

COVER SHEET

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SEC Registration Number

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(Company's Full Name)

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c	o	r	.		C	o	r	a	l		W	a	y	,		M	a	l	l		o	f		A	s	i	a		C
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P	h	i	l	i	p	p	i	n	e	s																			

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

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File Number

LCU

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Document ID

Cashier

STAMPS

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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. November 18, 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	28,827,577,994
DEBT SECURITIES – RETAIL BOND	141,458,500,000
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11. Indicate the item numbers reported herein: ITEM # 9, LETTER B.



SM Prime nears completion of P2.3 Billion SM Iloilo Redevelopment

Pasay City, Philippines [November 18, 2025] - SM Prime Holdings, Inc. (SM Prime) is on track to complete the P2.3 billion redevelopment of SM City Iloilo by the first quarter of 2026, in line with its broader push to transform its commercial properties into future-ready spaces that anchor regional growth.

The investment includes the addition of over 7,900 square meters of gross leasable area (GLA) for the mall, over 23,670 square meters for the National University (NU), upgraded mall interiors, motion sensor escalators, an expanded skylight, a multi-level car park at the North Block and improved connectivity to the adjacent SM Strata, the tallest towers in Western Visayas and home to many IT-BPO companies.

“SM City Iloilo has been central to our growth and to the Ilonggo community,” said SM Prime president Jeffrey C. Lim. “This investment will help drive domestic tourism, strengthen MSMEs, and unlock the city’s full potential.”

Opened in 1999 at the height of the Asian Financial Crisis, SM City Iloilo was the eighth SM Supermall built by SM Prime. A series of expansions between 2009 and 2016 grew its GLA from 71,979 square meters to 106,307 square meters.

Guided by ‘All For You’ strategy, new zones for athleisure, entertainment and amusement are being introduced to support the mall’s evolving tenant mix and growing customer base, while enhancing the overall visitor experience and attracting increased foot traffic.

The introduction of new and exciting concepts—many of which are firsts in Iloilo—such as Game Park, Fantasy World, Decathlon, TGI Friday’s and Chili’s, is set to further strengthen SM City Iloilo’s position as the region’s leading retail and lifestyle destination.

“Sustainability is also a key part of this redevelopment,” said Lim. “We are integrating eco-efficient features, including rooftop solar panels and advanced daylighting systems, as part of our broader commitment to building a greener, more energy-efficient property portfolio.”

The presence of NU by 2027—located within the complex—is also expected to boost foot traffic and reinforce the mall’s multi-generational appeal.

Once completed, SM City Iloilo will feature expanded retail and dining offerings, welcoming new brands and lifestyle destinations that will further cement its position as the premier lifestyle mall in Western Visayas.

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For further information, please contact:

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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: November 18, 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