

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

CURRENT REPORT UNDER SECTION 17
OF THE SECURITIES REGULATION CODE
AND SRC RULE 17.2(c) THEREUNDER

1. December 29, 2022
Date of Report (Date of earliest event reported)
2. SEC Identification Number A2000-00652 3. BIR Tax Identification No. 204-863-416
4. FILINVEST REIT CORP.
Exact name of issuer as specified in its charter
5. Philippines Province, country or other jurisdiction of incorporation
6. (SEC Use Only)
Industry Classification Code:
7. 5th-7th Floors, Vector One Building, Northgate Cyberzone, Filinvest City, Alabang, Muntinlupa City 1781
Address of principal office Postal Code
8. (632) 7918-8188 local 6124
Issuer's telephone number, including area code
9. Not applicable
Former name or former address, if changed since last report
10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

Title of Each Class	Number of Shares of Stock Outstanding
Common	4,892,777,994

11. Indicate the item numbers reported herein: Item 9

Please see attached copy of the Three-year Investment Strategy of Filinvest REIT Corp.


SIGNATURES

Pursuant to the requirements of the Securities Regulation Code, the issuer has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

Date: December 29, 2022

FILINVEST REIT CORP.

Issuer


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



Three (3)-Year Investment Strategy

19 December 2022

This 3-Year Investment Plan was prepared by FREIT Fund Managers, Inc. ("FFMI") for Filinvest REIT Corp ("FILRT" or the "Company") in compliance with the reportorial requirements of the REIT Implementing Rules & Regulations under Republic Act No. 9856.

TABLE OF CONTENTS

I.	Overview	2
II.	Current Portfolio Profile	2
III.	Three (3)-Year Investment Strategy	10
IV.	Asset Acquisition	14
V.	Potential Assets for Infusion or Acquisition	15
VI.	Financing Strategy	16
VII.	Role of Fund Manager in the Investment Strategy	17

I. Overview

A. About Filinvest REIT Corp. (FILRT)

Filinvest REIT Corp. (FILRT or the Company), formerly Cyberzone Properties, Inc., was registered with the Securities and Exchange Commission (SEC) on January 14, 2000. Its primary purpose then was to acquire by purchase, lease, donate and/or to own, use, improve, develop, subdivide, sell, mortgage, exchange, hold for investment and deal with real estate of all kinds. On July 2, 2021, the SEC approved its application and issued to the Company its certificate of filing of amended articles of incorporation to change its primary purpose to engage in the business of a real estate investment trust (REIT).

FILRT had a successful Initial Public Offering and was listed at the Philippine Stock Exchange on August 12, 2021 as the third REIT in the country, and the first sustainability-themed REIT. As of September 30, 2022, 34.72% of the Company's shares are owned by the public, while 63.27% is retained by its Sponsor, Filinvest Land Inc. (FLI). FILRT is envisioned to be the commercial REIT platform of the Filinvest Group.

II. Current Asset Portfolio Profile

A. Asset Size in Gross Leasable Area (GLA)

FILRT's property portfolio at present consists of 17 world-class, Grade A office buildings, of which (i) Investment Properties: 16 office towers (one with a retail component) are located in Northgate Cyberzone, Alabang, contributing 93.16% of total GLA and (ii) BTO Rights: 1 office tower with a retail component in Cebu City contributing 6.84% of total GLA. Below is a summary of key information about the Company's properties and its respective sizes in gross leasable area (GLA).

Office GLA (Sqm.)	299,158
Retail GLA (Sqm.)	2,204
TOTAL GLA (Sqm.)	301,362
Weighted Average Lease Expiries (WALE - Number of Years as of end of 2022)	3.3

