

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. May 06, 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	28,722,807,994
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DEBT SECURITIES – RETAIL BOND	137,896,480,000
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11. Indicate the item numbers reported herein: ITEM # 9, LETTER B.

SM PRIME

PRESS RELEASE

Signature Series starts Susana Heights transformation



Signature Series is transforming the common areas of Susana Heights to create more connected, functional and elevated spaces for residents.

(May 06, 2026, Pasay City, Philippines) Signature Series by SM Residences, the premium primary residential brand of SM Prime Holdings, Inc. (SM Prime), is starting the transformation of Susana Heights Village to enhance everyday living and strengthen the estate’s long-term value for residents.

The first phase of the estate transformation will focus on the redevelopment of the main clubhouse and the addition of covered tennis courts, an indoor air-conditioned basketball court, a fitness gym, a social hall and a chapel.

The enhancements will be rolled out in phases starting in the third quarter of 2026.

The relaunch of inventory lots in November 2025 drew strong interest from buyers looking for larger, lot-only properties. Susana Heights Village offers lot cuts ranging from 500 to 900 square meters, making it one of the few mature suburban communities where buyers can build custom homes within an established estate.

“We continue to see strong interest in premium, low-density developments despite broader macroeconomic headwinds,” said Jose Juan Jugo, Executive Vice President and Head of Signature Series.



Conceptual rendering of the planned Susana Avenue

The Susana Heights transformation also includes estate-level improvements. Among them is an 8,000-square-meter neighborhood retail hub envisioned as the estate's central lifestyle destination, with a supermarket, banks, a clinic, salons, dining options, a café and a multi-purpose park.

Construction of the neighborhood retail strip is targeted to begin in the first quarter of 2027.

"These enhancements, together with the estate's strategic location, will make Susana Heights a more complete and compelling residential community for discerning buyers," said Jugo.

Susana Heights has direct access to the South Luzon Expressway and the Muntinlupa-Cavite Expressway, connecting residents to key business districts in and south of Metro Manila. Improvements to the estate's main access point are also underway to ease traffic flow and improve accessibility.

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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: May 06, 2026



JOHN NAI PENG ONG

Chief Finance Officer & Corporate Information Officer