

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. September 17, 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.



PRESS RELEASE

Scottsdale Villas and Redstone Condominiums in Tagaytay Highlands Set for Turnover

Pasay City, Philippines [September 17, 2025] – SM Leisure Resort Residences (SM LRR), a business unit of SM Prime Holdings, Inc. (SM Prime), is set to turn over the Scottsdale Villas and Redstone Condominiums, completing Horizon Terraces, an integrated residential development within Tagaytay Highlands.

Scottsdale Villas is scheduled for turnover in December 2025, while Redstone Condominiums will follow in March 2026. This milestone capitalizes on the growing appetite for premium secondary homes south of Metro Manila.

Located within the Midlands district of Tagaytay Highlands, Horizon Terraces is designed as a hybrid residential enclave that combines townhome and condominium formats within one master-planned community. Spanning 3.2 hectares, the development elevates mountain resort living by dedicating more than 70 percent of its land to landscaped gardens and open space.

The enclave features Garden Villas—three-storey townhomes ranging from 139 to 172 square meters—including Scottsdale, Glendale and Sunnyvale. The Garden Suites are one- to two-bedroom low-rise condominium units ranging from 35 to 103 square meters, comprising St. Andrews, Glenview, Westchase and Redstone.

Through exclusive partnerships with Crate & Barrel and Our Home, select residences come fully furnished, delivering the comfort and convenience of turnkey living.

“We provide our buyers a seamless move-in experience. They can step into their units and immediately experience the Tagaytay Highlands lifestyle with their family and friends,” said Shirley C. Ong, SM LRR Head and Executive Vice President.

Rising 800 feet above sea level, Horizon Terraces offers breathtaking views—from the lush fairways of the 18-hole championship Tagaytay Midlands Golf Course to the iconic Taal Lake and Mt. Makiling. At its heart lies a one-hectare Central Garden, designed with resort-style pools, pocket gardens, and exclusive recreational spaces for residents.

Tagaytay Highlands is known for its carefully curated communities and low-density planning, which have supported steady property appreciation. Horizon Terraces builds on this foundation, underscoring its exclusivity, scenic nature views, and the enduring strength of the Highlands brand to sustain a premium positioning.

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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: September 17, 2025



JOHN NAI PENG ONG

Chief Finance Officer & Corporate Information Officer