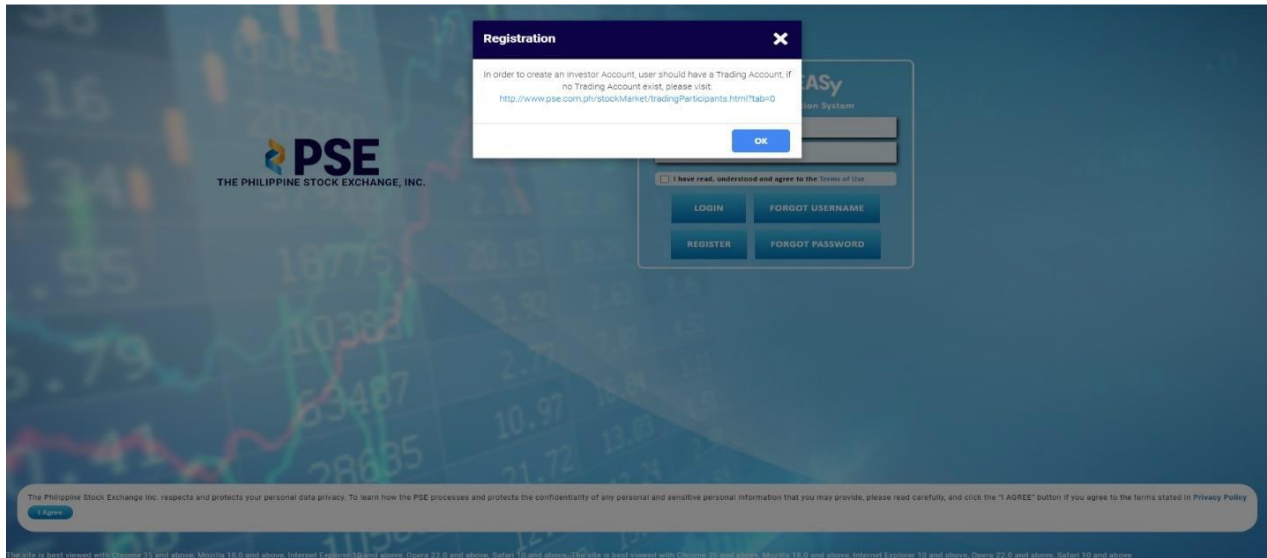


The screenshot shows the "Register" pop-up window. The window has a dark blue header with the title "Register" and a close button. The form contains the following fields:

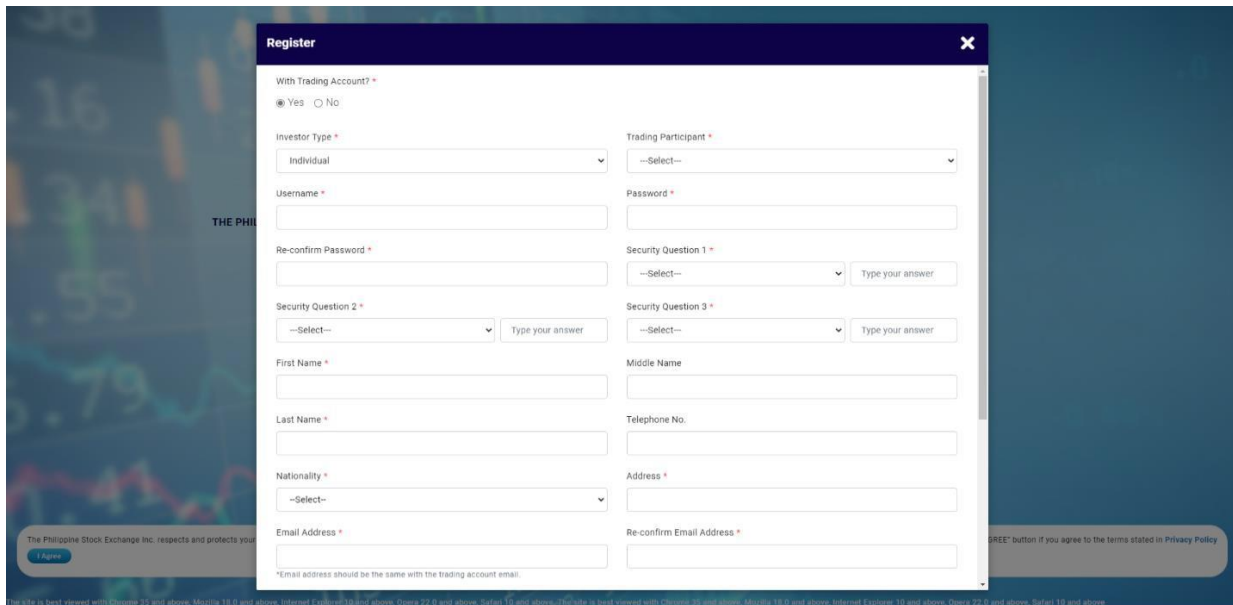
- With Trading Account? ***: Radio buttons for "Yes" and "No".
- Investor Type ***: Dropdown menu with "Individual" selected.
- Trading Participant ***: Dropdown menu with "--Select--" selected.
- Username ***: Text input field.
- Password ***: Text input field.
- Re-confirm Password ***: Text input field.
- Security Question 1 ***: Dropdown menu with "--Select--" selected and a "Type your answer" field.
- Security Question 2 ***: Dropdown menu with "--Select--" selected and a "Type your answer" field.
- Security Question 3 ***: Dropdown menu with "--Select--" selected and a "Type your answer" field.
- First Name ***: Text input field.
- Middle Name**: Text input field.
- Last Name ***: Text input field.
- Telephone No.**: Text input field.
- Nationality ***: Dropdown menu with "Filipino" selected.
- Address ***: Text input field.
- Email Address ***: Text input field.
- Re-confirm Email Address ***: Text input field.

At the bottom of the window, there is a "Submit" button and a "Mobile Number" field.

Step 3: If the Investor has no Trading Account and ticked “No” checkbox, a message will prompt: “In order to create an Investor Account, user should have a Trading Account. If no Trading Account exist, please visit: <http://www.pse.com.ph/stockMarket/tradingParticipants.html?tab=0>”



Step 4: If the Investor has Trading Account and ticked “Yes” checkbox, Investor Type will be enabled. All required fields will have red asterisk ‘*’.



Step 5: Input the required information.

Information	Check
Username	Username should not match existing Username.
Password	Password should be at least 8 characters with at least 1 uppercase, 1 number and 1 special character.
Re-confirm Password	Should match the encoded Password.
Birthdate	Should be 18 years less than the Current Date.
Email Address	Email should be properly formatted <u>xxxx@abcd.com</u>
Mobile Number	Should be 10 digits
TIN	Should be 12 digits
Profile Photo	Max file size is only 5MB and should have proper image extensions(.jpg,.png,.jpeg)

User can attach photo by clicking “Choose File” button, select self-face photo and then,click “Open” button. The photo will be uploaded.

User will click the Terms of Use and tick the checkbox to confirm that the information provided are true and correct, and user has read and accept terms of use.

Step 6: Then, Tick Terms of Use checkbox and click the “Register” button to save the account information.

The screenshot shows a 'Register' form with the following fields and sections:

- Who is your favourite musician? (dropdown): qwerty
- What was your favourite sport in high school? (dropdown): qwerty
- First Name *: Maria
- Middle Name: (empty)
- Last Name *: Dela Cruz
- Telephone No.: (empty)
- Nationality *: (empty)
- Address *: (empty)

The Terms of Use section is highlighted with a red box and contains the following text:

Please scroll below to read and acknowledge the terms of use

In the event that any of these terms and conditions is declared by any competent authority to be invalid, unlawful or unenforceable in any respect, the portion not so adversely affected shall continue to be valid and enforceable to the fullest extent permitted by law.

GOVERNING LAW AND VENUE
User access to and use of PSE EASY is subject to all applicable Philippine laws and regulations. The Philippine courts shall have exclusive jurisdiction over any dispute arising out of your use of this platform.

CHANGES TO TERMS OF USE
PSE may revise these terms and conditions at any time and without prior notice. You are responsible for ensuring that you have read the most current version of these terms and conditions. Your continued access and/or use of PSE EASY will be deemed to constitute your conclusive acceptance of the updated or revised terms and conditions.

VIOLATIONS OF TERMS OF USE
You shall not use this website for any illegal purpose.
PSE reserves the right to seek all remedies available at law and in equity for violations of these terms and conditions, including the right to restrict or deny access to PSE EASY at any time and without any notice.

