

COVER SHEET

SEC Registration Number

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COMPANY NAME

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															

PRINCIPAL OFFICE (No. / Street / Barangay / City / Town / Province)

7	/	F	M	O	A	S	q	u	a	r	e	,	S	e	a	s	h	e	l	L	a	n	e		
c	o	r	.	C	o	r	a	l	W	a	y	,	M	a	l	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	,	1	3	0	0	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										

Form Type

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Department requiring the report

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Secondary License Type, If Applicable

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COMPANY INFORMATION

Company's Email Address

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Company's Telephone Number

8831-1000

Mobile Number

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No. of Stockholders

2,309

Annual Meeting
Month/Day

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Fiscal Year
Month/Day

March 31

CONTACT PERSON INFORMATION

The designated contact person **MUST** be an Officer of the Corporation

Name of Contact Person

Mr. John Nai Peng C. Ong

Email Address

--

Telephone Number/s

8831-1000

Mobile Number

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CONTACT PERSON'S ADDRESS

7/F MOA Square, Seashell Lane cor. Coral Way, Mall of Asia Complex, Brgy. 76 Zone 10, CBP 1-A, 1300 Pasay City, Metro Manila, Philippines

NOTE 1 : In case of death, resignation or cessation of office of the officer designated as contact person, such incident shall be reported to the Commission within thirty (30) calendar days from the occurrence thereof with information and complete contact details of the new contact person designated.

2 : All Boxes must be properly and completely filled-up. Failure to do so shall cause the delay in updating the corporation's records with the Commission and/or non-receipt of Notice of Deficiencies. Further, non-receipt of Notice of Deficiencies shall not excuse the corporation from liability for its deficiencies.

SEC No. AS094-000088
File No.

SM PRIME HOLDINGS, INC.
(Company's Full Name)

**7/F MOA Square, Seashell Lane cor. Coral Way, Mall of Asia Complex,
Brgy. 76 Zone 10, CBP 1-A, 1300 Pasay City, Metro Manila, Philippines**
(Company's Address)

8831-1000
(Telephone Numbers)

December 31
(Fiscal Year ending)
(Month and Day)

Form 17-Q for the 1st Quarter of 2026
(Form Type)

N/A
Amendment Designation

March 31, 2026
Period Ended Date

N/A
(Secondary License Type and File Number)

**SECURITIES AND EXCHANGE COMMISSION
SEC FORM 17-Q**

**QUARTERLY REPORT PURSUANT TO SECTION 17 OF THE SECURITIES
REGULATION CODE AND SRC RULE 17(2)(b) THEREUNDER**

1. For the quarterly period ended MARCH 31, 2026
2. SEC Identification Number AS094-000088
3. BIR Tax Identification No. 003-058-789
4. Exact name of registrant as specified in its charter SM PRIME HOLDINGS, INC.
5. PHILIPPINES 6. (SEC Use Only)
- Province, Country or other jurisdiction of Industry Classification Code:
incorporation or organization
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. NA
Former name, former address, and former fiscal year, if changed since last report.
10. Securities registered pursuant to Sections 8 and 12 of the SRC, or Sec. 4 and 8 of the RSA

<u>Title of Each Class</u>	<u>Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding</u>
Common shares ₱1 Par Value	28,736,516,094
Debt Securities - Retail Bonds	₱137,896,480,000

11. Are any or all of these securities listed on a Stock Exchange.
Yes [] No []

If yes, state the name of such stock exchange and the classes of securities listed therein:
Philippine Stock Exchange Common Shares

12. Check whether the registrant:
 - (a) has filed all reports required to be filed by Section 17 of the SRC and SRC Rule 17.1 thereunder or Section 11 of the RSA and RSA Rule 11(a)-1 thereunder, and Sections 26 and 141 of The Corporation Code of the Philippines during the preceding 12 months (or for such shorter period that the registrant was required to file such reports);

Yes [] No []

- (b) has been subject to such filing requirements for the past 90 days.
Yes [] No []

SM Prime Holdings, Inc. and Subsidiaries

Unaudited Interim Condensed Consolidated Financial Statements
Balance Sheets as at March 31, 2026 (Unaudited) and
December 31, 2025 (Audited)
Statements of Income for the Three-Month Periods Ended
March 31, 2026 and 2025 (Unaudited)

SM PRIME HOLDINGS, INC. AND SUBSIDIARIES**INTERIM CONSOLIDATED BALANCE SHEETS***(Amounts in Thousands)*

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
ASSETS		
Current Assets		
Cash and cash equivalents (Notes 5, 16, 19 and 20)	₱35,410,262	₱27,645,144
Receivables and contract assets (Notes 6, 16, 19 and 20)	88,037,919	86,190,422
Real estate inventories (Note 7)	75,347,194	74,107,710
Equity instruments at fair value through other comprehensive income (FVOCI) (Notes 8, 19 and 20)	694,505	717,171
Derivative assets (Notes 19 and 20)	803,769	3,298,744
Prepaid expenses and other current assets (Note 9)	20,643,183	19,242,478
Total Current Assets	220,936,832	211,201,669
Noncurrent Assets		
Derivative assets - net of current portion (Notes 19 and 20)	14,481	287,182
Equity instruments at FVOCI - net of current portion (Notes 8, 16, 19 and 20)	16,338,175	18,290,879
Investment properties (Notes 10 and 20)	679,275,501	665,641,251
Investments in associates and joint ventures (Note 11)	36,328,629	35,534,519
Deferred tax assets - net	1,902,278	1,905,912
Other noncurrent assets (Notes 12, 16 and 20)	156,083,888	161,017,253
Total Noncurrent Assets	889,942,952	882,676,996
	₱1,110,879,784	₱1,093,878,665
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts payable and other current liabilities (Notes 13, 16, 19 and 20)	₱106,285,979	₱104,777,023
Loans payable and current portion of long-term debt (Notes 14, 16, 19 and 20)	83,123,280	99,294,642
Current portion of derivative liabilities (Notes 19 and 20)	29,153	39,354
Income tax payable	2,227,324	943,694
Total Current Liabilities	191,665,736	205,054,713
Noncurrent Liabilities		
Long-term debt - net of current portion (Notes 14, 16, 19 and 20)	343,000,745	323,459,597
Tenants' and customers' deposits - net of current portion (Notes 13, 19 and 20)	32,643,515	31,420,483
Deferred tax liabilities - net	15,644,672	15,709,068
Derivative liabilities - net of current portion (Notes 19 and 20)	1,316,355	286,564
Other noncurrent liabilities (Notes 13 and 20)	48,295,906	48,869,553
Total Noncurrent Liabilities	440,901,193	419,745,265
Total Liabilities	632,566,929	624,799,978

(Forward)

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
Equity Attributable to Equity Holders of the Parent		
Capital stock (Notes 15 and 22)	₱33,166,300	₱33,166,300
Additional paid-in capital - net	38,068,655	38,068,655
Cumulative translation adjustment	7,113,850	5,368,753
Net fair value changes of equity instruments at FVOCI (Note 8)	13,653,213	15,628,583
Net fair value changes on cash flow hedges	(1,252,477)	(586,197)
Remeasurement loss on defined benefit obligation	(852,161)	(852,161)
Retained earnings (Note 15):		
Appropriated	170,000,000	170,000,000
Unappropriated	220,651,390	208,990,805
Treasury stock (Notes 15 and 22)	(5,963,502)	(4,227,113)
Total Equity Attributable to Equity Holders of the Parent	474,585,268	465,557,625
Non-controlling Interests	3,727,587	3,521,062
Total Equity	478,312,855	469,078,687
	₱1,110,879,784	₱1,093,878,665

See accompanying Notes to Interim Condensed Consolidated Financial Statements.

