

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 Aug. 20, 2025  
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 August 20, 2025; Hotel101 Global entered into definitive binding agreements to develop Hotel101 in Cambodia**

**Hotel101-Phnom Penh Cambodia is set to have approx 700 rooms with 30 floors to rise in a prime 2,033 square meters commercial land at Tonle Bassac, a vibrant riverfront economic and cultural hub near the popular upscale BKK District**

**Hotel101-Sihanoukville Cambodia is set to have approx 680 rooms to rise in a prime 4,623 square meters commercial land right beside the proposed international convention and exhibition center within the master-planned Bay of Lights coastal development**

**Hotel101-Phnom Penh and Hotel101-Sihanoukville projects in Cambodia are expected to generate \$109.55 Million USD (Php 6.3 Billion) in sales revenue**

**Hotel101's entry to the Cambodian market to add to the current**

**hospitality offerings that are now already operating in Cambodia which includes global hotel brands such as Hyatt, Rosewood, Raffles and Shangri-La**

**Cambodia is seen as a lucrative market for Hotel101 as the country was reported to have received a total of over 6.7 Million international visitors in 2024, and is expected to further grow with the upcoming opening on September 9, 2025 of a brand new Techno International Airport (KTI) in Phnom Penh Cambodia**

**Hotel101 in Cambodia is the 6<sup>th</sup> country entered by Hotel101 after Philippines, Japan, Spain, United States and Saudi Arabia and will form part of the long term goal of Hotel101 Global to build a portfolio of 50,000 operating rooms in the Philippines, as part of the overall vision of 1 million operating Hotel101 rooms worldwide spread out across 100 countries globally**

**Today August 20, 2025**, Hotel101 Global Pte. Ltd. ("Hotel101 Global"), the Singapore-headquartered subsidiary of Hotel101 Global Holdings Corp. (ticker NASDAQ:HBNB), a leading asset-light, prop-tech hospitality platform listed on the Nasdaq Stock Exchange and a subsidiary of Philippine-listed DoubleDragon Corporation (ticker PSE:DD), entered into definitive agreements with Canopy Sands Development Co., Ltd. ("Canopy Sands Development"), one of Cambodia's leading real estate developers, to develop two Hotel101 projects in Cambodia, which are expected to be among the largest hotels in the country by number of rooms upon completion.

Canopy Sands Group, being one of the largest local developers in Cambodia, has enabled Hotel101 build on to their prime land in Cambodia. In addition, the arrangement with Canopy Sands Development will also enable Hotel101 to navigate well the local landscape and utilize their existing local sales network in Cambodia.

**These landmark developments, the first to be located in Phnom Penh, the capital and commercial hub of Cambodia, and the second to be located at Bay of Lights in Sihanoukville, a burgeoning financial and tourism beacon, mark a pivotal step in Hotel101 Global's long-term vision to operate 1 million hotel rooms across 100 countries.**

**Hotel101–Phnom Penh**, is set to rise on a 2,033 square meters of prime commercial land, is located in the Tonlé Bassac district of Phnom Penh, a vibrant riverfront

economic and cultural hub. With a capacity of approx 700 rooms, this hotel is expected to be one of Cambodia's largest hotels by number of rooms. Nearby is the popular upscale district of Boeung Keng Kang (BKK), a premier expatriate and business enclave. Hotel101–Phnom Penh is expected to feature Hotel101's standardized 21-square-meter "HappyRoom" units, equipped with kitchenettes, alongside a range of Hotel101's signature amenities such as a swimming pool, fitness gym, all-day dining, a business center, function rooms, and commercial spaces. This prime location, close to landmarks such as Aeon Mall 1 and the Independence Monument, positions the hotel to capture Phnom Penh's growing demand for business and leisure accommodation. Cambodia reported to have received 6.7 million international visitors in 2024, and is expected to further grow with the upcoming Techo International Airport (KTI) slated to open on September 9, 2025. The project is expected to enhance the current hospitality offering that are already operating in Phnom Penh, Cambodia which include global brands such as Hyatt, Rosewood, Shangri-La and Raffles.

