

COVER SHEET

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SEC Registration Number

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(Company's Full Name)

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c	o	r	.		C	o	r	a	l		W	a	y	,		M	a	i	l		o	f		A	s	i	a		C	
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P	h	i	l	i	p	p	i	n	e	s																				

Mr. John Nai Peng C. Ong

(Contact Person)

8831-1000

(Company Telephone Number)

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Month Day
(Calendar Period)

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(Form Type)

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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 19, 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	28,797,646,894
DEBT SECURITIES – RETAIL BOND	137,896,480,000
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11. Indicate the item numbers reported herein: **ITEM # 9, LETTER B.**



SM Offices Plans 60,000 Square-Meter Cebu Expansion as Demand Surges

Pasay City, Philippines [February 19, 2026] - SM Offices, the office leasing arm of SM Prime Holdings, Inc. (SM Prime), is set to add more than 60,000 square meters of leasable space in Cebu City by fourth quarter of 2026, tapping into the Philippines' fastest-growing regional office market outside Metro Manila.

SM City Cebu Towers is located at A. Soriano Avenue in the North Reclamation Area and targets traditional corporations and business process outsourcing firms seeking superior in-city alternatives to the capital's higher costs and congested roads.

"Cebu is a major economic hub because of its strong infrastructure, exceptional talent pool, and complete business ecosystem," said Alexis L. Ortiga, vice president and head of SM Offices.

In 2025, Cebu accounted for 150,000 square meters, or 55% of provincial office take-up, representing 33% year-on-year growth, according to Leechiu Property Consultants.

"SM City Cebu Towers is meant to support this growth by providing well-managed high-quality and well-connected office spaces that meet the evolving needs of businesses expanding in the region," Ortiga added.

SM Prime is pursuing mixed-use developments combining offices, residences, retail, education, MICE facilities and leisure spaces across the country. The strategy aims to create efficiency for tenants while supporting employee retention through integrated amenities.

SM City Cebu Towers sits within the redeveloped SM City Cebu North Wing complex, which integrates retail facilities and a National University (NU) campus. The location offers easy access to South Road Properties and Mactan-Cebu International Airport, along with close proximity to the port area and government centers. The adjacency to NU also enables office locators to forge direct recruitment pipelines and training partnerships with graduating students, reducing hiring costs and lead times.

NU Cebu officially opened its doors on June 14, 2025. It is the university's seventh provincial campus and reflects its commitment to making quality education and employment opportunities accessible without requiring professors and students to leave their hometowns. NU Cebu operates with 100 percent local hires.

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For further information, please contact:

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Chief Finance Officer

SM Prime Holdings, Inc.

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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: February 19, 2026



JOHN NAI PENG ONG

Chief Finance Officer & Corporate Information Officer