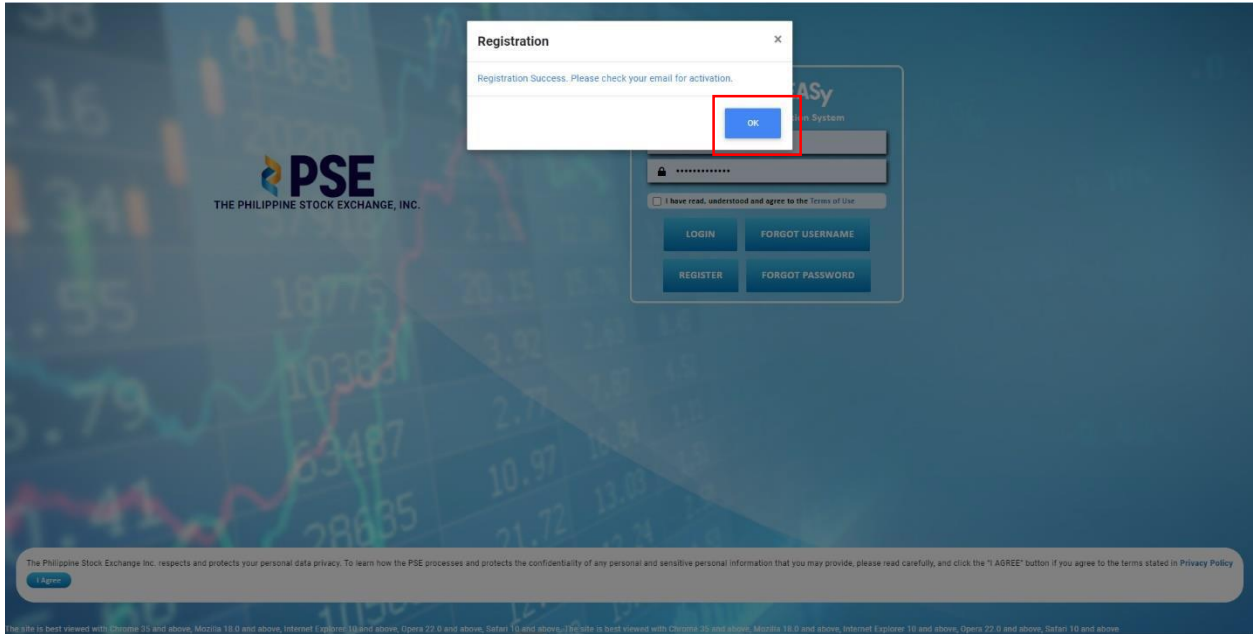
Check the box to acknowledge

Please click here to read and Accept the Terms of Use ([Click here](#))

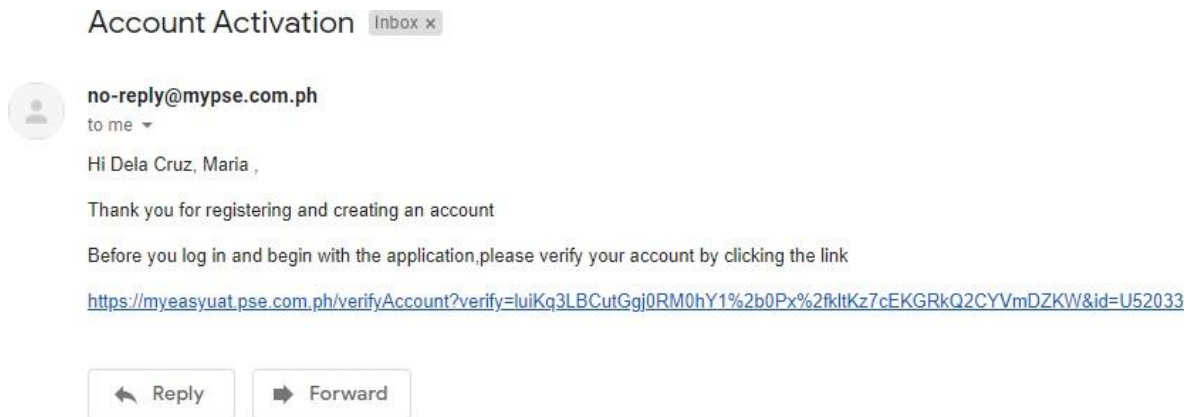
Buttons: Register, Cancel

Note: If the “Cancel” button is clicked, a confirmation message will be displayed “Are you sure you want to cancel your registration?” If the user clicks “Yes” button, register window will be closed. Encoded data will not be saved. If the user clicks “No” button, closing of the window for creating account will not proceed.

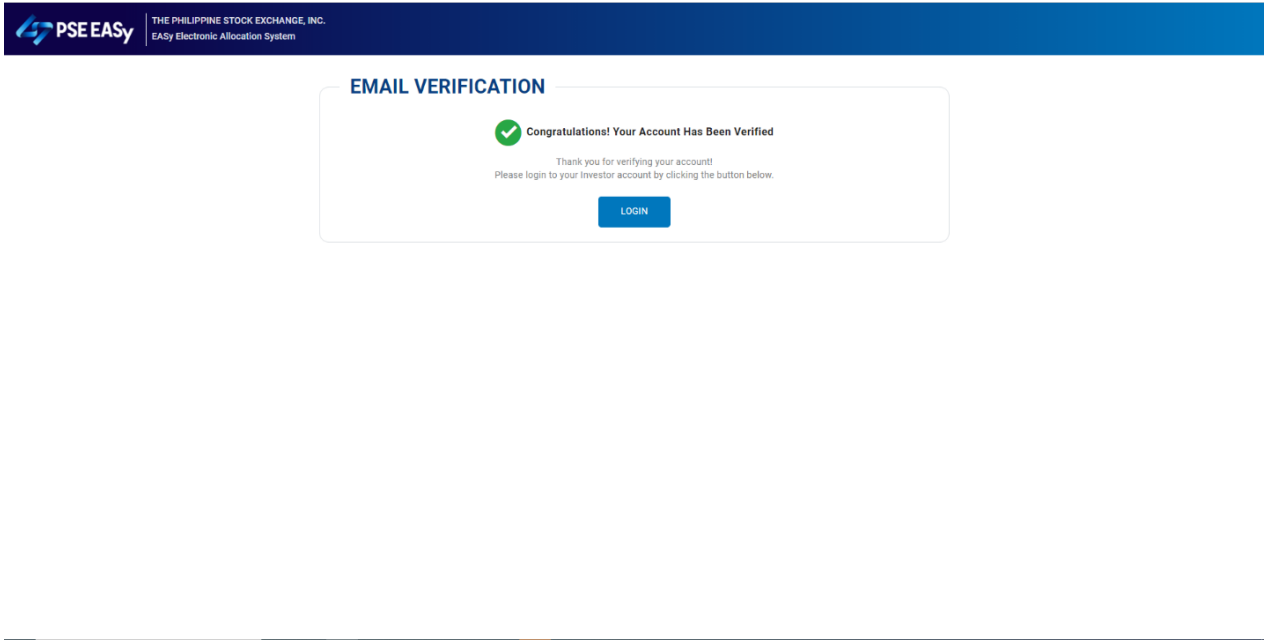
Step 7: Confirmation message will be displayed “Registration Success. Please check your email for activation”. Click “OK” button.