SM PRIME HOLDINGS, INC. AND SUBSIDIARIES
INTERIM CONSOLIDATED STATEMENTS OF INCOME
(Amounts in Thousands, Except Per Share Data)

	Three-Month Periods Ended March 31	
	2026	2025
	<i>(Unaudited)</i>	
REVENUES		
Rent (Notes 10 and 16)	₱21,610,512	₱20,020,964
Real estate sales (Note 7)	7,756,529	9,216,627
Others (Notes 16 and 17)	3,911,660	3,535,904
	33,278,701	32,773,495
COSTS AND EXPENSES (Notes 16 and 18)	16,551,948	16,094,834
INCOME FROM OPERATIONS	16,726,753	16,678,661
OTHER INCOME (CHARGES)		
Interest expense (Notes 6, 14 and 16)	(3,279,667)	(3,428,409)
Interest and dividend income (Notes 5, 6, 8, 12 and 16)	469,053	660,549
Others - net (Notes 7, 10, 11, 13 and 14)	463,895	469,305
	(2,346,719)	(2,298,555)
INCOME BEFORE INCOME TAX	14,380,034	14,380,106
PROVISION FOR INCOME TAX (Note 21)	2,512,924	2,515,627
NET INCOME	₱11,867,110	₱11,864,479
Attributable to:		
Equity holders of the Parent (Note 22)	₱11,660,585	₱11,653,314
Non-controlling interests	206,525	211,165
	₱11,867,110	₱11,864,479
Basic/Diluted earnings per share (Note 22)	₱0.405	₱0.404

See accompanying Notes to Interim Condensed Consolidated Financial Statements.

SM PRIME HOLDINGS, INC. AND SUBSIDIARIES**INTERIM CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME***(Amounts in Thousands)*

	Three-Month Periods Ended March 31	
	2026	2025
	(Unaudited)	
NET INCOME	₱11,867,110	₱11,864,479
OTHER COMPREHENSIVE INCOME (LOSS)		
Item that will not be reclassified to profit or loss in subsequent periods:		
Unrealized gain (loss) due to changes in fair value of financial assets at FVOCI (Note 8)	(1,975,370)	905,367
Items that may be reclassified to profit or loss in subsequent periods:		
Net fair value changes on cash flow hedges	(666,280)	(696,181)
Cumulative translation adjustment	1,745,097	(181,939)
	(896,553)	27,247
TOTAL COMPREHENSIVE INCOME	₱10,970,557	₱11,891,726
Attributable to:		
Equity holders of the Parent	₱10,764,032	₱11,680,561
Non-controlling interests	206,525	211,165
	₱10,970,557	₱11,891,726

See accompanying Notes to Interim Condensed Consolidated Financial Statements.

SM PRIME HOLDINGS, INC. AND SUBSIDIARIES

INTERIM CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY FOR THE THREE-MONTH PERIODS ENDED MARCH 31, 2026 AND 2025

(Amounts in Thousands)

	Equity Attributable to Equity Holders of the Parent											
	Capital Stock (Notes 15 and 22)	Additional Paid-in Capital - Net	Cumulative Translation Adjustment	Net Fair Value Changes of Equity		Net Fair Value Changes on Cash Flow Hedges	Remeasurement Loss on Defined Benefit Obligation - Net	Retained Earnings (Note 15)		Treasury Stock (Notes 15 and 22)	Non-controlling Interests	Total Equity
				Instruments at FVOCI (Note 8)				Appropriated	Unappropriated			
At December 31, 2025 (Audited)	₱33,166,300	₱38,068,655	₱5,368,753	₱15,628,583	(₱586,197)	(₱852,161)	₱170,000,000	₱208,990,805	(₱4,227,113)	₱465,557,625	₱3,521,062	₱469,078,687
Net income for the period	-	-	-	-	-	-	-	11,660,585	-	11,660,585	206,525	11,867,110
Other comprehensive income (loss)	-	-	1,745,097	(1,975,370)	(666,280)	-	-	-	-	(896,553)	-	(896,553)
Total comprehensive income (loss) for the period	-	-	1,745,097	(1,975,370)	(666,280)	-	-	11,660,585	-	10,764,032	206,525	10,970,557
Acquisition of treasury shares (Note 15)	-	-	-	-	-	-	-	-	(1,736,389)	(1,736,389)	-	(1,736,389)
At March 31, 2026 (Unaudited)	₱33,166,300	₱38,068,655	₱7,113,850	₱13,653,213	(₱1,252,477)	(₱852,161)	₱170,000,000	₱220,651,390	(₱5,963,502)	₱474,585,268	₱3,727,587	₱478,312,855
At December 31, 2024 (Audited)	₱33,166,300	₱38,164,173	₱3,135,756	₱17,807,766	₱604,031	(₱792,229)	₱100,000,000	₱243,991,970	(₱2,984,695)	₱433,093,072	₱3,147,418	₱436,240,490
Net income for the period	-	-	-	-	-	-	-	11,653,314	-	11,653,314	211,165	11,864,479
Other comprehensive income (loss)	-	-	(181,939)	905,367	(696,181)	-	-	-	-	27,247	-	27,247
Total comprehensive income (loss) for the period	-	-	(181,939)	905,367	(696,181)	-	-	11,653,314	-	11,680,561	211,165	11,891,726
Cash dividends received by non-controlling interests	-	-	-	-	-	-	-	-	-	-	(464,580)	(464,580)
Sale of non-controlling interest	-	458	-	-	-	-	-	-	-	458	142	600
Acquisition of treasury shares (Note 15)	-	-	-	-	-	-	-	-	(41,159)	(41,159)	-	(41,159)
At March 31, 2025 (Unaudited)	₱33,166,300	₱38,164,631	₱2,953,817	₱18,713,133	(₱92,150)	(₱792,229)	₱100,000,000	₱255,645,284	(₱3,025,854)	₱444,732,932	₱2,894,145	₱447,627,077

See accompanying Notes to Interim Condensed Consolidated Financial Statements.

SM PRIME HOLDINGS, INC. AND SUBSIDIARIES
INTERIM CONSOLIDATED STATEMENTS OF CASH FLOWS

(Amounts in Thousands)

	Three-Month Periods Ended March 31	
	2026	2025
	(Unaudited)	
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	₱14,380,034	₱14,380,106
Adjustments for:		
Depreciation and amortization (Notes 10, 12 and 18)	4,067,618	3,765,981
Interest expense (Notes 6, 14 and 16)	3,279,667	3,428,409
Interest and dividend income (Notes 5, 6, 8, 12 and 16)	(469,053)	(660,549)
Equity in net earnings of associates and joint ventures (Note 11)	(779,900)	(650,152)
Loss (gain) on:		
Disposals of investment properties and property equipment (Notes 10 and 12)	(24,866)	–
Unrealized foreign exchange and settlement of derivatives - net	700,366	119,753
Operating income before working capital changes	21,153,866	20,383,548
Decrease (increase) in:		
Receivables and contract assets	1,364,121	(467,257)
Real estate inventories	(1,196,249)	1,358,655
Prepaid expenses and other current assets	(1,329,016)	301,553
Increase (decrease) in:		
Accounts payable and other liabilities	56,050	(1,962,778)
Tenants' and customers' deposits - net of current portion	1,116,165	526,079
Cash generated from operations	21,164,937	20,139,800
Income tax paid	(1,292,687)	(2,386,565)
Net cash provided by operating activities	19,872,250	17,753,235
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	356,189	435,906
Dividends received from investments at FVOCI	155,341	108,029
Proceeds from disposal of investment properties and property equipment	53,947	–
Additions to investment properties (Note 10)	(12,920,401)	(15,956,702)
Decrease (increase) in other noncurrent assets	1,068,942	(882,816)
Net cash used in investing activities	(11,285,982)	(16,295,583)
CASH FLOWS FROM FINANCING ACTIVITIES		
Availments of bank loans and long-term debt (Note 14)	47,061,739	73,225,518
Proceeds from matured derivatives	3,797,580	154,500
Acquisition of treasury shares (Note 15)	(1,736,389)	(41,159)
Payments of:		
Bank loans and long-term debt (Note 14)	(47,118,278)	(61,285,306)
Interest	(2,620,965)	(2,204,375)
Lease liabilities	(226,327)	(226,666)
Net cash provided by (used in) financing activities	(842,640)	9,622,512
EFFECT OF EXCHANGE RATE CHANGES ON CASH AND CASH EQUIVALENTS	21,490	(3,869)
NET INCREASE IN CASH AND CASH EQUIVALENTS	7,765,118	11,076,295
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	27,645,144	31,246,171
CASH AND CASH EQUIVALENTS AT END OF PERIOD	₱35,410,262	₱42,322,466

See accompanying Notes to Interim Condensed Consolidated Financial Statements.

