

Company: Filinvest REIT Corp., Muntinlupa City

Company Description: Filinvest REIT Corp. (FILRT) is the Philippines' first sustainability-themed REIT and is the leading provider of world-class, sustainable, office spaces.

Nomination Category: Sustainability Categories

Nomination Sub Category: Sustainability Product of the Year - in Asia, Australia and New Zealand

Nomination Title: The Philippines First Sustainability-Focused REIT: Filinvest REIT Corp.

1. Which will you submit for your nomination in this category, a video of up to five (5) minutes in length about the achievements of the nominated organization since 1 January 2023, OR written answers to the questions for this category? (Choose one):

Written answers to the questions

2. If you are submitting a video of up to five (5) minutes in length, provide the URL of the nominated video here, OR attach it to your entry via the "Add Attachments, Videos, or Links to This Entry" link above, through which you may also upload a copy of your video.
3. If you are providing written answers for your submission, you must provide an answer to this first question: Briefly describe the nominated organization: its history and past performance (up to 200 words):

Total 174 words used.

Filinvest REIT Corp. FILRT, backed by Filinvest Land, is the first sustainability-themed real estate investment trust in the Philippines. Listed on the Philippine Stock Exchange on August 12, 2021, FILRT's portfolio includes 18 assets predominantly in Filinvest City, a master-planned township in Alabang, Metro Manila. Filinvest City integrates office spaces, retail centers, hotels, affordable housing, schools, and hospitals with extensive green spaces and recreational trails. The portfolio also includes an office building in Cebu IT Park and land leased to the award-winning Crimson Resort & Spa Boracay.

Filinvest City holds the distinction of being the first central business district in the Philippines to receive LEED® v4 Gold for Neighborhood Development Plan and a 3-star BERDE certification for its sustainable design. Axis Tower One and Vector Three, part of FILRT's portfolio, are LEED Gold-certified buildings. In 2024, FILRT's portfolio had an 83% occupancy rate, higher than the market average, with a weighted average lease expiry of 7.3 years. It successfully renewed 75% of expiring leases, underscoring its resilience amidst a shifting global workplace landscape.

4. If you are providing written answers for your submission, you must provide an answer to this second question: Outline the organization's achievements since the beginning of 2023 that you wish to bring to the judges' attention (up to 250 words):

Total 251 words used. If the word count is more than 25 words over the limit, please deduct one (1) point from your score.

District Cooling System DCS: 16 FILRT buildings in Northgate Cyberzone are connected to the country's largest DCS, reducing electricity use by up to 40% and carbon emissions by 20%, saving 11,500 tons of CO₂ annually.

Energy Conservation: Transitioned from CFL to LED lighting across all properties, reducing greenhouse gas emissions by 50%. Implemented Variable Frequency Drives VFD and soft starters for building pumps and motors, achieving up to 40% energy savings.

Water Management: Implemented wastewater treatment and effluent reuse for irrigation in Alabang. Installed a Reverse Osmosis system in Cebu for recycling wastewater for cooling towers.

Solid Waste & Circular Economy: All properties have materials recovery facilities. No fluorescent waste has been generated since 2022. In 2024, 1.2 MT of used oil and 1.37 MT of ULABs were donated to ABS-CBN Foundation.

Mobility: FILRT promotes green mobility via the Eco-loop shuttle, bike parking, walkways, EV charging stations, and solar smart benches.

Green Living: Axis Herbal Garden promotes sustainable gardening with tenants.

Renewable Energy: As of July 2024, 94% of FILRT's office portfolio is powered by renewable energy.

Green Certifications: Achieved 2 LEED Gold and 8 EDGE-certified buildings, including 1 EDGE Zero Carbon. 7 more are on track.

Awards & Recognition: In 2024, FILRT received PCCI's E3 Environmental Stewardship Award, Platinum for Most Sustainable REIT- Asia Pacific REIT Summit, and Gold for Sustainability Product of the Year- Stevie IBA. In 2025, FILRT earned Accenture's Green Property Partner, FIABCI Gold- Sustainable Dev't and Silver - Office Dev't for Vector Three

5. If you are providing written answers for your submission, you must provide an answer to this third question: Explain why the achievements you have highlighted are unique or significant. If possible compare the achievements to the performance of other players in your industry and/or to the organization's past performance (up to 250 words):

FILRT stands out in the growing Philippine REIT market by positioning itself as the country's first sustainability-focused REIT. Launched on the Philippine Stock Exchange in 2021, FILRT is backed by Filinvest Land, a leading property developer with a diverse portfolio across the Philippines. FILRT's assets are primarily located in the award-winning Filinvest City in Alabang, recognized for its master-planned, integrated township that promotes a live-work-play-learn lifestyle. This city is the first and only central business district in the Philippines to receive the LEED® v4 Gold for Neighborhood Development Plan certification and a 3-star BERDE Certification for its green initiatives.

FILRT's distinctive environmental commitment is evident through its measurable achievements in renewable energy, green building, and sustainable operations. As of July 2024, 94 percent of its office portfolio is powered by renewable energy. It is also connected to the country's largest District Cooling System, which reduces electricity use by up to 40 percent and avoids 11,500 tons of carbon dioxide emissions each year. FILRT holds two LEED Gold and eight EDGE-certified buildings, including one EDGE Zero Carbon. The remaining seven buildings are on track for certification, which positions FILRT to qualify as an EDGE Champion. Implemented energy-saving technologies, water recycling systems, and sustainable transport features such as the Eco-loop electric shuttle. Tenant engagement is promoted through initiatives like the Axis Towers herbal garden. In 2024 and 2025, FILRT earned major honors, including FIABCI Gold, Asia Pacific REIT Summit Platinum, and Stevie IBA Gold, solidifying its leadership in sustainable real estate.

6. You have the option to answer this final question: Reference any attachments of supporting materials throughout this nomination and how they provide evidence of the claims you have made in this nomination (up to 250 words):

Total 250 words used.

Attachments/Videos/Links:

[The Philippines First Sustainability-Focused REIT: Filinvest REIT Corp.](#)



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