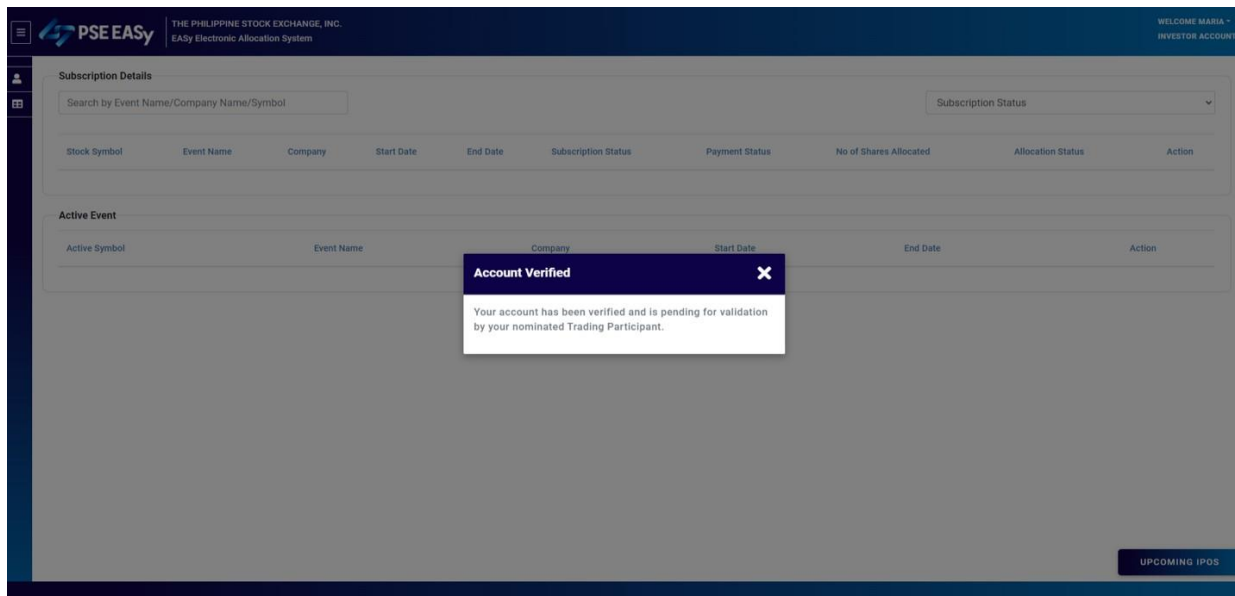
Step 8: Go to your email to activate your account and click the provided link.



Step 9: Upon clicking the link, the Email Verification page will be displayed “Congratulations! Your Account Has Been Verified. Thank you for verifying your account! Please login to your Investor account by clicking the button below.” Click “Login” button.



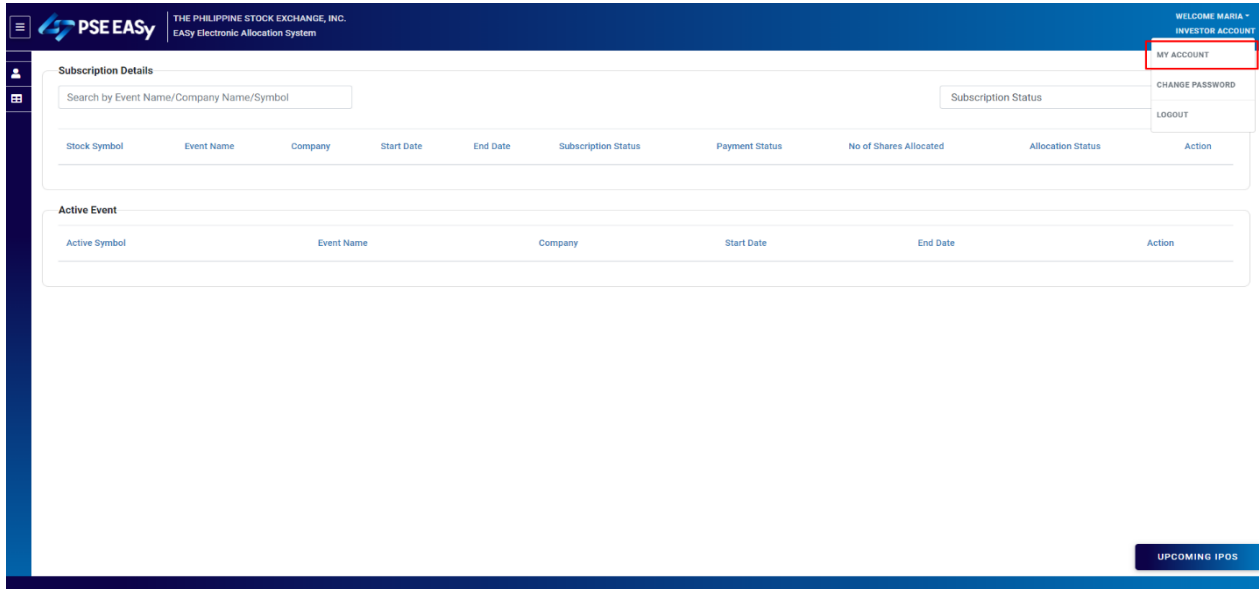
Step 10: Upon Login, confirmation message will be displayed “Your account has been verified and is pending validation by your nominated Trading Participant”



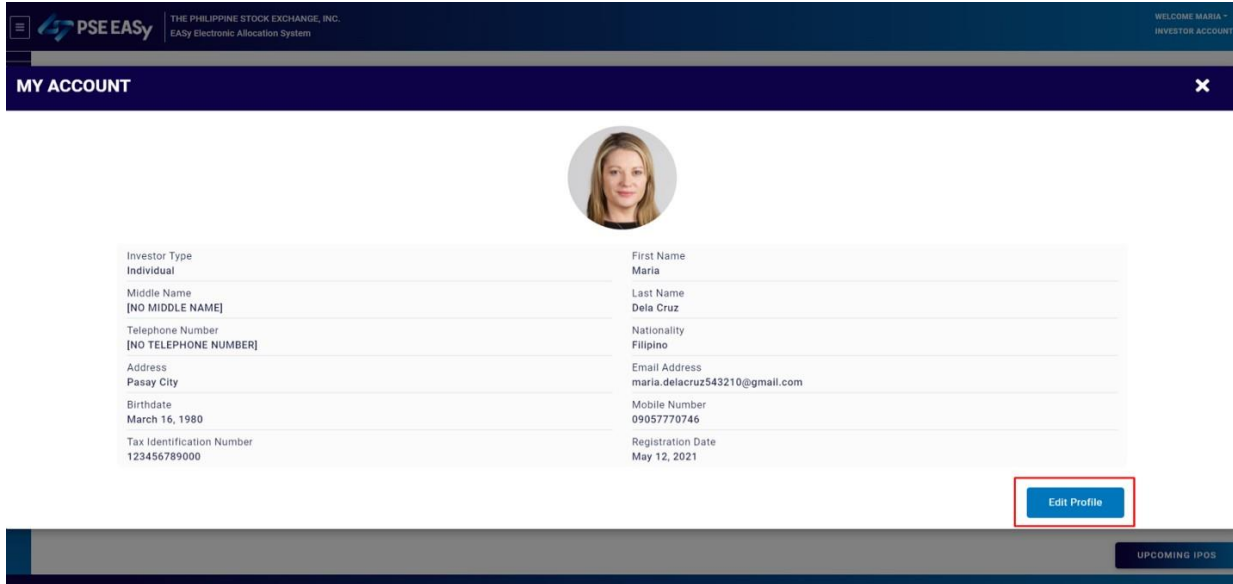
3. INVESTOR ACCOUNT MANAGEMENT

3.1 UPDATE PROFILE

Step 1: Click account name on the upper-right corner and select “My Account”.




Step 2: Account information will be displayed. Click “Edit Profile”



Step 3: Update information and click “Update”

THE PHILIPPINE STOCK EXCHANGE, INC. WELCOME MARIA

MY ACCOUNT



First Name: Maria

Middle Name: Juan

Last Name: Dela Cruz

Telephone No.:

