

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

CURRENT REPORT UNDER SECTION 17
OF THE SECURITIES REGULATION CODE
AND SRC RULE 17.2(c) THEREUNDER

1. As of Jan. 20, 2026
Date of Report
2. SEC Identification Number CS200930354
3. BIR Tax Identification No. 287-191-423-000
4. DoubleDragon Corporation
Exact name of issuer as specified in its charter
5. Manila, Philippines
Province, country or other jurisdiction of
incorporation
6. (SEC Use Only)
Industry Classification Code:

7. DD Meridian Park Bay area Corner Macapagal Avenue EDSA Extension Boulevard Barangay 76
 Zone 10 San Rafael, Pasay City, Metro Manila, Philippines 1302
 Address of principal office Postal Code
8. (02) 8856-7111
 Issuer's telephone number, including area code
9. DoubleDragon Properties Corp.
 Former name or former address, if changed since last report

10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
Common Shares	2,345,028,600
Preferred Shares	100,000,000

11. Indicate the item numbers reported herein:

TODAY; JAN. 20, 2026: HOTEL101 GLOBAL SIGNS DEFINITIVE BINDING AGREEMENTS FOR THE DEVELOPMENT OF HOTEL101 IN MELBOURNE AUSTRALIA

VERY PRIME SITE; HOTEL101 MELBOURNE LOCATION IS AT No. 540 FLINDERS STREET, RIGHT IN THE HEART OF MELBOURNE CENTRAL BUSINESS DISTRICT

HOTEL101-MELBOURNE IS SET TO HAVE APPROX. 766 ROOMS AND WILL FEATURE MEETING SPACES AND A CONFERENCE CENTER

HOTEL101-MELBOURNE IS EXPECTED TO GENERATE AU\$323.6 MILLION IN SALES REVENUE (approx. Php 12.6 BILLION)

HOTEL101-MELBOURNE IS SET TO BE THE LARGEST HOTEL IN THE WHOLE OF MELBOURNE, VICTORIA, AUSTRALIA BY ROOMCOUNT



The location of Hotel101-Melbourne is one of the most prime locations in the whole of Melbourne, Australia

DOUBLEDRAGON CORPORARTION'S SUBSIDIARY HOTEL101 GLOBAL LISTED IN THE U.S. NASDAQ STOCK EXCHANGE AS OF 01.16.26 HAS REACHED ITS HIGHEST EQUITY VALUATION SO FAR SINCE IT TRADED AS HOTEL101 (HBNB) OF \$ 2.34 BILLION (PHP 139 BILLION PESOS)

DD's Hotel101 expansion journey towards its goal of operating in 100 countries is on track

This very prime Hotel101 location in Melbourne Australia reinforces the weight given by DoubleDragon intentionally to locate its portfolio of projects in the Philippines and in other countries to always be in prime and strategic address

DoubleDragon's portfolio of prime titled hard assets continues to solidify DD's ₱ 101.3 Billion Total Equity



Perspective of Hotel101-Melbourne, Melbourne CBD, Australia

Today January 20, 2026 – Hotel101 Global Holdings Corp. (NASDAQ Ticker: HBNB) (“Hotel101” or “Hotel101 Global”), a leading asset-light, prop-tech hospitality platform pioneering a global standardized “condotel” business model listed on the Nasdaq Stock Exchange and a subsidiary of Philippine-listed DoubleDragon Corporation (PSE Ticker: DD), announces the signing of definitive binding agreements signed for the development of a 766-room Hotel101 in the heart of Melbourne Central Business District at 540 Flinders Lane, Melbourne, Australia. This expansion marks a significant milestone in the company's global growth strategy, bringing its novel globally standardized “condotel” business model to one of Australia's most vibrant and dynamic cities. Hotel101-Melbourne is expected to be completed in 2029.

The hotel will be located in the heart of Melbourne's Central Business District along the iconic Flinders Lane, a prime area renowned for its laneways, street art, boutique shopping, world-class dining, and proximity to major attractions such as Federation Square, Flinders

Street Station, the Yarra River, and Southbank entertainment precinct. This strategic site positions the property as an ideal hub for leisure and business travelers seeking seamless access to Melbourne's cultural, commercial, and sporting hubs and will complement the existing premium hotel offerings in the CBD.

Key Location Advantages:

- **Central CBD Position:** In the heart of Melbourne at 540 Flinders Lane, with immediate proximity to Flinders Street & Southern Cross Train Stations and immediate walking distance to Southbank Entertainment Precinct and free tram zones, guests are expected to enjoy effortless connectivity to key landmarks like Federation Square, the Arts Centre, and the Melbourne Cricket Ground (MCG).
- **Proximity to Major Attractions and Events:** Ideally situated to capitalize on Melbourne's thriving tourism driven by year round world-class annual events, including the Australian Open tennis tournament, the Formula 1 Australian Grand Prix, the Melbourne International Comedy Festival, and the Melbourne Cup Carnival, which collectively boost hotel occupancy and drive significant economic impact.

Hotel101-Melbourne is expected to generate approx. AU\$323.6 million (approx. Php 12.6 billion) in sales revenue forming part of Hotel101 Global's global expansion strategy.

Hotel101-Melbourne is expected to offer 4-star amenities at affordable prices, including ample meeting spaces and a conference center tailored for business events. Consistent with Hotel101's offerings across its locations globally, guests are expected to be able to enjoy modern rooms, 24/7 reception, all day dining, swimming pool, full-size gym, business center, children's pool, rooftop bar, ample parking, luggage storage and other amenities.

