

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. August 12, 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.



SM Prime to Complete P7 Billion Sustainable Redevelopment of SM Megamall by 2029

Pasay City, Philippines [August 12, 2025] - SM Prime Holdings, Inc. (SM Prime) is investing P7 billion to redevelop SM Megamall, one of the Philippines' most iconic malls, with phased completion targeted between 2027 and 2029. The project is designed to elevate the customer experience while embedding long-term sustainability measures across the property.

Designed by UK-based architectural firm Benoy—known for developments like Jewel Changi in Singapore and Icon Siam in Thailand—the new SM Megamall will adopt a “Crystal Islands” concept, emphasizing natural light, open flow and organic forms.

The redevelopment will add 20,000 square meters of gross leasable area and introduce nature-inspired architecture, improved mobility features and energy-efficient systems. The addition of themed retail zones and intuitive wayfinding is designed to make the mall more accessible, while encouraging visitors to explore and discover new experiences throughout the expansive complex.

Operational upgrades include a new four-level basement parking facility with over 1,600 slots, expanded walkways and ceilings, and improved circulation through wider corridors and modernized vertical transport.

The redevelopment also includes relocated state-of-the-art cinemas, a new Megatrade Hall, a redesigned food court and upgraded common areas and restrooms.

Sustainability features are integral to the redevelopment blueprint. A rainwater harvesting system with a 500-cubic-meter capacity will support water conservation, while upgrades to the mall's mechanical systems are expected to reduce overall energy consumption.

ETFE roofing will be used to let in natural light and reduce cooling costs, while skylights and clerestory windows will minimize artificial lighting. As with existing areas, energy-efficient LED lighting and sensor-activated escalators will deliver up to 50% and 30% energy savings, respectively.

Solar panel installations are also under evaluation as part of SM Prime's broader carbon reduction efforts.

SM Megamall has been serving millions annually and anchoring the Mandaluyong central business district. With this redevelopment, SM Prime is reasserting its leadership in sustainable mall development, positioning SM Megamall for the next decade of growth.

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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: August 12, 2025

A handwritten signature in black ink that reads "John Nai Peng Ong". The signature is written in a cursive style with a horizontal line underneath it.

JOHN NAI PENG ONG

Chief Finance Officer & Corporate Information Officer