SM PRIME HOLDINGS, INC. AND SUBSIDIARIES

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

1. Corporate Information

SM Prime Holdings, Inc. (SMPH or the Parent Company) was incorporated in the Philippines and registered with the Securities and Exchange Commission on January 6, 1994. SMPH was incorporated to acquire by purchase, exchange, assignment, gift or otherwise, and to own, use, improve, subdivide, operate, enjoy, sell, assign, transfer, exchange, lease, let, develop, mortgage, pledge, traffic, deal in and hold for investment or otherwise, including but not limited to real estate and the right to receive, collect and dispose of, any and all rentals, dividends, interest and income derived therefrom; the right to vote on any proprietary or other interest on any shares of stock, and upon any bonds, debentures, or other securities; and the right to develop, conduct, operate and maintain modernized commercial shopping centers and all the businesses appurtenant thereto, such as but not limited to the conduct, operation and maintenance of shopping center spaces for rent, amusement centers, movie or cinema theatres within the compound or premises of the shopping centers, to construct, erect, manage and administer buildings such as condominium, apartments, hotels, restaurants, stores or other structures for mixed use purposes.

SMPH's shares of stock are publicly traded in the Philippine Stock Exchange (PSE).

The Company's ultimate parent company is SM Investments Corporation (SMIC). SMIC is a Philippine corporation whose common shares is listed with the PSE in 2005.

The registered office and principal place of business of the Parent Company is at 7/F MOA Square, Seashell Lane cor. Coral Way, Mall of Asia Complex, Brgy. 76 Zone 10, CBP-1A, 1300 Pasay City, Metro Manila, Philippines.

2. Basis of Preparation

The accompanying interim condensed consolidated financial statements of the Parent Company and its subsidiaries (collectively known as "the Company") have been prepared on a historical cost basis, except for financial assets at fair value through other comprehensive income (FVOCI) and derivative financial instruments which have been measured at fair value.

The interim condensed consolidated financial statements are presented in Philippine peso, which is the Parent Company's functional and presentation currency under Philippine Financial Reporting Standards (PFRS) Accounting Standards. All values are rounded to the nearest thousand peso, except when otherwise indicated.

The interim condensed consolidated financial statements have been prepared under the going concern assumption.

Statement of Compliance

The accompanying interim condensed consolidated financial statements have been prepared in accordance with Philippine Accounting Standard (PAS) 34, *Interim Financial Reporting*.

The interim condensed consolidated financial statements do not include all the information and disclosures required in the annual consolidated financial statements, and should be read in conjunction with the Company's annual audited consolidated financial statements as at December 31, 2025.

Basis of Consolidation

The interim condensed consolidated financial statements include the accounts of the Parent Company and all of its subsidiaries. As at March 31, 2026, there were no significant changes in the composition of the Company and in the Parent Company's ownership interests in its subsidiaries.

Material Accounting Judgments, Estimates and Assumptions

The preparation of the interim condensed consolidated financial statements requires management to make judgments, estimates and assumptions that affect the reported amounts of revenue, expenses, assets and liabilities, and the disclosure of contingent liabilities, at the reporting date. Uncertainty about these estimates and assumptions could result in outcomes that require an adjustment to the carrying amount of the affected asset or liability in the future period.

Except as otherwise disclosed, there were no significant changes in the significant accounting judgments, estimates and assumptions used by the Company for the three-month period ended March 31, 2026.

3. Summary of Material Accounting Policy Information

Changes in Accounting Policies and Disclosures

The accounting policies adopted in the preparation of the interim condensed consolidated financial statements are consistent with those followed in the preparation of the Company's annual consolidated financial statements for the year ended December 31, 2025, except for the following amendments which became effective in 2026. The adoption of these amendments did not have any material impact on the interim condensed consolidated financial statements.

- Amendments to Illustrative Examples on PFRS 7, PFRS 18, PAS 1, PAS 8, PAS 36 and PAS 37, *Disclosures about Uncertainties in the Financial Statements*
- Amendments to PFRS 9 and PFRS 7, *Classification and Measurement of Financial Instruments*
- Amendments to PFRS 9 and PFRS 7, *Contracts Referencing Nature-dependent Electricity*
- Annual Improvements to PFRS Accounting Standards—Volume 11
 - Amendments to PFRS 1, *Hedge Accounting by a First-time Adopter*
 - Amendments to PFRS 7, *Gain or Loss on Derecognition*
 - Amendments to PFRS 9, *Lessee Derecognition of Lease Liabilities and Transaction Price*
 - Amendments to PFRS 10, *Determination of a 'De Facto Agent'*
 - Amendments to PAS 7, *Cost Method*

Future Changes in Accounting Policies and Disclosures

Pronouncements issued but not yet effective are listed below. Unless otherwise indicated, the Company does not expect that the future adoption of the said pronouncements will have a significant impact on its consolidated financial statements. The Company intends to adopt the following pronouncements when they become effective.

Effective beginning on or after January 1, 2027

- PFRS 17, *Insurance Contracts*
- PFRS 18, *Presentation and Disclosure in Financial Statements*, the standard replaces PAS 1, *Presentation of Financial Statements*, and responds to investors' demand for better information about companies' financial performance. The new requirements include:
 - Required totals, subtotals and new categories in the statement of profit or loss

- Disclosure of management-defined performance measures
- Guidance on aggregation and disaggregation

The Company continues to assess the potential impact of PFRS 18 on its consolidated financial statements.

- PFRS 19, *Subsidiaries without Public Accountability*
- Amendments to PAS 21, *Translation to a Hyperinflationary Presentation Currency*

Deferred effectivity

- Amendments to PFRS 10, *Consolidated Financial Statements*, and PAS 28, *Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

4. **Segment Information**

For management purposes, the Company is organized into business units based on their products and services, and has four reportable segments as follows: malls, residential, hotels and convention centers, and commercial and integrated commercial developments.

Malls segment develops, conducts, operates and maintains the business of modern commercial shopping centers and all businesses related thereto such as the conduct, operation and maintenance of shopping center spaces for rent, amusement centers, or cinema theaters within the compound of the shopping centers.

Residential and commercial and integrated commercial developments segments are involved in the development and transformation of major residential, commercial, entertainment and tourism districts through sustained capital investments in buildings and infrastructure.

Hotels and convention centers segment engages in and carry on the business of hotel and convention centers and operates and maintains any and all services and facilities incident thereto.

Management, through the Executive Committee, monitors the operating results of its business units separately for the purpose of making decisions about resource allocation and performance assessment. Segment performance is evaluated based on operating profit or loss and is measured consistently with the operating profit or loss in the interim condensed consolidated financial statements.

The amount of segment assets and liabilities and segment profit or loss are based on measurement principles that are similar to those used in measuring the assets and liabilities and profit or loss in the interim condensed consolidated financial statements, which is in accordance with PFRS Accounting Standards.

Inter-segment Transactions

Inter-segment transactions are eliminated in the interim condensed consolidated financial statements.