Particulars	Location	Office GLA	Retail GLA	Total GLA	% GLA	% Occupancy (end of 2022F)
Plaz@ A	Alabang	10,860	-	10,860	3.6%	100%
Plaz@ B	Alabang	6,488	-	6,488	2.2%	86%
Plaz@ C	Alabang	6,540	-	6,540	2.2%	100%
Plaz@ D	Alabang	10,860	-	10,860	3.6%	83%
Plaz@ E	Alabang	14,859	-	14,859	4.9%	100%
iHub 1	Alabang	9,480	-	9,480	3.1%	50%
iHub 2	Alabang	14,181	-	14,181	4.7%	89%
5132 Building	Alabang	9,409	-	9,409	3.1%	100%
Capital One Building	Alabang	18,000	-	18,000	6.0%	100%
Vector One	Alabang	17,764	-	17,764	5.9%	100%
Vector Two	Alabang	17,889	-	17,889	5.9%	100%
Vector Three	Alabang	36,345	-	36,345	12.1%	87%
Filinvest One	Alabang	19,637	-	19,637	6.5%	70%
Filinvest Two	Alabang	23,784	-	23,784	7.9%	100%
Filinvest Three	Alabang	23,784	-	23,784	7.9%	45%
Filinvest Axis Tower One	Alabang	39,340	1,529	40,869	13.6%	95%
Filinvest Cyberzone Cebu Tower One	Cebu	19,937	675	20,612	6.8%	100%
TOTAL		299,158	2,204	301,363	100.0%	88%

As of November 30, 2022, FILRT's assets comprise of 17 commercial assets that have satisfied the investment criteria set by the company.

1. Axis Tower One is a 25-storey office building, has approximately 39,340 sq.m. of office space GLA and 1,529 sq.m. of retail GLA located in Northgate Cyberzone. Axis Tower 1 is certified LEED Gold. Axis Tower One also has 460 parking spaces. Axis Tower One commenced commercial operations in August 2018 and was completed in March 2018;
2. Filinvest One is a 10-storey office building with approximately 19,637 sq.m. of office space GLA located in Northgate Cyberzone. Filinvest One also has 109 parking spaces. Filinvest One commenced commercial operation in August 2013 and was completed in June 2013;
3. Filinvest Two is a 14-storey office building with approximately 23,784 sq.m. of office space GLA located in Northgate Cyberzone. Filinvest Two also has 89 parking spaces. Filinvest Two commenced commercial operations in 2016 and was completed in September 2015;
4. Filinvest Three is a 14-storey office building with approximately 23,784 sq.m. of office space GLA located in Northgate Cyberzone. Filinvest Three also has 87 parking spaces. Filinvest Three commenced commercial operations in 2016 and was completed in January 2015;
5. Vector One is a 14-storey office building with approximately 17,764 sq.m. of office space GLA located in Northgate Cyberzone. Vector One also has 166 parking spaces. Vector One commenced commercial operations in 2011 and was completed in May 2011;

6. Vector Two is a 14-storey office building, with approximately 17,889 sq.m. of office space GLA located in Northgate Cyberzone. Vector Two also has 153 parking spaces. Vector Two commenced commercial operations and was completed in 2014;
7. Vector Three is a 22-storey office building with approximately 36,345 sq.m. of office space GLA located in Northgate Cyberzone. Vector Three is certified LEED Gold. Vector Three also has 365 parking spaces. Vector Three commenced commercial operations in September 2017 and was completed in January 2017;
8. Plaza A is a six-storey office building with approximately 10,860 sq.m. of office space GLA located in Northgate Cyberzone. Plaza A also has 64 parking spaces. Plaza A commenced commercial operations in July 2006 and was completed in 2007;
9. Plaza B is a four-storey office building with approximately 6,488 sq.m. of office space GLA located in Northgate Cyberzone. Plaza B also has 58 parking spaces. Plaza B was completed in March 2001 and commenced commercial operations in the same year;
10. Plaza C is a four-storey office building with approximately 6,540 sq.m. of office space GLA located in Northgate Cyberzone. Plaza C also has 58 parking spaces. Plaza C was completed in March 2001 and commenced commercial operations in the same year;
11. Plaza D is a six-storey office building with approximately 10,860 sq.m. of office space GLA located in Northgate Cyberzone. Plaza D also has 64 parking spaces. Plaza D commenced commercial operations in February 2007 and was completed in the same year;
12. Plaza E is a 12-storey office building with approximately 14,859 sq.m. of office space GLA located in Northgate Cyberzone. Plaza E also has 127 parking spaces. Plaza E commenced commercial operations and was completed in February 2014;
13. iHub1 is a six-storey office building forming part of the iHub two-tower complex, with approximately 9,480 sq.m. of office space GLA located in Northgate Cyberzone. iHub1 also has 46 parking spaces. iHub1 commenced commercial operations and was completed in June 2008;
14. i iHub2 is a nine-storey office building forming part of the iHub two-tower complex, with approximately 14,181 sq.m. of office space GLA located in Northgate Cyberzone. iHub2 also has 84 parking spaces. iHub2 commenced commercial operations in and was completed in August 2009;