Nationality: Filipino

Address: Pasay City

Email Address: maria.delacruz543210@gmail.com

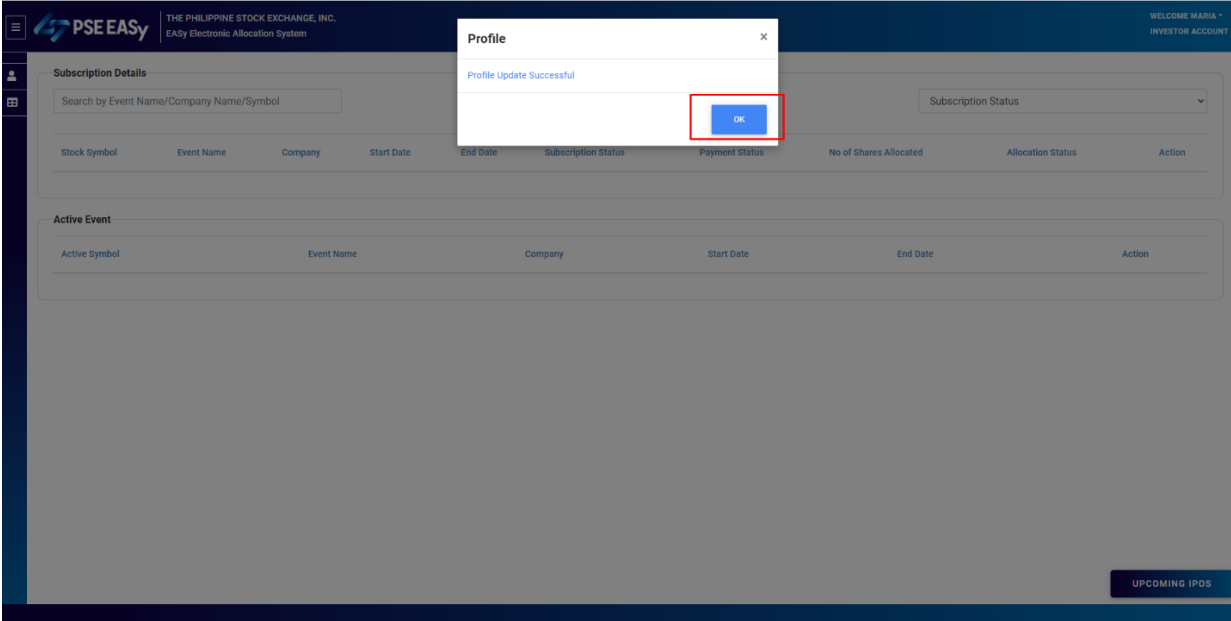
Birthdate: 03/16/1980

Mobile Number: 09057770746

TIN Number: 123456789000

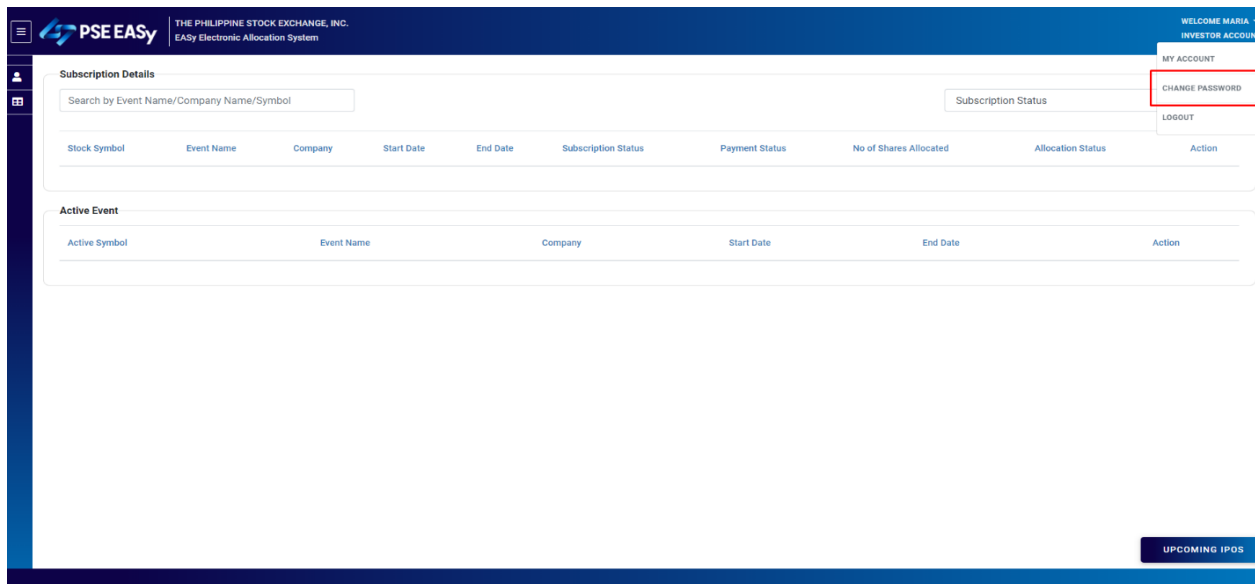
Note: If user updated TIN, Birthdate, and Nationality fields, warning message will be displayed “It looks like you updated one of the fields below here: TIN, Birthdate, Nationality. By changing the indicated data on those fields, your Trading Participant will be change to pending to validation? Would you like to continue?” If “OK” button is clicked, account will be updated. If “No” button is clicked, account update will not proceed. User will be redirected to the Edit Profile screen.

Step 4: Confirmation message will be displayed “Profile Update Successful”. Click “OK” button.

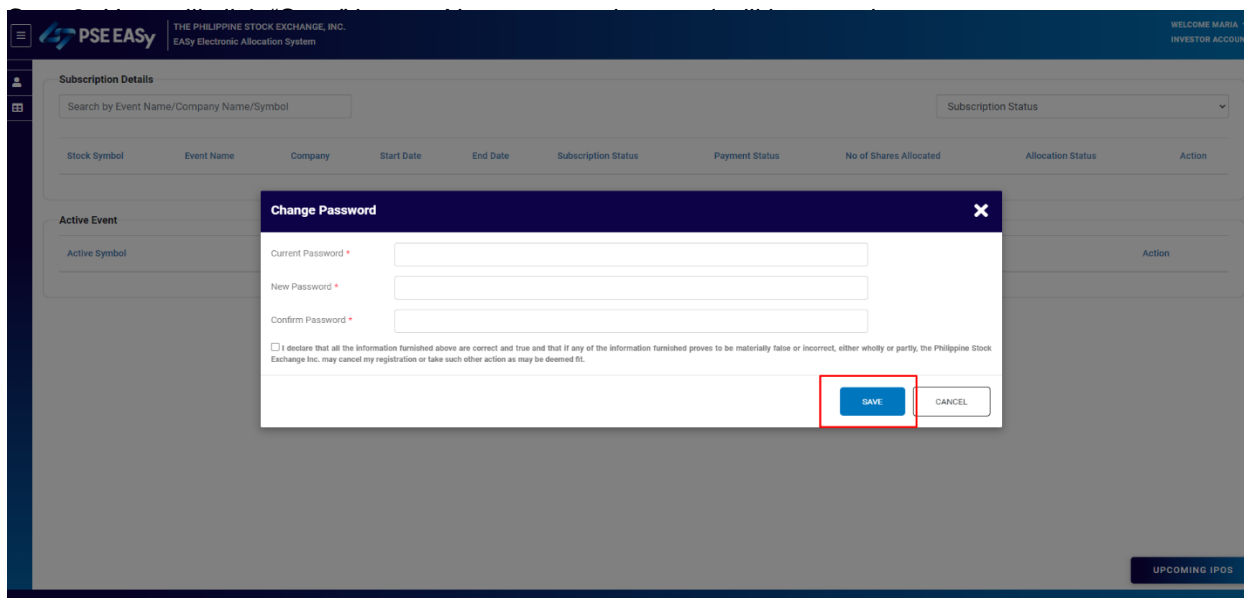


3.2 CHANGE PASSWORD

Step 1: Upon login to the system, user will select Investor Account and click “Change Password” menu.

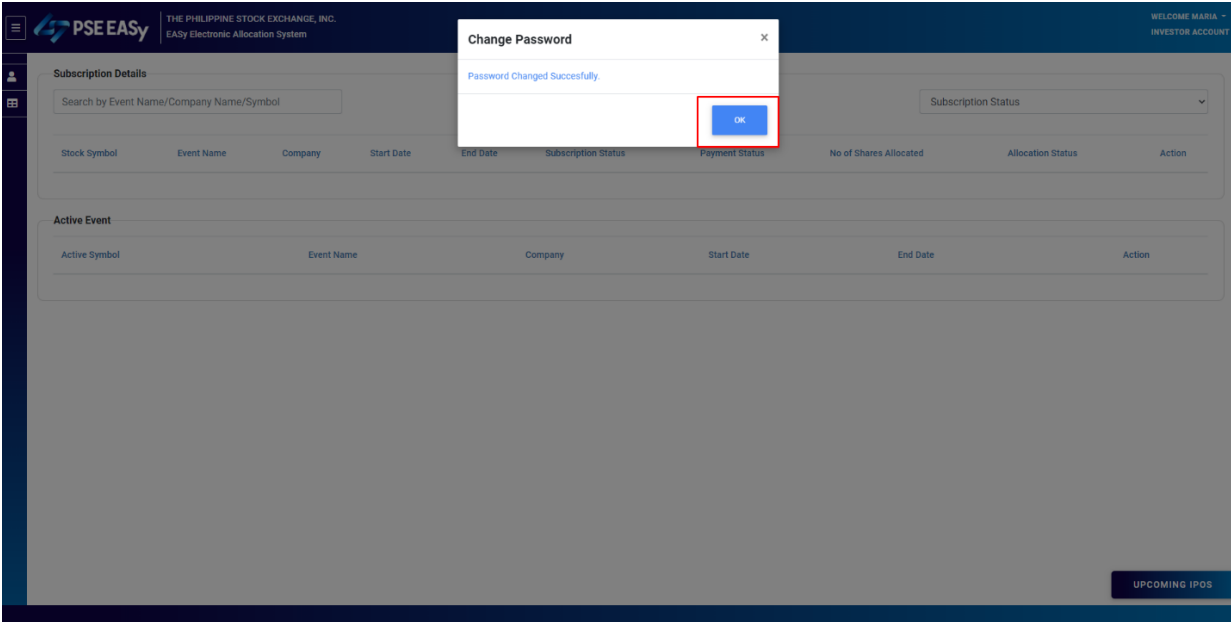


Step2: Change Password pop up window will be displayed. Screen requesting the user to provide the following details will be displayed: Current Password, New Password, Confirm New Password, and tick Terms of Use checkbox.



