

COVER SHEET

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SEC Registration Number

[illegible]

(Company's Full Name)

[illegible]

Mr. John Nai Peng C. Ong

(Contact Person)

8831-1000

(Company Telephone Number)

1	1
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Month

1	0
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Day

(Calendar Period)

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(Form Type)

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Month

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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

[illegible]

File Number

LCU

[illegible]

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 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	28,846,206,194
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 Nine-Month Net Income Rises 10% to P37.2 Billion

Pasay City, Philippines [November 10, 2025] - SM Prime Holdings, Inc. (SM Prime) reported an 8 percent year-on-year increase in third-quarter net income to P12.8 billion from P11.8 billion, lifting nine-month profit to P37.2 billion, up 10 percent from P33.9 billion a year earlier. The growth was driven by higher contributions from the mall and convention center segments.

“Our malls remain strong anchors for growth,” said SM Prime President Jeffrey C. Lim. “Their performance was driven by regional expansion, the upgrading of flagship malls, and the introduction of more experiential retail and dining concepts.”

Total revenues from January to September rose 4 percent to P103.4 billion from P99.8 billion. Malls accounted for 59 percent of consolidated revenues, increasing 7 percent to P61.0 billion from P57.3 billion due to the addition of leasable space and tenants.

The residential segment, covering both core and leisure projects, contributed over 31 percent of total revenues, easing 2 percent to P32.6 billion from P33.1 billion due to slower revenue recognition from mid-segment developments.

Hotels and Convention Centers registered the strongest growth at 9 percent, rising to P6.0 billion from P5.5 billion on the back of higher MICE bookings. The segment contributed nearly 6 percent to consolidated revenues.

Revenues from Offices and Warehouses, which represented almost 4 percent of the total, remained steady at P4.0 billion, reflecting temporary tenant relocations during renovation works in two warehouses.

“The residential and office segments were tempered by macroeconomic conditions, but recovery initiatives are underway,” Lim added.

Capital expenditures reached P59.3 billion in the first nine months, an 11 percent increase from the same period last year, driven by ongoing mall and residential projects. The remainder went to estate, hotel and convention center developments.

SM Prime ended the period with a net debt-to-equity ratio of 46:54 and an interest coverage ratio of 7.1x. Total assets reached P1.08 trillion, with investment properties accounting for 60 percent, while cash and cash equivalents stood at P33.2 billion.

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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: November 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