15. 5132 Building is a six-storey office building with approximately 9,409 sq.m. of office space GLA located in Northgate Cyberzone. 5132 Building also has 55 parking spaces. 5132 Building commenced commercial operations and was completed in November 2007; and
16. Capital One is a five-storey office building with approximately 18,000 sq.m. of office space GLA located in Northgate Cyberzone. Capital One was constructed on a “build-to-suit” arrangement to accommodate its previous tenant, HSBC, and is currently occupied by Capital One. Capital One also has 93 parking spaces. Capital One commenced commercial operations in August 2005 and was completed in the same year.
17. Cebu Tower 1 is a 13-storey Grade A, PEZA-accredited office building, with approximately 19,937 sqm. of office space GLA and 675 sqm. of retail GLA. Cebu Tower 1 was completed in June 2015. Cebu Tower 1 has 274 parking slots, and its retail area located on its ground floor includes shops and dining options for its tenants and tenants of surrounding office buildings. Cebu Tower 1 has a centralized chilled water-type air-conditioning system, has provisions for 100% emergency back-up power, is equipped with automatic sprinkler systems with smoke detectors and fire alarms, and has underground fiber-optic cabling facilities with dark fiber provisions for all major telecommunications providers.

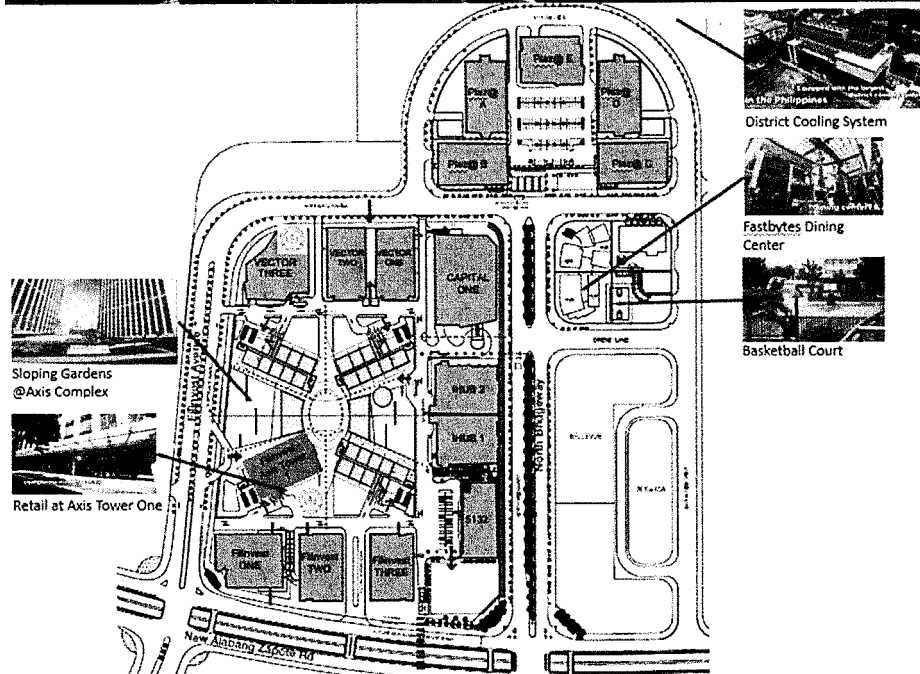
The Properties have exhibited strong and stable cash flows from rental revenue and have experienced a consistently high Occupancy Rate with minimal payment delays and defaults. Furthermore, the Properties (1) are situated in business centers, such as Northgate Cyberzone within the Filinvest City township, and Filinvest Cyberzone Cebu within Cebu City, (2) have quality and diverse tenant bases of top BPOs, KPOs, banking and other financial institutions, education companies, and corporate locators, and (3) have long and substantial remaining useful lives of the buildings, which are not subject to re-development. The Company believes the Properties are an attractive investment option for potential stakeholders, having exhibited a strong lease take up and potential for growth.