Business Segment Data

March 31, 2026 (Unaudited)					
	Malls	Residential	Hotels and Convention Centers	Commercial and Integrated Commercial Developments	Consolidated Balances
<i>(In Thousands)</i>					
Revenues:					
External customers	₱20,359,012	₱8,303,144	₱2,186,632	₱2,429,913	₱33,278,701
Inter-segment	31,812	-	-	41,624	-
	₱20,390,824	₱8,303,144	₱2,186,632	₱2,471,537	₱33,278,701*
Segment results:					
Income before income tax	₱10,846,593	₱1,289,757	₱447,451	₱1,796,233	₱14,380,034
Provision for income tax	(1,882,236)	(287,161)	(79,017)	(264,510)	(2,512,924)
Net income	₱8,964,357	₱1,002,596	₱368,434	₱1,531,723	₱11,867,110
Net income attributable to Equity holders of the Parent	₱8,758,957	₱1,001,471	₱368,434	₱1,531,723	₱11,660,585
Other information:					
Capital expenditures**	₱6,044,608	₱5,394,145	₱878,285	₱3,157,110	₱15,474,148
Earnings before interests, taxes, depreciation and amortization (EBITDA)	15,008,459	2,593,062	717,596	2,268,730	20,587,847

*Net of inter-segment transactions amounting to ₱73 million.

**Excludes capitalized interest

March 31, 2025 (Unaudited)					
	Malls	Residential	Hotels and Convention Centers	Commercial and Integrated Commercial Developments	Consolidated Balances
<i>(In Thousands)</i>					
Revenues:					
External customers	₱18,833,501	₱9,697,145	₱2,029,073	₱2,213,776	₱32,773,495
Inter-segment	32,118	-	-	33,868	-
	₱18,865,619	₱9,697,145	₱2,029,073	₱2,247,644	₱32,773,495*
Segment results:					
Income before income tax	₱9,769,321	₱2,546,654	₱377,894	₱1,686,237	₱14,380,106
Provision for income tax	(1,728,349)	(467,275)	(68,757)	(251,246)	(2,515,627)
Net income	₱8,040,972	₱2,079,379	₱309,137	₱1,434,991	₱11,864,479
Net income attributable to Equity holders of the Parent	₱7,832,500	₱2,076,686	₱309,137	₱1,434,991	₱11,653,314
Other information:					
Capital expenditures**	₱7,201,883	₱2,646,972	₱264,668	₱6,951,266	₱17,064,789
EBITDA	13,536,381	4,023,801	632,200	2,041,095	20,233,477

*Net of inter-segment transactions amounting to ₱66 million.

**Excludes capitalized interest

March 31, 2026 (Unaudited)					
	Malls	Residential	Hotels and Convention Centers	Commercial and Integrated Commercial Developments	Consolidated Balances*
<i>(In Thousands)</i>					
Segment assets	₱508,164,605	₱383,128,751	₱28,181,519	₱192,903,984	₱1,110,879,784
Segment liabilities	₱278,635,650	₱212,818,011	₱12,416,487	₱130,195,856	₱632,566,929

December 31, 2025 (Audited)					
Segment assets	₱499,751,600	₱379,985,226	₱28,008,229	₱187,651,775	₱1,093,878,665
Segment liabilities	₱273,536,963	₱210,461,843	₱11,764,547	₱130,554,790	₱624,799,978

*Net of inter-segment transactions amounting to ₱1,499 million and ₱1,518 million as at March 31, 2026 and December 31, 2025, respectively.

For the three-month periods ended March 31, 2026 and 2025, there were no revenue transactions with a single external customer which accounted for 10% or more of the consolidated revenue from external customers. The Company disaggregates its revenue information in the same manner as it reports its segment information.

The Company disaggregates its revenue information in the same manner as it reports its segment information. The disaggregation of revenues based on nature (type of goods or service) is presented in the consolidated statement of income (i.e., rent and real estate sales). Nature of other revenues is further disaggregated in Note 17 to the consolidated financial statements. The timing of material revenue is disclosed in Note 7 to the consolidated financial statements.

Seasonality

There were no other trends, events or uncertainties that have had or that are reasonably expected to have a material impact on net sales or revenues or income from continuing operations.

5. Cash and Cash Equivalents

This account consists of:

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
	<i>(In Thousands)</i>	
Cash on hand and in banks (see Note 16)	₱3,579,465	₱4,464,410
Temporary investments (see Note 16)	31,830,797	23,180,734
	₱35,410,262	₱27,645,144

Interest income earned from cash in banks and temporary investments amounted to ₱234 million and ₱409 million for the three-month periods ended March 31, 2026 and 2025, respectively.

6. Receivables and Contract Assets

This account consists of:

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
	<i>(In Thousands)</i>	
Trade:		
Sale of real estate (billed and unbilled)*	₱163,986,236	₱163,713,207
Rent (see Note 16)	12,426,011	13,938,825
Accrued interest (see Note 16)	272,488	302,141
Nontrade and others (see Note 16)	3,441,023	3,274,337
	180,125,758	181,228,510
Less allowance for expected credit loss (ECLs)	729,391	735,876
	179,396,367	180,492,634
Less noncurrent portion of receivables from sale of real estate (see Note 12)	91,358,448	94,302,212
	₱88,037,919	₱86,190,422

*Includes unbilled revenue from sale of real estate amounting to ₱142,192 million and ₱137,787 million as at March 31, 2026 and December 31, 2025, respectively.

Interest income earned from receivables amounted to ₱83 million and ₱80 million for the three-month periods ended March 31, 2026 and 2025, respectively.

The Company assigned billed and unbilled receivables from sale of real estate on a without recourse basis to local banks amounting to ₱2,092 million and nil for the three-month periods March 31, 2026 and 2025, respectively (see Note 16).

The discount on sale of receivable amounted to ₱212 million and nil for the three-month periods ended March 31, 2026 and 2025, respectively.

The movements in the allowance for ECLs related to receivables are as follows:

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
	<i>(In Thousands)</i>	
At beginning of the period	₱735,876	₱774,250
Reversals - net of provision	(6,485)	(38,374)
At end of the period	₱729,391	₱735,876

Receivables are assessed by the Company's management as not impaired, good and collectible.

7. Real Estate Inventories

The movements in this account are as follows:

	Land and Development	Condominium, Residential Units and Subdivision Lots for Sale	Total
	<i>(In Thousands)</i>		
Balance as at December 31, 2024 (Audited)	₱55,782,795	₱21,144,732	₱76,927,527
Development cost incurred	14,049,487	-	14,049,487
Cost of real estate sold	(10,734,523)	(6,884,870)	(17,619,393)
Transfers	(2,043,328)	2,043,328	-
Reclassifications from investment properties (see Note 10)	297,595	-	297,595
Translation adjustment and others	239,032	213,462	452,494
Balance as at December 31, 2025 (Audited)	57,591,058	16,516,652	74,107,710
Development cost incurred	5,012,874	-	5,012,874
Cost of real estate sold (see Note 18)	(2,085,496)	(1,731,129)	(3,816,625)
Transfers	(1,038,832)	1,038,832	-
Translation adjustment	-	43,235	43,235
Balance as at March 31, 2026 (Unaudited)	₱59,479,604	₱15,867,590	₱75,347,194

Land and development pertain to the Company's on-going residential units and condominium projects.

Condominium and residential units for sale which pertain to the completed projects. These are stated at cost as at March 31, 2026 and December 31, 2025.

Contract fulfillment assets, included under land and development pertain to unamortized portion of land cost totaling ₱2,437 million and ₱2,406 million as at March 31, 2026 and December 31, 2025, respectively.

Real estate sales amounted to ₱7,757 million and ₱9,217 million in March 31, 2026 and 2025, respectively, of which ₱4,662 million and ₱2,716 million pertains to sale of completed projects.

Income from forfeitures, except accounts covered by Maceda Law, amounted to ₱297 million and ₱417 million for the three-month periods ended March 31, 2026 and 2025, respectively, presented under “Others - net” account in the consolidated statements of income.

