

COVER SHEET

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SEC Registration Number

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(Company's Full Name)

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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 25, 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	140,396,480,000
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11. Indicate the item numbers reported herein: ITEM # 9, LETTER B.



PRESS RELEASE

Costa Del Hamilo invests P3B to build eco-resort community in Batangas

Pasay City, Philippines [November 25, 2025] - SM Prime Holdings, Inc. (SM Prime), through its leisure resort residences developer Costa Del Hamilo Inc., is investing P3 billion in M Village, a flagship eco-resort community at Hamilo Coast's Marina Estates.

M Village was recently recognized as Highly Commended Best Subdivision Development at the 13th PropertyGuru Philippines Property Awards. The village is designed to deliver a complete marina lifestyle experience where waterways and green corridors are integral to daily life.

Located in Nasugbu, the 12-hectare M Village sits on the western seaboard of Batangas, facing the calmer side of the West Philippine Sea. The area is lined with deep, naturally sheltered coves like Papaya Cove, which make docking and anchorage safer than exposed beaches.

"M Village is a unique property because it combines upscale coastal living with seamless access to both nautical adventure and nature," said Shirley C. Ong, Executive Vice President and Business Unit head of SM Leisure Resort Residences.

More than 60 percent of the estate will remain as open space and natural systems, wherein over four hectares will house shared amenities including a clubhouse, bi-level pools, a rain garden, family parks, an esplanade, and a wide lawn for gatherings. The first phase offers over 170 residential lots which allow residents to station 4- to 6-meter boats and jet skis right at their doorstep.

M Village brings together the expertise of Wimberly Allison Tong & Goo (WATG) Singapore as concept planner and Joel Luna Planning & Design as master planner. WATG is the global design firm behind Regent Bali Canggu, Nobu Residences Los Cabos, and several Four Seasons properties. Their involvement positions M Village as community built to global standards, with a premium aesthetic that aligns it with the world's most distinctive coastal destinations.

According to Ong, market reception has been strong, with buyers securing units well ahead of the scheduled turnover in late 2028.

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For further information, please contact:

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Chief Finance Officer

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: November 25, 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