

COVER SHEET

AS094-000088

SEC Registration Number

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(Company's Full Name)

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Mr. John Nai Peng C. Ong

(Contact Person)

8831-1000

(Company Telephone Number)

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Month Day
(Calendar Period)

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(Form Type)

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Month Day
(Annual Meeting)

(Secondary License Type, If Applicable)

Dept. Requiring this Doc.

Amended Articles Number/Section

Total No. of Stockholders

Domestic

Foreign

To be accomplished by SEC Personnel concerned

File Number

LCU

Document ID

Cashier

STAMPS

Remarks: Please use BLACK ink for scanning purposes.

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

CURRENT REPORT UNDER SECTION 17
OF THE SECURITIES REGULATION CODE (SRC)
AND SRC RULE 17(a)-1(b)(3) THEREUNDER

1. March 20, 2025
Date of Report
2. SEC Identification Number AS094-000088
3. BIR Tax Identification No. 003-058-789
4. SM PRIME HOLDINGS, INC.
Exact name of registrant as specified in its charter
5. PHILIPPINES 6. (SEC Use Only)
Province, country or other jurisdiction of incorporation Industry Classification Code:
7. 7/F MOA Square, Seashell Lane cor. Coral Way, Mall of Asia Complex, Brgy. 76 Zone 10, CBP 1-A, Pasay City, Metro Manila, Philippines 1300
Address of principal office Postal Code
8. (632) 8831-1000
Registrant's telephone number, including area code
9. N/A
Former name or former address, if changed since last report
10. Securities registered pursuant to Sections 4 and 8 of the RSA

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
COMMON STOCK, P1 PAR VALUE	28,877,996,894
DEBT SECURITIES – RETAIL BOND	152,831,040,000

11. Indicate the item numbers reported herein: ITEM # 9, LETTER B.



SM Offices bullish on SixE-com, opening in 2026

(March 20, 2025, Pasay City, Philippines) SM Offices, a business unit of SM Prime Holdings (SM Prime), is moving forward with its latest office development, SixE-com Center, reaffirming its confidence in the Philippine real estate market.

The SM Prime unit is spending P5 billion to build SixE-com Center within the SM Mall of Asia (MOA) Complex. A pre-certified LEED Gold development, SixE-com Center will offer over 60,000 square meters of premium leasable space across two linear towers. The project is set for completion by 2026.

“We expect office vacancy rates to peak in 2025 as the market adjusts after the POGO exit. With business outlook improving and interest rates easing, we see demand picking up by 2026,” said Alexis Ortiga, Head of SM Offices and Vice President of SM Prime Holdings.

Real estate industry analysts have reported elevated vacancy rates, attributing it to the 2024 exit of Philippine Offshore Gaming Operators (POGOs), hybrid work arrangements and corporate right-sizing.

SM Offices maintains strong occupancy, supported by demand from traditional companies, multinationals, and firms in business process outsourcing (BPO) and knowledge process outsourcing (KPO).

“POGOs are not part of our tenant mix,” Ortiga explained. “Our office towers are designed for clients that prioritize operational efficiency, employee well-being and sustainability.”

Designed by the globally renowned architectural firm Arquitectonica, SixE-com Center is a mixed-use development that integrates lifestyle amenities, including SM’s signature E-Com Center “Prism Plaza” sky garden and a retail arcade.

SixE-com Center provides direct access to major transport links, including the upcoming MRT-3 and LRT Cavite Extension. It is also within walking distance of the SM Mall of Asia and SMDC residential towers via elevated bridgeways.

As of 2024, SM Offices operates 22 office towers with a gross floor area of nearly 1.6 million square meters, around 667,000 square meters of which are in the MOA Complex. Five of its towers are LEED-certified.

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For further information, please contact:

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SM Prime Holdings, Inc.

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Forward-looking Statement

This document may contain forward-looking statements and forward-looking information that are subject to significant risks and uncertainties including, without limitation, statements relating to known and unknown risks; uncertainties and other factors that may cause our actual results, performance or achievements to be materially different from expected future results; performance or achievements expressed or implied by forward-looking statements; our overall future business, financial condition, and results of operations, including, but not limited to financial position or cash flow; our goals for or estimates of future operational performance or results; and changes in the regulatory environment including, but not limited to, policies, decisions, and determinations of governmental or regulatory authorities. Although: (1) SM Prime Holdings, Inc. has extensive experience; and (2) the forward-looking statements may be reasonable, nothing herein should be relied upon as a commitment from SM Prime Holdings, Inc. as we cannot guarantee future events, performance or events due to various risks and uncertainties.

SIGNATURES

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

SM PRIME HOLDINGS, INC.

Registrant

Date: March 20, 2025

A handwritten signature in black ink, appearing to read "John Nai Peng Ong", written over a horizontal line.

JOHN NAI PENG ONG

Chief Finance Officer & Corporate Information Officer