

COVER SHEET

A	S	0	9	4	-	0	0	0	0	8	8
---	---	---	---	---	---	---	---	---	---	---	---

SEC Registration Number

S	M		P	R	I	M	E		H	O	L	D	I	N	G	S	,		I	N	C	.		A	N	D		S	U
B	S	I	D	I	A	R	I	E	S																				

(Company's Full Name)

7	/	F		M	O	A		S	q	u	a	r	e	,		S	e	a	s	h	e	l	l		L	a	n	e	
c	o	r	.		C	o	r	a	l		W	a	y	,		M	a	i	l		o	f		A	s	i	a		C
o	m	p	l	e	x	,		B	r	g	y	.		7	6		Z	o	n	e		1	0	,		C	B	P	
1	-	A	,		P	a	s	a	y		C	i	t	y	,		M	e	t	r	o		M	a	n	i	l	a	,
P	h	i	l	i	p	p	i	n	e	s																			

Mr. John Nai Peng C. Ong

(Contact Person)

8831-1000

(Company Telephone Number)

0	2			0	5		
---	---	--	--	---	---	--	--

Month Day
(Calendar Period)

1	7	-	C		
---	---	---	---	--	--

(Form Type)

--	--	--	--	--	--	--	--

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

--	--	--	--	--	--	--	--	--	--	--	--

File Number

LCU

--	--	--	--	--	--	--	--	--	--	--	--

Document ID

Cashier

STAMPS

Remarks: Please use BLACK ink for scanning purposes.

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. **February 05, 2026**
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	28,804,546,794
DEBT SECURITIES – RETAIL BOND	140,396,480,000
.....
.....
.....

11. Indicate the item numbers reported herein: **ITEM # 9, LETTER B.**



SM Prime Broadens Premium Residential Portfolio with Tagaytay Mountain Ridge Project

Pasay City, Philippines [February 05, 2026] - The Highlands Prime, Inc. (Highlands Prime), the leisure residential unit of SM Prime Holdings, Inc. (SM Prime), recently completed Provence, a residential enclave nestled within Tagaytay Midlands along Lakeside Fairways Drive in Talisay, Batangas.

Inspired by the architectural elegance of Southern France, Provence creates a refined sense of openness through a low-density community comprised of 119 residential lots, averaging 14 lots per hectare. The elevated site offers views of Taal Lake and Volcano, with lot sizes ranging from 240 to 451 square meters.

“To capture the tranquil beauty of the French countryside, generous open spaces and landscaping are woven throughout this 8.3-hectare development, a vision that clearly resonated with discerning buyers as reflected in the substantial number of lots already sold,” said Mary Eleanor Mendoza, senior vice president at Highlands Prime.

In addition to an independent water supply infrastructure and full back up emergency power to support year-round residential living, Provence offers a curated selection of amenities designed to foster a sense of community including a charming promenade at the heart of the development, an infinity pool, a multipurpose pavilion, and tree-lined roads.

Provence also offers a refined residential setting that complements Tagaytay Highlands’ signature brand of luxury mountain living.

“Aside from enjoying a cool climate and exceptional leisure amenities, residents get to experience the serenity of wide-open spaces, seemingly endless nature views, and the exclusivity that defines the 1,300-hectare Tagaytay Highlands estate,” said Mendoza.

It is accessible from Metro Manila via the South Luzon Expressway (SLEX), Cavite–Laguna Expressway (CALAX), and Manila–Cavite Expressway (CAVITEX).

Provence is an upscale development of SM Prime focused on premium, master-planned, lot-only residential communities, an alternative to dense urban living—whether as a primary residence, a retirement home, or a long-term investment.

###

For further information, please contact:

John Nai Peng C. Ong

Chief Finance Officer

SM Prime Holdings, Inc.

E-mail: john.ong@smprime.com

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: February 05, 2026

JOHN NAI PENG ONG
Chief Finance Officer & Corporate Information Officer