B. Key Features

FILRT, formerly Cyberzone Properties, Inc. has established itself as a trusted real estate brand since 2000, with a good track record particularly focused on office leasing. It has cultivated strong and mutually beneficial business relationships with multinational brokers and tenants. It has constantly improved its product offerings over time by utilizing innovative building designs, automating processes and operations, and integrating sustainable building features.

Location and accessibility within Smart Cities. Northgate Cyberzone within Filinvest City in Alabang, where 16 of the buildings are located, offers a cohesive live-work-play-and-learn environment. It is highly accessible to transportation

hubs and major thoroughfares like the Skyway, South Luzon Expressway, and Alabang-Zapote Road. In addition, there is an abundance of walkable, pedestrian-friendly spaces, easy access to various facilities that is in line with the "Work, Live and Play" thrust of the Filinvest Land and Development group. Affordable residential and lodging options are accessible to tenants as well as recreation facilities such as the malls, green parks and dining.



Filinvest Cyberzone Cebu Tower One is located at the corner of two major thoroughfares: Salinas Drive and W. Geonzon Road which are traversed by 24/7 public transport systems like jeepneys, taxis, and tricycles. It is also one of the gateways to the Cebu IT Park.



State of the art building facilities and amenities. Newer buildings have integrated turnstile access control security system, elevator destination control system which improves efficiency of moving people up and down the building and face scanning visitor management systems. The buildings are supported by an advanced infrastructure with 1400 KVA truck-mounted mobile generator as emergency secondary backup power to the building generators.

Sustainable and environment friendly. Filinvest City, where Northgate Cyberzone is located, is a Leadership in Energy and Environmental Design (LEED) v4 Gold Certified for Neighborhood Development, which is the first CBD in the Philippines to earn such recognition. LEED is one of the most widely used international green building rating systems in the world that Business Process

Outsourcing (BPOs) are looking for making FILRT's assets very marketable. Filinvest City also integrates the use of renewable energy and environment-friendly internal transport system using Eco-Loop, the first electric-powered 24/7 public transport system in the country. Wide pedestrian paths and designated bike lanes are also found across the Northgate Cyberzone to encourage environmentally friendly modes of transport. The design and continuing improvement of the transport infrastructure within Filinvest City are coordinated with regional and national transport planners to ensure multi-modal connectivity with the rest of the metropolis.

A District Cooling System with a plant capacity of 12,000-TR also serves the office buildings in the Northgate Cyberzone, designed to save up to 40% of energy consumption. Retrofits for the full conversion into LED lighting and the installation of variable frequency drives in all buildings further support the drive for improvements in energy efficiency. Filinvest City has initiated a Smart Cities program which includes, among other components, a Building Management System that incorporates 24/7 monitoring of energy and water consumption, in addition to other complementary sustainability, security and safety indicators.

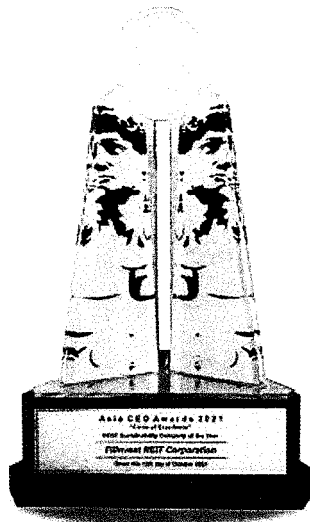
As of the end of 2021, more than a quarter of the total electricity supply in the business district is derived from renewable energy sources.

Both energy efficiency initiatives and shift to renewable energy support the Net Zero aspirations of Filinvest REIT to help transition into a decarbonized society in accordance with the timelines and emissions reduction commitments in the Nationally Determined Contributions that the Philippine government committed to under the 2015 Paris Agreement.

Wastewater generated within the Northgate Cyberzone is collected and treated in a centralized sewage treatment facility to comply with the effluent limits set by the environmental regulator. A portion of the fully treated effluent is reused for landscape irrigation across Filinvest City, helping reduce freshwater demand on the public water utility, while the remainder is discharged to the Alabang River and ultimately to the Laguna Lake to help in restoring the degraded quality of those water bodies.