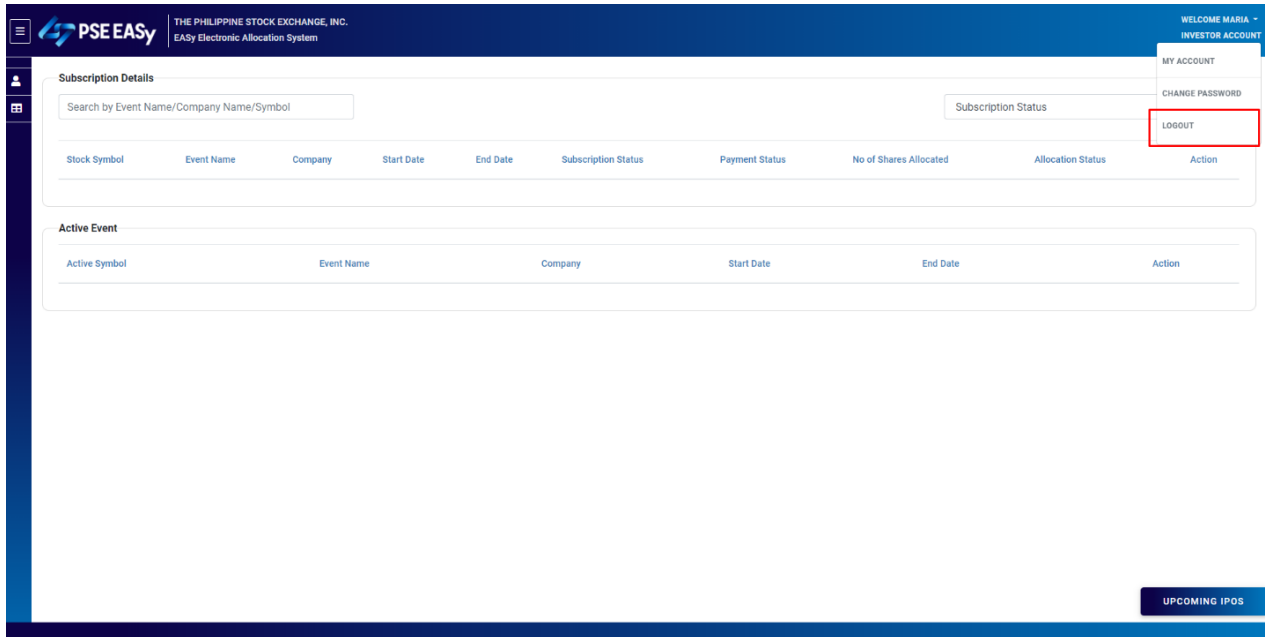
Step 4: If valid, confirmation message will be displayed “Password Changed Successfully”.

Step 5: Click “OK”.



3.3 LOGOUT

Step 1: Investor can logout to the system by selecting “Investor Account” and clicking “Logout” button.



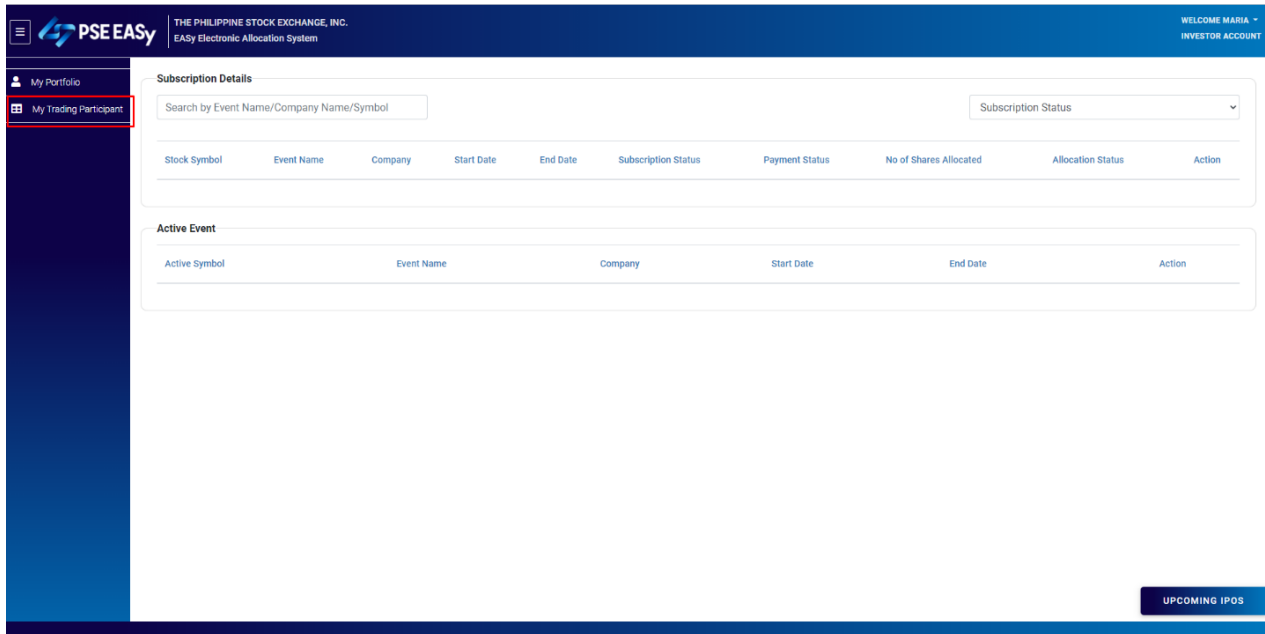
The screenshot displays the PSE EASy Investor Account interface. At the top left, the logo for PSE EASy (The Philippine Stock Exchange, Inc. EASy Electronic Allocation System) is visible. The top right corner shows a user profile for 'WELCOME MARIA' with a dropdown menu containing 'MY ACCOUNT', 'CHANGE PASSWORD', and 'LOGOUT'. The 'LOGOUT' option is highlighted with a red rectangular box. Below the navigation bar, there is a 'Subscription Details' section with a search input field and a 'Subscription Status' dropdown. A table with columns for Stock Symbol, Event Name, Company, Start Date, End Date, Subscription Status, Payment Status, No of Shares Allocated, Allocation Status, and Action is present. Below this is an 'Active Event' section with a table containing columns for Active Symbol, Event Name, Company, Start Date, End Date, and Action. At the bottom right, there is a button labeled 'UPCOMING IPOs'.

Upon clicking the “Logout” button, Investor will be logged out and redirected to PSE EASy Loginpage.