8. Equity Instruments at FVOCI

This account consists of investments in:

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
	<i>(In Thousands)</i>	
Shares of stock:		
Listed (see Note 16)	₱17,023,602	₱18,998,972
Unlisted	9,078	9,078
	17,032,680	19,008,050
Less noncurrent portion	16,338,175	18,290,879
	₱694,505	₱717,171

Dividend income from investments at FVOCI amounted to ₱143 million for the three-month periods ended March 31, 2026 and 2025 (see Note 16).

The movements in the “Net fair value changes of equity instruments at FVOCI” account are as follows:

	March 31, 2026 (Unaudited)	March 31, 2025 (Unaudited)
	<i>(In Thousands)</i>	
At beginning of the year	₱15,628,583	₱17,807,766
Unrealized gain (loss) due to changes in fair value	(1,975,370)	905,367
At end of the period	₱13,653,213	₱18,713,133

9. Prepaid Expenses and Other Current Assets

This account consists of:

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
	<i>(In Thousands)</i>	
Input and creditable withholding taxes	₱20,829,466	₱19,841,629
Advances and deposits	9,753,806	9,384,252
Prepaid taxes and other prepayments	4,989,078	4,719,955
Supplies, inventories and others	690,016	687,954
	36,262,366	34,633,790
Less noncurrent portion of input and creditable withholding taxes (see Note 12)	15,619,183	15,391,312
	₱20,643,183	₱19,242,478

10. Investment Properties

The movements in this account are as follows:

	Land, Building and Leasehold Improvements	Building Equipment, Furniture and Others	Right-of-use Asset <i>(In Thousands)</i>	Construction in Progress	Total
Cost					
Balance as at December 31, 2024 (Audited)	₱527,000,795	₱67,358,735	₱33,810,131	₱120,466,054	₱748,635,715
Additions	7,525,174	3,008,172	18,498	65,260,923	75,812,767
Reclassifications (see Notes 7 and 12)	21,452,484	3,715,702	–	(25,235,797)	(67,611)
Translation adjustment	3,762,613	339,975	1,152,443	502,787	5,757,818
Disposals/Derecognition	(543,478)	(78,106)	(547,223)	–	(1,168,807)
Balance as at December 31, 2025 (Audited)	559,197,588	74,344,478	34,433,849	160,993,967	828,969,882
Additions	983,073	869,724	–	11,140,471	12,993,268
Reclassifications (see Note 12)	4,785,995	553,388	–	(4,327,383)	1,012,000
Translation adjustment	3,199,612	317,417	900,577	282,862	4,700,468
Disposals	(43,436)	(19,161)	–	–	(62,597)
Balance as at March 31, 2026 (Unaudited)	₱568,122,832	₱76,065,846	₱35,334,426	₱168,089,917	₱847,613,021
Accumulated Depreciation and Amortization					
Balance as at December 31, 2024 (Audited)	₱100,189,629	₱42,998,504	₱4,107,661	₱–	₱147,295,794
Depreciation and amortization	9,985,846	4,482,113	817,893	–	15,285,852
Translation adjustment	1,049,753	182,711	81,404	–	1,313,868
Disposals/Derecognition	(392,943)	(70,821)	(103,119)	–	(566,883)
Balance as at December 31, 2025 (Audited)	110,832,285	47,592,507	4,903,839	–	163,328,631
Depreciation and amortization (see Note 18)	2,650,368	1,123,419	225,832	–	3,999,619
Translation adjustment	833,229	140,870	68,496	–	1,042,595
Disposals	(15,596)	(17,729)	–	–	(33,325)
Balance as at March 31, 2026 (Unaudited)	₱114,300,286	₱48,839,067	₱5,198,167	₱–	₱168,337,520
Net Book Value					
As at December 31, 2025 (Audited)	₱448,365,303	₱26,751,971	₱29,530,010	₱160,993,967	₱665,641,251
As at March 31, 2026 (Unaudited)	₱453,822,546	₱27,226,779	₱30,136,259	₱168,089,917	₱679,275,501

In 2026 and 2025, the Company disposed certain investment properties. The gain or loss on disposals is recognized under “Others - net” account in the interim consolidated statements of income.

Portions of investment properties located in China with total carrying value of ₱1,576 million and ₱1,543 million as at March 31, 2026 and December 31, 2025, respectively are mortgaged as collaterals to secure domestic borrowings (see Note 14).

Consolidated rent income from investment properties amounted to ₱21,611 million and ₱20,021 million for the three-month periods ended March 31, 2026 and 2025, respectively. Consolidated costs and expenses from investment properties amounted to ₱9,795 million and ₱9,427 million for the three-month periods ended March 31, 2026 and 2025, respectively (see Note 18).

Construction in progress includes commercial and integrated commercial development cost, construction of new malls, hotels and convention centers and redevelopment of existing malls amounting to ₱168,090 million and ₱160,944 million as at March 31, 2026 and December 31, 2025, respectively.

The outstanding contracts with various contractors related to the construction of on-going projects are valued at ₱36,874 million and ₱39,120 million as at March 31, 2026 and December 31, 2025, respectively inclusive of overhead, cost of labor and materials and all other costs necessary for the proper execution of the works.

Additions include interest capitalized to the construction of investment properties amounting to ₱2,723 million and ₱10,176 million for the three-month period ended March 31, 2026 and for the year ended December 31, 2025, respectively. Capitalization rates used range from 2.12% to 6.20% for the three-month period ended March 31, 2026 and from 1.93% to 6.59% for the year ended December 31, 2025.

The most recent fair value of investment properties is determined by an independent appraiser who holds a recognized and relevant professional qualification. The fair values of investment properties were based on market values using income approach and market value approach. The fair value represents the amount at which the assets can be exchanged between a knowledgeable, willing seller and a knowledgeable, willing buyer in an arm’s length transaction at the date of valuation, in accordance with International Valuation Standards as set out by the International Valuation Standards Committee (see Note 20).

Other than those investment properties held as collateral, the Company has no restriction on the realizability of its investment properties.

11. Investments in Associates and Joint Ventures

The ownership interests in associates and joint ventures are accounted for under the equity method.

As at March 31, 2026, there were no changes in the Company’s ownership interests in its investments in associates and joint ventures.

The movements in this account are as follows:

	Associates	Joint Ventures	Total
	<i>(In Thousands)</i>		
Balance as at December 31, 2024 (Audited)	₱21,839,560	₱11,268,799	₱33,108,359
Equity in net earnings	1,823,191	962,308	2,785,499
Dividends	(227,900)	(170,339)	(398,239)
Translation and others	18,187	20,713	38,900
Balance as at December 31, 2025 (Audited)	23,453,038	12,081,481	35,534,519
Equity in net earnings	440,965	338,935	779,900
Translation and others	14,210	–	14,210
Balance as at March 31, 2026 (Unaudited)	₱23,908,213	₱12,420,416	₱36,328,629

The carrying value of investment in Feihua Real Estate (Chongqing) Company Ltd. amounted to ₱327 million and ₱313 million as at March 31, 2026 and December 31, 2025, respectively.

The carrying value of investment in Ortigas Land Corporation (OLC) amounted to ₱23,581 million and ₱23,140 million as at March 31, 2026 and December 31, 2025, respectively which consists of its proportionate share in the net assets of OLC and fair value adjustments. The share in profit and total comprehensive income amounted to ₱441 million for the three-month periods ended March 31, 2026 and 2025.

The carrying values of investments in Waltermart amounted to ₱9,527 million and ₱9,329 million as at March 31, 2026 and December 31, 2025, respectively. The aggregate share in profit and total comprehensive income amounted to ₱198 million and ₱160 million for the three-month periods ended March 31, 2026 and 2025, respectively.

The carrying value of investment in ST 6747 Resources Corporation amounted to ₱2,894 million and ₱2,753 million as at March 31, 2026 and December 31, 2025, respectively. The aggregate share in profit and total comprehensive income amounted to ₱141 million and ₱70 million for the three-month periods ended March 31, 2026 and 2025 respectively.