As the first sustainability-themed REIT during its launch in August 2021, Filinvest REIT was a Circle of Excellence awardee in the Best Sustainability Company of the Year category at the Asia CEO Awards two years in a row, in 2021 and 2022.

BACK-TO-BACK CIRCLE OF EXCELLENCE AWARDEE



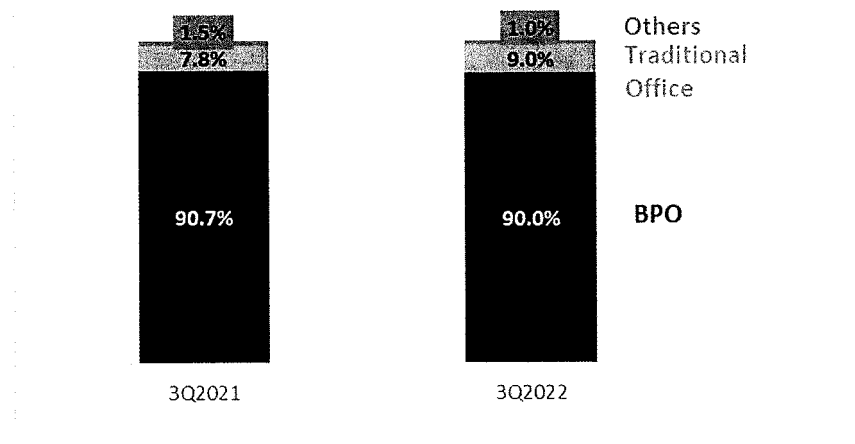
The continuation and enhancement of Filinvest REIT's sustainability journey will always be a product of partnerships and shared goals, particularly with the customers. FILRT's sustainability focus areas and targets continue to evolve and are being recalibrated, in response to the individual sustainability targets of its office tenants, most of whom are multinationals with their own sustainability goals and disclosure commitments.

Flexible expansion options. Unlike other REITs that may only have standalone buildings, the tenants of FILRT have the option to expand within the campus-type vicinity since FILRT has many buildings in the Northgate campus. In addition, FLI, its sponsor has a pipeline of Grade A buildings ready for occupancy and can be potential infusion to the REIT in the future.

Pro-active property management service. A key pillar in the successful and efficient 24/7 operation of its buildings is the establishment and tie up with a strong property management group, ProOffice Work Services, Inc. (PWSI). PWSI has established and adopted the best practices learned through years of experience and by benchmarking against the world's best in the use of reliable

operational and maintenance systems. It employs focused management service with centralized tenant feedback system, proactive repairs and maintenance monitoring, business continuity and resiliency planning.

C. Tenant Mix



The portfolio is leased primarily to BPO office tenants which contribute 90% of occupied GLA as of end of December 30, 2022. Traditional office tenants take up another 9%, and the small remainder of 1% is retail tenants. The tenant mix is one of the primary reasons why FILRT's occupancy rate has remained stable as the more established BPOs with longer-term leases continued to occupy new available spaces and renewed their existing leased premises.

III. Three (3)-Year Investment Strategy

FILRT's investment strategy is to invest in income-generating real estate assets that meet a target set of criteria. The main goal of FILRT and FFMI is to constantly expand the portfolio that provides a stable and competitive return to investors, with focus on dividend yield protection.

A. Investment Objectives

1. Drive profitable organic growth through proactive asset management and enhancement

Organic or internal growth strategy involves active asset management in the form of enhancement initiatives to propel stable yearly escalation of rental rates and sustain high occupancy for the Properties. The Company, together with the Fund Manager and the Property Manager, believes that it will be able to achieve the foregoing :

- a. Protect and improve the asset quality of the Properties by continuously reinvesting in upkeep of facilities and enhancements to ensure resiliency and reliable operations on a 24/7 of the assets resulting to better command on rental rates.
- b. Pro-actively manage lease renewals in advance of expiries, actively pursue prospective tenants to improve occupancy and rental rates and reconfigure spaces to respond to the growing needs of the Company's tenants.
 - Direct one-on-one presentations to existing and to potential new clients. Regular engagement with the IT and Business Process Association of the Philippines (ITBPAP) members, primarily composed of BPOs;
 - Organize client and broker engagement events;
 - Use different social media platforms to promote the properties;
 - Secure Philgeps accreditation to expand lease options and offerings to government institutions.
 - Cold calls and direct presentation to ROHQ, Traditional companies, BPOs in Logistics; e-payments; Healthcare, Finance who are the growth sectors in Grade B/ old buildings. Anchor on Flight to quality
- c. Maintain tenant loyalty through pro-active property management and improving customer experience.