4. TRADING PARTICIPANT

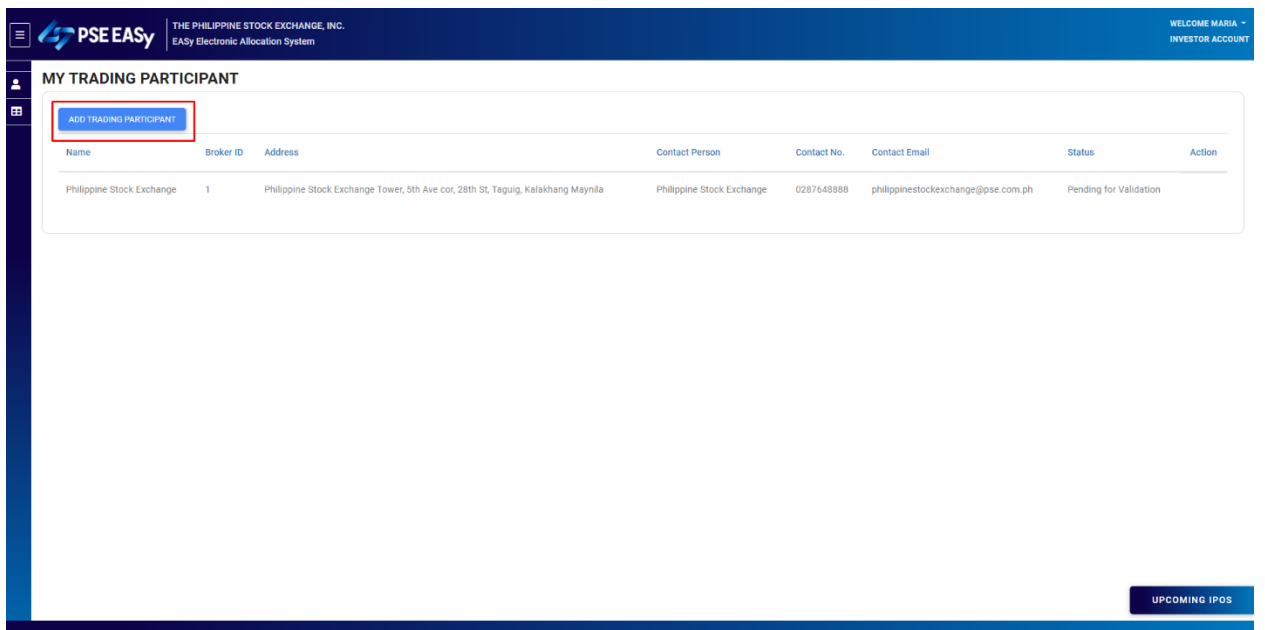
4.1 ADD TRADING PARTICIPANT

Step1: Go to Navigation Bar click the “My Trading Participant”



The screenshot shows the PSE EASy interface. The navigation bar on the left has 'My Trading Participant' highlighted with a red box. The main content area displays 'Subscription Details' with a search bar and a dropdown menu for 'Subscription Status'. Below this is a table with columns: Stock Symbol, Event Name, Company, Start Date, End Date, Subscription Status, Payment Status, No of Shares Allocated, Allocation Status, and Action. There is also an 'Active Event' section with columns: Active Symbol, Event Name, Company, Start Date, End Date, and Action. A 'WELCOME MARIA - INVESTOR ACCOUNT' message is visible in the top right corner. An 'UPCOMING IPOs' button is located at the bottom right.

Step 2: Click the “Add Trading Participant” button.



The screenshot shows the PSE EASy interface with the 'MY TRADING PARTICIPANT' section. The 'ADD TRADING PARTICIPANT' button is highlighted with a red box. Below the button is a table with columns: Name, Broker ID, Address, Contact Person, Contact No., Contact Email, Status, and Action. The table contains one row with the following data: Name: Philippine Stock Exchange, Broker ID: 1, Address: Philippine Stock Exchange Tower, 5th Ave cor, 28th St, Taguig, Kalakhang Maynila, Contact Person: Philippine Stock Exchange, Contact No.: 0287648888, Contact Email: philippinestockexchange@pse.com.ph, Status: Pending for Validation, and Action: (empty). A 'WELCOME MARIA - INVESTOR ACCOUNT' message is visible in the top right corner. An 'UPCOMING IPOs' button is located at the bottom right.

Step 3: Select a **Trading Participant Name**, the following fields will be displayed: Broker ID, Address, Contact Person, Contact No, and Contact Email.

The screenshot displays the PSE EASY interface. A modal window titled "Trading Participant" is open, featuring a dropdown menu for "Trading Participant Name" (highlighted with a red box) and input fields for "Broker ID", "Address", "Contact Person", "Contact No", and "Contact Email". The background shows a table with columns for Name, Broker ID, Address, Contact Email, Status, and Action. The table contains one entry for "Philippine Stock Exchange" with a Broker ID of "1" and a status of "Pending for Validation".

Name	Broker ID	Address	Contact Email	Status	Action
Philippine Stock Exchange	1	Philippine Stock Exchange	pinestockexchange@pse.com.ph	Pending for Validation	

Note: If "Cancel" button is clicked, add trading participant will not proceed.

Step 4: Details displayed are based on the encoded data in the master data.

PSE EASy THE PHILIPPINE STOCK EXCHANGE, INC.
EASy Electronic Allocation System

WELCOME MARIA
INVESTOR ACCOUNT

MY TRADING PARTICIPANT

ADD TRADING PARTICIPANT

Name	Broker ID	Address	Contact Email	Status	Action
Philippine Stock Exchange	1	Philippine Stock Exchange	philippinestockexchange@pse.com.ph	Pending for Validation	

Trading Participant

Trading Participant Name: Premier Software Enterprise

Broker ID: 2

Address: Philippine Stock Exchange Tower, 5th Ave cor, 28th St, Taguig, Kalakhang Ma