The Company has no outstanding contingent liabilities or capital commitments related to its investments in associates and joint ventures as at March 31, 2026 and December 31, 2025.

12. Other Noncurrent Assets

This account consists of:

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
	<i>(In Thousands)</i>	
Receivables from sale of real estate - net of current portion* (see Note 6)	₱91,358,448	₱94,302,212
Bonds and deposits	43,897,441	44,044,928
Input and creditable withholding taxes - net of current portion (see Note 9)	15,619,183	15,391,312
Escrow and time deposits (see Notes 16 and 20)	2,934,856	5,080,646
Property and equipment - net of accumulated depreciation of ₱3,074 million and ₱3,008 million, respectively (see Note 18)	1,663,531	1,666,905
Others	610,429	531,250
	₱156,083,888	₱161,017,253

*Pertains to noncurrent portion of unbilled revenue from sale of real estate.

Bonds and deposits related to land acquisitions amounting to ₱1,012 million and ₱230 million were reclassified to investment properties as at March 31, 2026 and December 31, 2025, respectively (see Note 10).

Interest income earned from escrow and time deposits amounted to ₱9 million and ₱29 million for the three-month periods ended March 31, 2026 and 2025, respectively.

13. Accounts Payable and Other Current Liabilities

This account consists of:

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
	<i>(In Thousands)</i>	
Trade payable (see Note 16)	₱55,771,138	₱58,046,755
Tenants' and customers' deposits*	45,421,612	45,425,847
Accrued operating expenses	21,453,365	16,602,410
Deferred output VAT	18,511,192	18,904,128
Retention payable	15,820,919	15,436,120
Lease liabilities	12,311,955	12,353,909
Accrued interest (see Note 16)	3,644,903	2,986,200
Liability for purchased land	2,664,374	2,591,507
Payable to government agencies	2,490,789	1,979,996
Nontrade	510,740	501,252
Others	2,028,938	2,121,114
	180,629,925	176,949,238
Less noncurrent portion	74,343,946	72,172,215
	₱106,285,979	₱104,777,023

*Includes unearned revenue from sale of real estate amounting to ₱5,967 million and ₱6,998 million as at March 31, 2026 and December 31, 2025, respectively.

Lease liabilities included in "Other noncurrent liabilities" amounted to ₱12,201 million and ₱12,219 million as at March 31, 2026 and December 31, 2025, respectively. Interest on lease liabilities included under "Others - net" in the interim consolidated statements of income amounted to ₱59 million and ₱75 million for the three-month periods ended March 31, 2026 and 2025, respectively.

The undiscounted payments of lease liabilities are scheduled as follows:

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
	<i>(In Thousands)</i>	
Within 1 year	₱873,147	₱873,684
More than 1 year to 5 years	3,435,165	3,401,235
More than 5 years	25,067,267	25,080,056
	₱29,375,579	₱29,354,975

Accrued operating expenses consist of:

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
	<i>(In Thousands)</i>	
Payable to contractors	₱10,403,484	₱9,007,616
Utilities	3,299,157	1,703,443
Marketing, advertising and others	7,750,724	5,891,351
	₱21,453,365	₱16,602,410

14. Loans Payable and Long-term Debt

This account consists of:

	Availment Date	Maturity Date	Weighted Average Interest Rate	Outstanding Balance	
				March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
				<i>(In Thousands)</i>	
Philippine peso-denominated debt instruments	July 26, 2016 - March 31, 2026	January 12, 2026 - November 17, 2035	Floating BVAL + margin; Fixed - 5.66%	₱360,132,980	₱325,311,730
U.S. dollar-denominated debt instruments*	January 29, 2021 - January 23, 2026	January 25, 2026 - December 12, 2030	SOFR + spread; quarterly; Fixed - 4.75%	51,635,710	86,208,413
China yuan renminbi-denominated loans**	May 6, 2021 - March 4, 2026	April 20, 2026 - June 24, 2037	Loan prime rate; annually; Fixed - 2.34%	16,284,398	13,146,777
				428,053,088	424,666,920
Less debt issue cost				1,929,063	1,912,681
				426,124,025	422,754,239
Less loans payable and current portion of long-term debt				83,123,280	99,294,642
				₱343,000,745	₱323,459,597

BVAL – Bloomberg Valuation Service

SOFR – Secured Overnight Financing Rate

**Hedged against foreign exchange and interest rate risks using derivative instruments.*

***Hedged against foreign exchange and interest rate risks using derivative instruments and secured by portions of investment properties located in China (see Note 10).*

Debt Issue Cost

The movements in unamortized debt issue cost of the Company follow:

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
	<i>(In Thousands)</i>	
Balance at beginning of the year	₱1,912,681	₱1,715,421
Additions	162,018	990,223
Amortization	(145,636)	(792,963)
Balance at end of the year	₱1,929,063	₱1,912,681

Amortization of debt issue cost is recognized in the interim consolidated statements of income under “Others - net” account.

Repayment Schedule

The repayments of loans payable and long-term debt are scheduled as follows:

	Gross Loan	Debt Issue Cost	Net
	<i>(In Thousands)</i>		
Within 1 year	₱83,656,570	(₱533,290)	₱83,123,280
More than 1 year to 5 years	255,438,292	(1,283,608)	254,154,684
More than 5 years	88,958,226	(112,165)	88,846,061
	₱428,053,088	(₱1,929,063)	₱426,124,025

The loan agreements of the Company provide certain restrictions and requirements principally with respect to maintenance of required financial ratios and material change in ownership or control. As at March 31, 2026 and December 31, 2025, the Company is in compliance with the terms of its loan covenants.

Interest expense incurred from loans payable and long-term debt amounted to ₱3,068 million and ₱3,428 million for the three-month periods ended March 31, 2026 and 2025, respectively.

15. Equity

Capital Stock

As at March 31, 2026 and December 31, 2025, the Company has an authorized capital stock of 40,000 million with a par value of ₱1 a share, of which 33,166 million shares were issued (see Note 22).

As at March 31, 2026 and December 31, 2025, the Company has 28,714 million and 28,798 million outstanding shares, respectively.

Retained Earnings

On April 29, 2025, the Company’s Board of Directors (BOD) approved the declaration of cash dividend of ₱0.480 per share or ₱13,860 million to stockholders of record as of May 14, 2025, ₱11 million of which was received by a subsidiary. This was paid on May 28, 2025.

On December 1, 2025, the BOD approved the appropriation of retained earnings amounting to ₱170,000 million. On the same date, the BOD approved the reversal of appropriated retained earnings amounting to ₱100,000 million.

As at March 31, 2026 and December 31, 2025, the retained earnings appropriated amounted to ₱170,000 million for planned construction projects and land banking activities from 2026 to 2029. Approval of expansions and new projects is delegated by the BOD to the Executive Committee of the Company.

The unappropriated retained earnings account is restricted for the payment of dividends to the extent of the accumulated equity in net earnings of subsidiaries, associates and joint ventures and the balance of treasury stock until such time that the Parent Company receives the dividends from its subsidiaries, associates and joint ventures. The retained earnings available for dividend declaration amounted to ₱40,384 million and ₱35,213 million as at March 31, 2026 and December 31, 2025, respectively.

Treasury Stock

On December 9, 2024, the BOD approved a share buyback program ranging from ₱5 billion to ₱10 billion.

The share buyback transactions are as follows:

	March 31, 2026 (Unaudited)	March 31, 2025 (Unaudited)
	<i>(In Thousands, Except Per Share Data)</i>	
Acquisition of treasury shares	₱1,736,389	₱41,159
Total shares re-acquired	84,343	1,850
Average price per share	₱20.59	₱22.25

As at March 31, 2026 and December 31, 2025, the Company has 4,452 million and 4,368 million shares of treasury stock, respectively. This includes reacquired capital stock and shares held by a subsidiary, stated at acquisition cost of ₱5,964 million and ₱4,227 million as at March 31, 2026 and December 31, 2025, respectively.