2. Be a leader in maintaining assets with green and sustainability features

The Filinvest Group's commercial properties integrate the live, work, play features that incorporate sustainability and efficiency. For example, the buildings are enrolled into the Retail Electricity Suppliers (RES) as a fully renewable energy generation supplier. Buildings are connected to an efficient chilled-water generation plant through a piping network similar with the District Cooling System (DCS) in Northgate Alabang. Other sustainable programs are being explored such as rain harvesting.

The medium and long-term sustainability targets of FILRT are also co-created with the tenants' sustainability needs or goals and comply with new or proposed regulatory environmental standards such as those related to wastewater management, solid waste management and the widespread adoption of electric vehicles.

The Company has two (2) buildings with LEED Gold certifications: Vector Three and Axis Tower One. Moreover, six (6) buildings out of the 17 assets of FILRT have ongoing application and qualification for Excellence in Design for Greater Efficiencies (EDGE) Certification and is expected to be secured within the year. The six buildings are Plaza A and D, Filinvest 2 and 3, and Vector 1 and 2. EDGE is a globally recognized certification led by the International

Finance Corporation, which is the private sector investment arm of the World Bank. The aim is to have all the buildings of FILRT certified and accredited with an internationally recognized sustainability certification, which fully aligns with FILRT's goal as the Most Sustainable REIT in the Philippines.

3. Pursue inorganic growth through well-planned and well-timed asset infusion through new acquisitions

FILRT will continue to acquire high-quality commercial properties that are dividend yield accretive to the Company's portfolio. The Company will consider assets for acquisition from the Filinvest Group's wide array of income-producing commercial assets, as well as commercial assets from third parties. Other than the addition of office assets with a stable tenant mix, primarily composed of BPOs and traditional office tenants with at least 3 years term of lease, other asset classes from hotel, retail, and industrial properties will also be considered.

The Company may acquire new properties through direct acquisition, or through tax-free exchanges, depending on the most beneficial structure for the Company at that time. The Company believes that the identification and targeting of such new properties and additional locations will further enhance future income and valuation growth.

4. Prudent management of capital and risk

To closely monitor and manage the Company's balance sheet, and resources to optimize overall returns for Shareholders balanced with prudent financial management and flexibility to enable and unlock long term value. The Fund Manager may access the capital markets for debt, equity, hybrid or other forms of capital as appropriate, and utilize hedging instruments in order to manage the Company's financial risk exposures. The Company has successfully accessed the retail bond market in the past.

B. Investment Criteria

In compliance with the REIT Law, the asset allowed for infusion should be income-generating real estate for at least three years. A core tenet of FILRT's investment policy is to invest in properties that meet a selected set of criteria designed to provide a competitive investment return to investors. In addition, to meet the Company's investment criteria, potential new properties should meet the following conditions:

1. Located in key CBDs in Metro Manila and expansion towards major regional hubs or key cities in the Philippines;
2. Grade A commercial real estate assets;
3. Diversified real estate asset types to complement the mainly office assets of the existing portfolio to include retail, residential, leisure/hospitality and industrial real estate assets;
4. A healthy mix of office tenant mix of business process outsourcing, regional office headquarters, and other traditional locators with stable occupancy;
5. Has potential for asset enhancement and has sustainability features and certifications from reputable international green building rating systems such as, but not limited to, LEED, WELL or EDGE; and
6. Long-term lease agreements with stable income of at least 3 years for office assets and corresponding industry standard term for non-office assets.

IV. Asset Acquisition

Boracay Property

Last November 15, 2022, the company approved the purchase from Filinvest Development Corporation (FDC) of 29,086 sqm. of land in Boracay, Aklan for P1.05 billion (VAT exclusive). FDC is the parent company of FILRT's sponsor FLI. This acquisition is expected to provide a minimum yield of 6%.