The development is subject to customary national, regional and municipal regulatory approvals.

About Hotel101 Global

Hotel101 is an asset-light, prop-tech hospitality platform pioneering a global standardized "condotel" business model. Hotel101 aims to disrupt the global hotel and hospitality sector through its unique tech-enabled business model that positions it to generate revenues twice: first from the advance sale of individual hotel units during the construction phase; and second, from long-term recurring revenue derived from day-to-day hotel operations. The expansion of Hotel101 towards 100 countries overseas will be driven mainly from joint ventures and license agreements with local developers in various countries worldwide.

About DoubleDragon Corporation (as of September 30, 2025)

DoubleDragon Corporation (the “Company” “DoubleDragon” or “DD”) reports Consolidated Net Income of Php 2.55 Billion for the first nine months ending September 30, 2025, which is a +0.70% increase as compared to the same period the prior year. Total consolidated revenues up by +62.84% to P10.46 Billion.

The Company’s Net Debt-to-Equity ratio remains very healthy at 0.84x, one of the lowest D/E ratios among Philippine listed companies.

DoubleDragon Corporation has reached 1.5 million GFA of completed recurring revenue asset portfolio from its string of hard assets spread out in prime locations in Luzon, Visayas and Mindanao. The Company also holds assets overseas through its subsidiary Hotel101 Global.

DoubleDragon is likewise actively building out CentralHub’s industrial warehouse portfolio towards its goal to establish a P24.8 billion warehouse leasing portfolio and list the first industrial REIT in the Philippines. CentralHub is a joint-venture company of DoubleDragon Corporation and Jollibee Foods Corporation.

DoubleDragon Corporation is also one of the few companies in the Philippines with credit rating PRS Aaa (Triple A) from Philippine Rating Services Corporation, the highest rating tier by PhilRatings.

DoubleDragon’s string of titled investment properties strategically planted in prime locations spread out in Luzon, Visayas, Mindanao and Overseas serves as its strong underlying solid foundation.

On top of its string of diversified hard assets portfolio in the Philippines, DoubleDragon happens to be one of the few companies in the Philippines that was able to organically develop a novel and unique business model and brand in Hotel101 that is highly portable and exportable to multiple continents. Moreover, DoubleDragon’s Hotel101, on July 1, 2025, made history as the first Filipino-owned company to list on the US NASDAQ Stock Exchange which became Hotel101’s initial early starting step and as a springboard towards its long-term goal to solidifying its fundamentals. Hotel101 has set its long-term vision to build out 1 million typical Hotel101 rooms in over 100 countries worldwide.

DoubleDragon in just about 10 years has completed over 1.5 million square meters of diversified asset portfolio consisting of a chain of provincial community malls in Luzon, Visayas and Mindanao, office buildings in Metro Manila, hotels in the Philippines and overseas, and warehouse complexes around the country.

DoubleDragon is one of the few companies that operates its modern community malls in the countryside, as far as Cotabato City, Koronadal City, Dipolog City in Zamboanga Del Norte and Isulan Sultan Kudarat that further stimulates the countryside local economy, but at the same time enables the positive economic growth to be felt by the real provincial countryside. DoubleDragon is one of the very few companies that has commercial investment as far as Basilan Sulu in the Bangsamoro Autonomous Region.

DoubleDragon expects its Hotel101 subsidiary being an Asset-light business model to become one of the major homegrown brand and business model export to other countries that would generate a significant US Dollar inflow to the Philippine economy.

Hotel101 is also expected to further elevate the globally-renowned Filipino brand of hospitality to each of the country where Hotel101 eventually operates. Hotel101 Global is set to complete its first ever Hotel101 project overseas located in Madrid, Spain. The Hotel101 Global Group is currently on the ramp up towards planting its Hotel101 developments towards its near-term goal to be in 25 countries in the next three years and towards its long-term goal of 1 million Hotel101 rooms in 100 countries globally.

DoubleDragon Corporation's principal shareholders are Injap Investments Inc led by Mang Inasal Founder Edgar Injap Sia II and Honeystar Holdings Corp led by Jollibee Founder Tony Tan Caktiong.

DoubleDragon Corporation's subsidiary Hotel101 Global listed in the U.S. NASDAQ Stock Exchange as of 01.16.26 has reached its highest Equity Valuation so far since it traded as Hotel101 (HBNB) of \$ 2.34 Billion (Php 139 Billion pesos).

To date, DoubleDragon is the first and only Filipino company that has a subsidiary listed in the U.S. NASDAQ Stock Exchange.

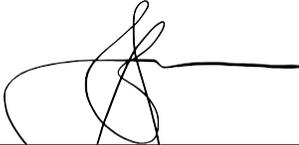
The foregoing disclosure contains forward looking statements that are based on certain assumptions of Management and are subject to risks and opportunities or unforeseen events. Actual results could differ materially from those contemplated in the relevant forward looking statement and DoubleDragon gives no assurance that such forward-looking statements will prove to be correct or that such intentions will not change. This Press Release discloses important factors that could cause actual results to differ materially from DoubleDragon's expectations. All subsequent written and oral forward-looking statements attributable to the Company or persons acting on behalf of the Company are expressly qualified in their entirety by the above cautionary statements.

SIGNATURES

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

DoubleDragon Corporation
Issuer

January 20, 2026
Date



Josecito L. Barrera, Jr.
Chief Information Officer