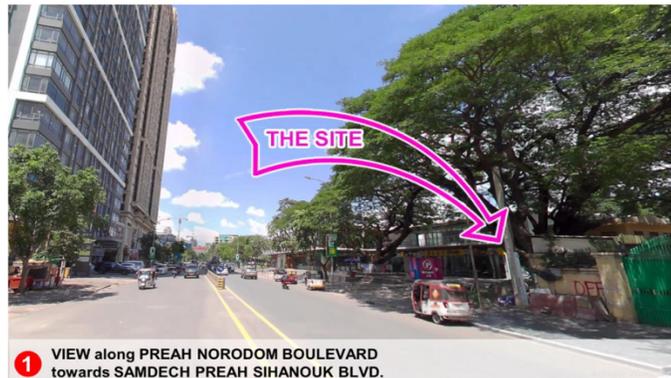
**Hotel101–Sihanoukville**, is set to rise on a 4,623 square meters of prime commercial land within the Bay of Lights, a groundbreaking US\$16 Billion, 934-hectare master-planned coastal development led by Canopy Sands Development in Sihanoukville, a key growing tourism hub with stunning beaches. Hotel101–Sihanoukville, with approx 680 rooms, is expected to be the largest hotel in Sihanoukville in terms of number of rooms and is expected to feature the same standardized Hotel101 "HappyRoom" units and amenities as other Hotel101 properties globally. Hotel101–Sihanoukville is strategically positioned right beside the proposed international convention and exhibition center in the Bay of Lights development. Hotel101–Sihanoukville is further enhanced by its proximity, a mere 5 minute drive to the Sihanoukville airport, the third largest international airport in Cambodia, and is expected to complement Sihanoukville's array of hotel offerings which include global brands such as Accor's Novotel and Wyndham. In 2024, Canopy Sands Development signed a dual property agreement with Ascott Limited to operate two properties in Bay of Lights, Sihanoukville namely Oakwood Bay of Lights Sihanoukville and Summer Bay Beach Club.

These two Hotel101 projects in Cambodia are expected to generate US\$109.55 Million (Php 6.3 Billion) in sales revenue once fully sold, form part of Hotel101 Global's global expansion strategy, which includes its first three overseas projects under development in Niseko, Japan (482 rooms), Madrid, Spain (680 rooms), and Los Angeles, USA (approx 622 rooms) as well as affiliate Hotel101 hotels in the Philippines. The two Cambodian projects are targeted to be completed by 2028 and are expected to contribute to Cambodia's economic growth through job creation, foreign investment, and increased tourism, while attracting both local and

international buyers under Hotel101's hassle-free hotel unit ownership model.

DoubleDragon happens to be one of the very few companies that has not only positioned its diversified portfolio of hard assets spread out across the Philippines, but it also happens to be one of the very few companies that has organically developed a novel asset-light concept and highly unique business model in Hotel101 (HBnB) that is exportable to other continents globally. The global expansion of Hotel101 is expected to eventually become one of the major US Dollar inflow generators to the Philippine economy.

The DoubleDragon team is committed to put in the necessary hard work, entrepreneurial grit and perseverance towards this vision and eventually aims to make Hotel101 a truly global brand operating in various jurisdictions worldwide, and eventually bring a pinch of pride and honor to our fellow Filipino countrymen.



1 VIEW along PREAH NORODOM BOULEVARD towards SAMDECH PREAH SIHANOUK BLVD.



*(Perspective and site location of Hotel101-Phnom Penh, Cambodia set to have approx. 700 rooms and 30 floors)*



*(Perspective and site location of Hotel101-Sihanoukville, Bay of Lights, Cambodia set to have approx. 680 rooms)*

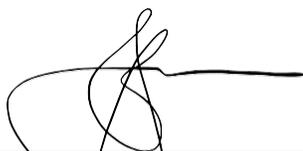
*The foregoing disclosure contains forward looking statements that are based on certain assumptions of Management and are subject to risks and opportunities or unforeseen events. Actual results could differ materially from those contemplated in the relevant forward looking statement and DoubleDragon 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

August 20, 2025  
Date

A handwritten signature in black ink, appearing to be 'Josecito L. Barrera, Jr.', written over a horizontal line.

Josecito L. Barrera, Jr.  
Chief Information Officer