The property's current occupant and tenant is Crimson Resort and Spa Boracay (CRSB) It has its own private beach front and direct access to barangay road. Last March 9, 2022, the Crimson Resort and Spa Boracay was recognized by Conde Nast Johanssen as an "excellent resort for families" and was also named by Time Magazine in their "50 Best Places to Visit" list.

The addition of the Boracay property expands the market value of FILRT's portfolio to P49.60 billion (using 2021 appraised values for the other properties).

This infusion is a step towards a more diversified portfolio for FILRT, which adds a high-grade asset outside of Alabang, where most of the Company's assets are currently located and Cebu City. This also diversifies the asset-type mix of FILRT into the growing Philippine hospitality/leisure segment.



V. Potential Assets for Infusion or Acquisition

FILRT is not limited to the acquisition of assets owned by FLI and is open to acquire from third parties as long as it meets the investment criteria. The Sponsor, Filinvest Land, Inc. (FLI), has an extensive list of properties within the Philippines that have good potential for qualification for future infusions.

As stated in the REIT Plan, the Sponsor has granted the Company a Right of First Refusal (ROFR) over all significant commercial properties of the Sponsor and its wholly-owned subsidiaries that could qualify as REIT assets under the REIT Law (excluding land and projects intended for the Sponsor's trading business such as condominium units that are temporarily leased out). The grant of the ROFR will be valid as long as (i) the Company continues to be a REIT under the REIT Law, and (ii) the Company is at least majority-owned by the Filinvest Group.

FFMI has identified six (6) additional office buildings for infusion that are located in Clark, Pampanga, Makati and Pasay with a total GLA of 94,786 sq.m. Two (2) additional buildings within the existing FILRT areas are also targeted for infusion, which will bring the total planned assets for infusion to eight (8) buildings with an aggregate GLA of 164,417 sq.m. All of these assets are targeted to be acquired sometime between 2023 to 2025 which will increase the total GLA from the IPO GLA of 301,362 sq.m. to 494,865, sq.m. in GLA by 2025, or an increase of +64%.

FILRT will continue to build a pipeline of possible commercial properties for asset infusion. Other potential properties for acquisition to further diversify, in terms of location and type of real estate asset, are being explored from FLI and from the Filinvest Development Group's broader portfolio as well as from third parties. These will be disclosed appropriately in the future.

VI. Financing Strategy

Asset infusion or acquisition into FILRT is targeted to be funded by an optimal mix of debt and equity. If the infusion is from the Sponsor, the infusion is most likely to be done through an asset-for-shares swap. The current gearing ratio of FILRT, which is the percentage of debt to market value of deposited property, is at 12%. This gives the Company some more room to utilize additional leverage of up to 35% of the deposited property value as a funding source to expand its asset portfolio. With greater opportunities to infuse or acquire assets from FLI or third parties, FILRT can have debt of up to 70% of market value of deposited property, provided that the asset to be acquired carries an Investment Grade rating. The assessment of funding on every asset infusion or acquisition will consider dividend yield protection, total shareholders' return of FILRT and the market conditions at that time.

VII. Role of Fund Manager in the Investment Strategy

The Fund Manager, FFMI, will support and implement the Investment Strategy with the following approaches:

1. **Portfolio management and improvement.** FFMI will constantly monitor FILRT's portfolio, particularly its operations, profitability and occupancy levels, and keep an advisory role in improving or strengthening its tenant relationship and creating eco-systems that will provide the best tenant/locator experience.
2. **Asset infusion.** Through FFMI's advice, assets will be infused into FILRT, based on a well-thought out and dynamic investment criteria with focus on properties in key growth areas within the Philippines. The process of asset infusion will also take into consideration an optimal capital structure that will include the assessment of the impact on dividend yields for the protection or accretion and/or enhancement of valuation of the entire FILRT portfolio. This may include tax-free exchanges as a possible method of infusion.
3. **Funding strategy.** FFMI will assist FILRT in accessing the capital markets to combine a mix of funding strategies that may include debt and equity offerings and other alternative financing sources.

SIGNATURE

In compliance with the reportorial requirements of the REIT Implementing Rules & Regulations under Republic Act No. 9856, the Issuer has duly caused this report to be signed on its behalf by the undersigned.

Issuer:

Filinvest REIT Corp.

By:


Ven Christian S. Guce

President
FREIT Fund Managers, Inc.

19 December 2022