16. Related Party Transactions

The significant transactions entered into by the Company with its related parties and the amounts included in the accompanying interim condensed consolidated financial statements with respect to these transactions follow:

	Amount of Transactions		Outstanding Amount [Asset (Liability)]		Terms	Conditions
	March 31, 2026 (Unaudited)	March 31, 2025 (Unaudited)	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)		
	<i>(In Thousands)</i>					
Ultimate Parent						
Rent income	₱23,752	₱20,013	₱-	₱-		
Rent receivable	-	-	16,125	14,149	Non-interest bearing	Unsecured; not impaired
Other revenues	7,509	7,838	-	-		
Other receivable	-	-	3,397	2,924	Non-interest bearing	Unsecured; not impaired
Rent expense	20,204	20,675	-	-		
Trade payable	-	-	(3,421)	(67,323)	Non-interest bearing	Unsecured
Equity instruments at FVOCI	-	-	90,584	102,201		

	Amount of Transactions		Outstanding Amount [Asset (Liability)]		Terms	Conditions
	March 31, 2026 (Unaudited)	March 31, 2025 (Unaudited)	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)		
<i>(In Thousands)</i>						
Bank and Retail Group						
Cash and cash equivalents	₱90,720,340	₱83,269,147	₱31,951,199	₱26,197,964	Interest bearing based on prevailing rates	Unsecured; not impaired
Rent income	4,734,449	4,508,006	–	–		
Rent receivable	–	–	2,730,837	3,644,386	Non-interest bearing	Unsecured; not impaired
Other revenues	19,071	17,455	–	–		
Other receivable	–	–	47,997	31,746	Non-interest bearing	Unsecured; not impaired
Interest income	224,194	412,493	–	–		
Accrued interest receivable	–	–	82,572	58,543	Non-interest bearing	Unsecured; not impaired
Dividend income	119,926	108,029	–	–		
Equity instruments at FVOCI	–	–	12,297,881	14,517,071		
Escrow and time deposits	72,231	174,928	1,637,124	1,567,882	Interest bearing based on prevailing rates	Unsecured; not impaired
Receivable financed	2,092,402	–	–	–	Without recourse	Unsecured
Loans payable and long-term debt	2,750,330	11,686,500	(23,847,953)	(26,688,411)	Interest bearing based on prevailing rates	Unsecured
Interest expense including capitalized interest	429,531	473,842	–	–		
Accrued interest payable	–	–	(141,163)	(158,790)	Non-interest bearing	Unsecured
Other expense	80,071	58,125	–	–		
Trade payable	–	–	(61,954)	(65,727)	Non-interest bearing	Unsecured
Other Related Parties						
Rent income	123,198	117,829	–	–		
Rent receivable	–	–	77,394	75,858	Non-interest bearing	Unsecured; not impaired
Other revenues	19,221	16,433	–	–		
Other receivable	–	–	13,262	13,242	Non-interest bearing	Unsecured; not impaired
Rent expense	163	113	–	–		
Trade payable	–	–	(17,889)	(11,322)	Non-interest bearing	Unsecured

Compensation of Key Management Personnel

The aggregate compensation and benefits related to key management personnel for the three-month periods ended March 31, 2026 and 2025 consist of short-term employee benefits amounting to ₱415 million and ₱470 million, respectively, and post-employment benefits (pension benefits) amounting to ₱53 million and ₱62 million, respectively.

17. Other Revenues

Details of other revenues are as follows:

	March 31, 2026 (Unaudited)	March 31, 2025 (Unaudited)
<i>(In Thousands)</i>		
Merchandise sales	₱928,099	₱895,990
Cinema and event ticket sales	922,265	804,762
Food and beverages	735,995	706,202
Amusement income	405,640	358,820
Bowling and ice skating fees	129,598	108,452
Others (see Note 16)	790,063	661,678
	₱3,911,660	₱3,535,904

Others include advertising income, service fees, parking terminal, sponsorships, commissions and membership revenue.

18. Costs and Expenses

This account consists of:

	March 31, 2026 (Unaudited)	March 31, 2025 (Unaudited)
	<i>(In Thousands)</i>	
Depreciation and amortization (see Notes 10 and 12)	₱4,067,618	₱3,765,981
Administrative	3,930,987	3,704,784
Cost of real estate sold (see Note 7)	3,816,625	3,913,103
Business taxes and licenses	1,655,258	1,231,515
Marketing and selling expenses	1,501,500	1,570,816
Film rentals	466,513	430,507
Rent (see Note 16)	410,296	388,413
Insurance	93,078	115,854
Others	610,073	973,861
	₱16,551,948	₱16,094,834

Administrative expenses include utilities, security, janitorial and other outsourced services. Rent expense pertains to variable payments for various lease agreements. Others include bank charges, donations, dues and subscriptions, service fees and transportation and travel.

19. Financial Risk Management Objectives and Policies

The Company's principal financial instruments, other than derivatives, comprise of cash and cash equivalents, accrued interest and other receivables, equity instruments at FVOCI and debt instruments. The main purpose of these financial instruments is to finance the Company's operations. The Company has other financial assets and liabilities such as trade receivables and trade payables, which arise directly from its operations.

The Company also enters into derivative transactions to manage the interest rate and foreign currency risks arising from operations and its sources of finance (see Note 20).

The main risks arising from the Company's financial instruments are interest rate risk, foreign currency risk, liquidity risk, credit risk and equity price risk. The Company's BOD and management review and agree on the policies for managing each of these risks.

Interest Rate Risk

The Company's policy is to manage its interest cost using a mix of fixed and floating rate debts. To manage this mix in a cost-efficient manner, it enters into interest rate swaps, in which the Company agrees to exchange, at specified intervals, the difference between fixed and floating rate interest amounts calculated by reference to an agreed-upon notional principal amount. These swaps are designated to economically hedge underlying debt obligations. As at March 31, 2026 and December 31, 2025, after considering the effect of interest rate swaps, approximately 60% and 54%, respectively, of its long-term borrowings, are at a fixed rate of interest.

Foreign Currency Risk

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates.

The Company's policy is to manage its foreign currency risk mainly from its debt issuances which are denominated in U.S. dollars by entering into derivative instruments aimed at reducing and/or managing the adverse impact of changes in foreign exchange rates on financial performance and cash flow.

The Company's foreign currency-denominated monetary net assets amounted to US\$12 million (₱710 million) as at March 31, 2026 and US\$5 million (₱299 million) as at December 31, 2025.

In translating the foreign currency-denominated monetary assets to peso amounts, the exchange rates used were ₱60.75 to US\$1.00 and ₱58.79 to US\$1.00, the Philippine peso to US dollar exchange rates as at March 31, 2026 and December 31, 2025, respectively.

Liquidity Risk

Liquidity risk arises from the possibility that the Company may encounter difficulties in raising funds to meet commitments from financial instruments or that a market for derivatives may not exist in some circumstance.

The Company seeks to manage its liquidity profile to be able to finance capital expenditures and service maturing debts. To cover its financing requirements, the Company intends to use internally generated funds and proceeds from debt and equity issues.

As part of its liquidity risk management program, the Company regularly evaluates its projected and actual cash flow information and continuously assesses conditions in the financial markets for opportunities to pursue fund-raising initiatives. These initiatives may include bank loans, debt capital and equity market issues. The Company also has readily available credit facility with banks and affiliates to meet its current and long-term financial liabilities.

Credit Risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instruments or customer contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities (primarily trade receivables) and from its financing activities, including deposits with banks and financial institutions, foreign exchange transactions and other financial instruments.

Equity Price Risk

Equity price risk arises from the changes in the levels of equity indices and the value of individual stocks traded in the stock exchange.

