

COVER SHEET

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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. July 10, 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	28,871,122,694
DEBT SECURITIES – RETAIL BOND	141,458,500,000
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11. Indicate the item numbers reported herein: ITEM # 9, LETTER B.



PRESS RELEASE

SM Offices Expands Regional Presence with The Core Towers

Pasay City, Philippines [July 10, 2025] – SM Offices, the commercial property arm of SM Prime Holdings, Inc. (SM Prime), has strengthened its regional footprint with the launch of The Core Tower Three, its 15th office development outside Metro Manila.

“The Core Towers reflects the growing demand for future-ready office spaces in regional growth centers like Sta. Rosa,” said Alexis Ortiga, Vice President and Head of SM Offices. “We are seeing sustained interest from companies looking for scalable locations that combine operational efficiency with strong local talent pools.”

Located within the SM City Sta. Rosa complex, the P1.6 billion three-tower development brings over 27,000 square meters of prime office space to the South Luzon market. This brings SM Offices’ total leasable footprint to more than one million square meters, with over a fifth located across key regional growth corridors.

The Core Towers is positioned to serve a growing base of business process outsourcing (BPO), technology and professional services firms seeking high-quality workspaces in Calabarzon—a region that accounted for 14.7% of the Philippines’ GDP in 2024.

The office development offers flexible fit-out options, 24/7 building management and high-speed telecom connectivity—key requirements for mission-critical operations. It was designed by Architect Albert Yu of ASYA Design Partner, a BCI Asia Top 10 architectural firm with a portfolio spanning major Philippine cities and key markets in China, including Shanghai, Chengdu and Suzhou.

Each tower is equipped with 100% backup power, modern building systems and direct connectivity to major transport corridors including the South Luzon Expressway (SLEX), Cavite-Laguna Expressway (CALAX) and the Old National Highway. Tenants also benefit from integrated access to retail, dining and public transit options within the mall complex.

Leasing activity is underway, with several firms already in operation and early tenants citing location, workforce availability and infrastructure readiness as key drivers for expansion.

According to SM Offices, The Core Towers is expected to generate over 6,000 local jobs through tenant operations and building services, further contributing to Sta. Rosa’s emergence as a business and employment center.

With its prime location, seamless mall integration and enterprise-grade infrastructure, The Core Towers reinforces SM Offices’ position as a preferred partner for companies scaling in regional markets.

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For further information, please contact:

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SM Prime Holdings, Inc.

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Tel. no.: 8831.1000 loc. 7886

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: July 10, 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