Contact Person: Premier Software Enterprise

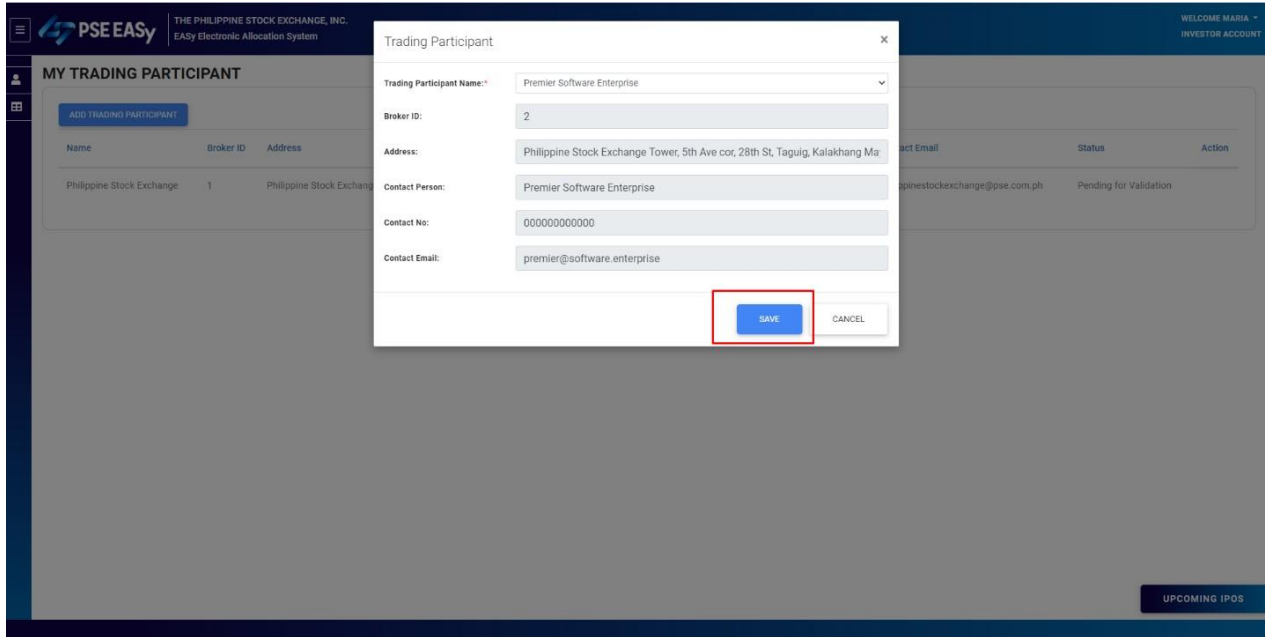
Contact No: 000000000000

Contact Email: premier@software.enterprise

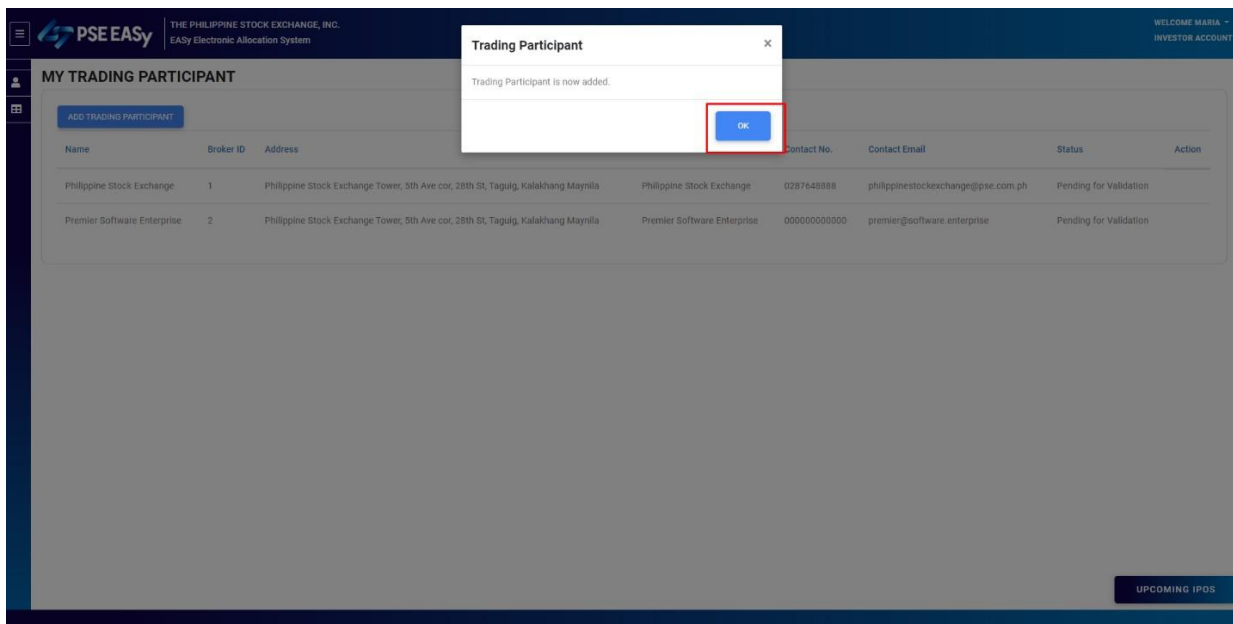
SAVE CANCEL

UPCOMING IPOs

Step 5: Click “Save” button.



Step 6: Confirmation message will be displayed “Trading Participant is now added”. Click “OK” button.



Step 6: Upon adding, it will automatically appear in the Trading Participant table pending for validation.

The screenshot shows the 'MY TRADING PARTICIPANT' section of the PSE EASY investor account. The page header includes the PSE EASY logo and the text 'THE PHILIPPINE STOCK EXCHANGE, INC. EASY Electronic Allocation System'. The user is identified as 'WELCOME MARIA' with an 'INVESTOR ACCOUNT'.

The 'MY TRADING PARTICIPANT' section features a table with the following columns: Name, Broker ID, Address, Contact Person, Contact No., Contact Email, Status, and Action. There is also an 'ADD TRADING PARTICIPANT' button.

Name	Broker ID	Address	Contact Person	Contact No.	Contact Email	Status	Action
Philippine Stock Exchange	1	Philippine Stock Exchange Tower, 5th Ave cor, 28th St, Taguig, Kalakhang Maynila	Philippine Stock Exchange	0287548888	philippinestockexchange@pse.com.ph	Pending for Validation	
Premier Software Enterprise	2	Philippine Stock Exchange Tower, 5th Ave cor, 28th St, Taguig, Kalakhang Maynila	Premier Software Enterprise	000000000000	premier@software.enterprise	Pending for Validation	

An 'UPCOMING IPOs' button is visible in the bottom right corner of the interface.

4.2 ACTIVATE TRADING PARTICIPANT

User can customize list of Trading Participant that will be displayed on the **Trading Participant** dropdown during subscription.

Step 1: User will click “Activate” button to remove specific Trading Participant.

Name	Broker ID	Address	Contact Person	Contact No.	Contact Email	Status	Action
Premier Software Enterprise	2	Philippine Stock Exchange Tower, 5th Ave cor. 28th St, Taguig, Kalakhang Maynila	Premier Software Enterprise	000000000000	premier@software.enterprise	Inactive	<input checked="" type="checkbox"/>
Philippine Stock Exchange	1	Philippine Stock Exchange Tower, 5th Ave cor. 28th St, Taguig, Kalakhang Maynila	Philippine Stock Exchange	0287648888	philippinestockexchange@pse.com.ph	Pending for Validation	

Note: Only nominated Trading Participant by the Investor, which are active can be removed from the **Trading Participant** dropdown.

Step 2: Trading Participant pop up message will appear “Do you want to activate this Trading Participant?”. Click “OK” button.

PSE EASy | THE PHILIPPINE STOCK EXCHANGE, INC.
EASy Electronic Allocation System

WELCOME MARIA - INVESTOR ACCOUNT

MY TRADING PARTICIPANT

ADD TRADING PARTICIPANT

Trading Participant

Do you want to activate this Trading Participant?

Name	Broker ID	Address	Contact No.	Contact Email	Status	Action
Premier Software Enterprise	2	Philippine Stock Exchange Tower, 5th Ave cor, 28th St, Taguig, Kalakhang Maynila	Premier Software Enterprise 00000000000	premier@software.enterprise	Inactive	<input checked="" type="checkbox"/>
Philippine Stock Exchange	1	Philippine Stock Exchange Tower, 5th Ave cor, 28th St, Taguig, Kalakhang Maynila	Philippine Stock Exchange 0257648888	philippinestockexchange@pse.com.ph	Pending for Validation	

UPCOMING IPOs

Note: If “Cancel” button is clicked, add trading participant will not proceed.

Step 3: Confirmation will be displayed “Trading Participant is now activated”. Click “OK” button.

The screenshot shows the PSE EASY interface. At the top, it says 'PSE EASY THE PHILIPPINE STOCK EXCHANGE, INC. EASY Electronic Allocation System'. On the right, it says 'WELCOME MARIA INVESTOR ACCOUNT'. The main heading is 'MY TRADING PARTICIPANT'. Below this is an 'ADD TRADING PARTICIPANT' button. A modal window titled 'Trading Participant' is open, showing the message 'Trading Participant is now activated.' and an 'OK' button. Below the modal is a table of trading participants.

Name	Broker ID	Address	Contact No.	Contact Email	Status	Action
Premier Software Enterprise	2	Philippine Stock Exchange Tower, 5th Ave cor, 28th St, Taguig, Kalakhang Maynila	Premier Software Enterprise 003000000000	premier@software.enterprise	Valid	
Philippine Stock Exchange	1	Philippine Stock Exchange Tower, 5th Ave cor, 28th St, Taguig, Kalakhang Maynila	Philippine Stock Exchange 0287448888	philippinestockexchange@pse.com.ph	Pending for Validation	

UPCOMING IPOs

4.3 DEACTIVATE TRADING PARTICIPANT


User can customize list of Trading Participant that will be displayed on the **Trading Participant** dropdown during subscription.

Step 1: User will click “Deactivate” button to remove specific Trading Participant.

WELCOME MARIA
INVESTOR ACCOUNT

MY TRADING PARTICIPANT

ADD TRADING PARTICIPANT

Name	Broker ID	Address	Contact Person	Contact No.	Contact Email	Status	Action
Premier Software Enterprise	2	Philippine Stock Exchange Tower, 5th Ave cor, 28th St, Taguig, Kalakhang Maynila	Premier Software Enterprise	0000000000	premier@software.enterprise	Valid	
Philippine Stock Exchange	1	Philippine Stock Exchange Tower, 5th Ave cor, 28th St, Taguig, Kalakhang Maynila	Philippine Stock Exchange	0287648888	philippinestockexchange@pse.com.ph	Pending for Validation	

UPCOMING IPOs

Note: Only nominated Trading Participant by the Investor, which are active can be removed from the **Trading Participant** dropdown.

Step 2: Trading Participant pop up message will appear “Do you want to deactivate this Trading Participant?”. Click “OK” button.

PSE EASy | THE PHILIPPINE STOCK EXCHANGE, INC.
EASy Electronic Allocation System


WELCOME MARIA - INVESTOR ACCOUNT

MY TRADING PARTICIPANT

ADD TRADING PARTICIPANT

Trading Participant

Do you want to deactivate this Trading Participant?

Name	Broker ID	Address	Contact No.	Contact Email	Status	Action
Premier Software Enterprise	2	Philippine Stock Exchange Tower, 5th Ave cor. 28th St, Taguig, Kalakhang Maynila	Premier Software Enterprise 000000000000	premier@software.enterprise	Valid	
Philippine Stock Exchange	1	Philippine Stock Exchange Tower, 5th Ave cor. 28th St, Taguig, Kalakhang Maynila	Philippine Stock Exchange 0287648888	philippinestockexchange@pse.com.ph	Pending for Validation	

UPCOMING IPOs

Note: If “Cancel” button is clicked, add trading participant will not proceed.

Step 3: Confirmation will be displayed “Trading Participant is now deactivated”. Click “OK” button.

The screenshot shows the PSE EASY interface. At the top, it says 'PSE EASY THE PHILIPPINE STOCK EXCHANGE, INC. EASY Electronic Allocation System'. On the right, it says 'WELCOME MARIA INVESTOR ACCOUNT'. The main heading is 'MY TRADING PARTICIPANT'. Below this is an 'ADD TRADING PARTICIPANT' button. A modal dialog box is open in the center with the text 'Trading Participant is now deactivated.' and an 'OK' button highlighted with a red box. Below the dialog is a table of trading participants.

Name	Broker ID	Address	Contact No.	Contact Email	Status	Action
Premier Software Enterprise	2	Philippine Stock Exchange Tower, 5th Ave cor. 28th St, Taguig, Kalakhang Maynila	Premier Software Enterprise 000000000000	premier@software.enterprise	Inactive	<input checked="" type="checkbox"/>
Philippine Stock Exchange	1	Philippine Stock Exchange Tower, 5th Ave cor. 28th St, Taguig, Kalakhang Maynila	Philippine Stock Exchange 0287648888	philippinestockexchange@pse.com.ph	Pending for Validation	

UPCOMING IPOs

5 SUBSCRIPTION

Step 1: Upon login, click on an active event

The screenshot displays the PSE EASy investor portal interface. At the top, the header includes the PSE EASy logo, the text "THE PHILIPPINE STOCK EXCHANGE, INC. EASy Electronic Allocation System", and a user greeting "WELCOME CARLO INVESTOR ACCOUNT".

The main content area is divided into two sections:

- Subscription Details:** This section features a search bar labeled "Search by Event Name/Company Name/Sy" and a "Subscription Status" dropdown menu. Below this is a table with the following data:

Stock Symbol	Event Name	Company	Start Date	End Date	Subscription Status	Payment Status	No of Shares Allocated	Allocation Status	Action
SAMPL	sample	Premier	05-11-2021	05-14-2021	Subscribed		0		+
ALLO	TestAllocation	Premier Software Enterprise, Inc.	05-06-2021	05-06-2021	Subscribed		1000	Allocated	+

- Active Event:** This section displays a table with the following data:

Active Symbol	Event Name	Company	Start Date	End Date	Action
SAMPL	sample	Premier	05-11-2021	05-14-2021	+

At the bottom right of the interface, there is a button labeled "UPCOMING IPOs".

Step 2: Fill out Application to Purchase

PSE EASy THE PHILIPPINE STOCK EXCHANGE, INC. EASy Elec WELCOME CARLO INVESTOR ACCOUNT

Application to Purchase

1.00 <https://easy10.wdsdev.premierse.com/Events/pc>

Lot Size * 1,000 Contact Person 2 Details <https://easy10.wdsdev.premierse.com/Events/pc>

Maximum Number of Shares for Subscription * 100,000 Contact Person 3 Details <https://easy10.wdsdev.premierse.com/Events/pc>

Minimum Number of Shares for Subscription 1,000

Application to Purchase

Order Size(Shares) * 0

Trading Participant *

Total Amount in PHP * 0.00

I agree to the Representations, Warranties, Authorization and Acknowledgment. [\(Click here\)](#)

SAVE AS DRAFT SUBSCRIBE Cancel

Subscription Status

Allocated	Allocation Status	Action
Allocated		Action

UPCOMING IPOs

Step 3: Tick checkbox on acknowledgements

Step 4: Click "Subscribe" or "Save as Draft"

Application to Purchase ✕

1.00 https://easy10.wdsdev.premierse.com/Events/ipc

Lot Size * Contact Person 2 Details

Please scroll below to read and acknowledge ✕

Me I/submit and/or the Underwriter may consider necessary or desirable to effect the registration in my/the Corporation's/the Partnership's name of the Offer Shares being applied for, or any lesser number in respect of which an Application may be accepted, in the Stock and Transfer Book of the Issuer. I/the Corporation/the Partnership undertake to sign all documents and to do all other acts necessary to enable me/the Corporation/the Partnership to be registered as the owners of the Offer Shares being applied for or any lesser number in respect of which the Application may be accepted, subject to the Articles of Incorporation (as amended) and By-Laws (as amended) of the Issuer, and the laws of the Republic of the Philippines.

I/the Corporation/the Partnership also acknowledge that:

1. Applications received after the end of the Offer Period, or any extension thereof, Applications that do not comply with the terms and conditions of the Offer, the Implementing Guidelines, and all rules and regulations governing the Offer, Applications with incomplete requirements, and Applications that are not fully paid within the deadline for payment shall be rejected; and

2. Notwithstanding the acceptance of any Application, I/the Corporation's/the Partnership's actual subscription of the Offer Shares will be effected only upon listing of the Offer Shares at the PSE.

To Check the box to acknowledge

I agree to the Representations, Warranties, Authorization and Acknowledgment. [\(Click here\)](#)

SAVE AS DRAFT SUBSCRIBE Cancel

Subscription



Subscription Success.

OK

ANNEX G:
(For Nominated Eligible TP Only)

[Trading Participant Letterhead]

STOCK TRANSFER SERVICE, INC
34th Floor, Unit-D, Rufino Pacific Tower,
6784 Ayala Avenue, Makati City, Philippines
[Date]

TRADING PARTICIPANT'S ENDORSEMENT & CERTIFICATION FOR LSI APPLICATIONS

We, [●] and [●], of legal age, and with office address at [●], are authorized representatives of [●], a duly registered securities broker-dealer and accredited Philippine Stock Exchange trading participant and eligible to trade REIT shares under Section 14 of the Amended Listing Rules for Real Estate Investment Trusts the Philippine Stock Exchange (the "**Eligible TP**").

We are submitting the attached copies of our LSI Applicant sales report containing the aggregated list of our clients subscribing to the Offer through the local small investors program via PSE EASy in PDF and Excel formats (the "**LSI Sales Report**") to Stock Transfer Service, Inc. ("**STSI**") in its capacity as Receiving and Paying Agent for the initial public offering of shares in Filinvest REIT Corp. (the "**IPO**") and hereby certify, warrant, represent, and/or undertake that:

- a) we have (i) conducted the prescribed customer identification procedures on our clients in accordance with applicable laws and regulations, including the Philippine Anti-Money Laundering Act (Republic Act No. 9160), as amended, and its revised implementing rules and regulations (the "AMLA"), (ii) established, among others, the ultimate beneficiary of the purchase being made and has in our custody all the minimum information and/or documents required to be obtained from our customers for these purposes and in compliance with applicable laws and regulations, (iii) obtained our client's consent for the collection, processing and sharing of client information used to set-up our clients' Name on Central Depository ("**NoCD**") sub-accounts to PDTC, and (iv) ascertained that all of our clients have valid sub-accounts under the NoCD facility of the PDTC;
- b) we will ensure that all of our clients who are part of the LSI Sales Report shall have valid NoCD sub-accounts created with the PDTC, such that the Offer Shares subscribed for and allocated to them can be lodged to said NoCD sub-accounts prior to Listing Date, and understand that in the event that the opening of our clients' sub-account under the NoCD facility of the PDTC cannot be completed by the set deadline, the relevant application will be rejected, and we shall promptly inform our affected clients of the same;
- c) the purchase by our clients of the Offer Shares will not violate the laws of their jurisdiction and that they are allowed to acquire, purchase, and hold the Offer Shares;
- d) all information provided to STSI in the attached LSI Sales Report are true, complete, current and correct and that in case of inconsistency between the PDF and Excel copies, STSI shall have the right to rely on the PDF version without need for further confirmation from the Eligible TP;
- e) we agree and understand that since STSI cannot reasonably conduct and complete any verification procedures on the content of the LSI Sales Reports, (i) STSI shall be entitled to rely on the verification procedures undertaken by us in relation to the LSI Sales Reports and our clients, and (ii) STSI shall be able to assume that these were undertaken by the us in accordance with applicable laws and regulations, including the AMLA; and

- f) we have secured any and all authorizations and waivers from our clients necessary for the us to disclose all information required by STSI to undertake its duties in relation to the Offer.

[Signature page follows.]

[Eligible PSE TP]

By: _____	_____ _____
[Authorized Representative 1] [Title]	[Authorized Representative 2] [Title]

SUBSCRIBED AND SWORN to before me on the _____ day of _____ affiant/s exhibiting to me their government-issued IDs as follows:

Name	Government ID / No.	Date/Place of Issue

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Series of 2021

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