As a policy, management monitors its equity price risk pertaining to its investments in quoted equity securities which are classified as equity instruments at FVOCI in the interim consolidated balance sheets based on market expectations. Material equity investments within the portfolio are managed on an individual basis and all buy and sell decisions are approved by management.

Capital Management

Capital includes equity attributable to the owners of the Parent.

The primary objective of the Company's capital management is to ensure that it maintains a strong credit rating and healthy capital ratios in order to support its business and maximize shareholder value.

The Company manages its capital structure and makes adjustments to it, in the light of changes in economic conditions. To maintain or adjust the capital structure, the Company may adjust the dividend payment to shareholders, pay-off existing debts, return capital to shareholders or issue new shares.

20. Financial Instruments

The following table sets forth the carrying values and estimated fair values of financial assets and liabilities and nonfinancial assets, by category and by class, other than those whose carrying values are reasonable approximations of fair values:

	March 31, 2026 (Unaudited)				
	Carrying Value	Fair Value	Level 1	Level 2	Level 3
	<i>(In Thousands)</i>				
Financial Assets					
Derivative assets	₱818,250	₱818,250	₱-	₱818,250	₱-
Financial assets at amortized cost:					
Escrow and time deposits (included under "Other noncurrent assets")	2,934,856	2,950,767	-	2,950,767	-
Financial assets at FVOCI:					
Equity instruments	17,032,680	17,032,680	17,023,602	-	9,078
Nonfinancial Assets* (see Note 10)	679,275,501	2,526,226,837	-	-	2,526,226,837
	₱700,061,287	₱2,547,028,534	₱17,023,602	₱3,769,017	₱2,526,235,915
Financial Liabilities					
Derivative liabilities	₱1,345,508	₱1,345,508	₱-	₱1,345,508	₱-
Loans and borrowings:					
Long-term debt - net of current portion	343,000,745	330,066,167	-	-	330,066,167
Tenants' deposits - net of current portion**	30,538,553	30,008,210	-	-	30,008,210
Other noncurrent liabilities***	17,615,708	17,446,761	-	-	17,446,761
	₱392,500,514	₱378,866,646	₱-	₱1,345,508	₱377,521,138

*Consists of investment properties

**Excluding residential customers' deposits amounting to ₱2,105 million

***Excluding lease liabilities and nonfinancial liabilities amounting to ₱30,680 million

	December 31, 2025 (Audited)				
	Carrying Value	Fair Value	Level 1	Level 2	Level 3
	<i>(In Thousands)</i>				
Financial Assets					
Derivative assets	₱3,585,926	₱3,585,926	₱-	₱3,585,926	₱-
Financial assets at amortized cost:					
Escrow and time deposits (included under "Other noncurrent assets")	5,080,646	5,134,182	-	5,134,182	-
Financial assets at FVOCI:					
Equity instruments	19,008,050	19,008,050	18,998,972	-	9,078
Nonfinancial Assets* (see Note 10)	665,641,251	2,505,428,940	-	-	2,505,428,940
	₱693,315,873	₱2,533,157,098	₱18,998,972	₱8,720,108	₱2,505,438,018
Financial Liabilities					
Derivative liabilities	₱325,918	₱325,918	₱-	₱325,918	₱-
Loans and borrowings:					
Long-term debt - net of current portion	323,459,597	316,880,465	-	-	316,880,465
Tenants' deposits - net of current portion**	29,844,159	30,189,754	-	-	30,189,754
Other noncurrent liabilities***	17,785,636	17,669,853	-	-	17,669,853
	₱371,415,310	₱365,065,990	₱-	₱325,918	₱364,740,072

*Consists of investment properties

**Excluding residential customers' deposits amounting to ₱1,576 million

***Excluding lease liabilities and nonfinancial liabilities amounting to ₱31,084 million

Fair Value Hierarchy

The Company uses the fair value hierarchy for determining and disclosing the fair value of financial instruments.

During the three-month period ended March 31, 2026 and the year ended December 31, 2025, there were no transfers between Level 1 and Level 2 fair value measurements and no transfers into and out of Level 3 fair value measurements.

The following methods and assumptions were used to estimate the fair value of each class of financial instrument for which it is practicable to estimate such value:

Derivative Instruments. The fair values are based on quotes obtained from counterparties.

Escrow and Time Deposits. The fair values are based on the discounted value of future cash flows using the prevailing market rates.

Financial assets at FVOCI. The fair value of investments that are actively traded in organized financial markets is determined by reference to quoted market bid prices at the close of business.

Nonfinancial Assets. For fair values based on income approach, the significant assumptions used in the most recent valuation as at December 31, 2024 are discount rates of 9% to 10% and average growth rate of 5.00%, respectively. Fair values based on market approach were assessed using sales comparison of similar asset with adjustments ranging (\pm)5% to (\pm)30%. As at March 31, 2026 and December 31, 2025, management believes that the carrying values of additions to investment properties subsequent to the most recent valuation date would approximate their fair values.

Long-term Debt. Fair value is based on the following:

<u>Debt Type</u>	<u>Fair Value Assumptions</u>
Fixed Rate Loans	Estimated fair value is based on the discounted value of future cash flows using the applicable rates for similar types of loans. Discount rates used is based on the prevailing market rate as at March 31, 2026 and December 31, 2025.
Variable Rate Loans	For variable rate loans that re-price every three months, the carrying value approximates the fair value because of recent and regular repricing based on current market rates. For variable rate loans that re-price every six months, the fair value is determined by discounting the principal amount plus the next interest payment amount using the prevailing market rate as at March 31, 2026 and December 31, 2025 up to the next repricing date. Discount rates used is based on the prevailing market rate.

Tenants' Deposits and Other Noncurrent Liabilities. The estimated fair value is based on the discounted value of future cash flows using the applicable rates. The discount rates used range from 1.22% to 7.03% and 1.34% to 6.85% as at March 31, 2026 and December 31, 2025, respectively.

The Company assessed that the carrying values of cash and cash equivalents, receivables, bank loans and accounts payable and other current liabilities approximate their fair values due to the short-term nature and maturities of these financial instruments.

There were no financial instruments subject to an enforceable master netting arrangement that were not offset in the interim consolidated balance sheets.

Derivative Instruments Accounted for as Cash Flow Hedges

As at March 31, 2026 and December 31, 2025, the Company has outstanding arrangements to hedge both foreign currency and interest rate exposures on its foreign currency denominated debts.

As the terms of the swaps have been negotiated to match the terms of the hedged loans, the hedges were assessed to be effective.

The net movements in fair value of all derivative instruments are as follows:

	March 31, 2026 (Unaudited)	December 31, 2025 (Audited)
	<i>(In Thousands)</i>	
Balance at beginning of period	₱3,260,008	₱4,720,380
Net changes in fair value during the period	(964,152)	(680,285)
Fair value of settled derivatives	(2,823,114)	(780,087)
Balance at end of period	(₱527,258)	₱3,260,008

21. Provision for Income Tax

The details of the Company's provision for income tax are as follows:

	March 31, 2026 (Unaudited)	March 31, 2025 (Unaudited)
	<i>(In Thousands)</i>	
Provision for current tax	₱2,568,144	₱2,431,830
Provision for deferred tax	(55,220)	83,797
	₱2,512,924	₱2,515,627

22. Earnings per share (EPS) Computation

Basic/diluted EPS is computed as follows:

	March 31, 2026 (Unaudited)	March 31, 2025 (Unaudited)
	<i>(In Thousands, Except Per Share Data)</i>	
Net income attributable to equity holders of the Parent (a)	₱11,660,585	₱11,653,314
Common shares issued (see Note 15)	33,166,300	33,166,300
Less weighted average number of treasury stock	4,397,583	4,311,384
Weighted average number of common shares outstanding (b)	28,768,717	28,854,916
EPS (a/b)	₱0.405	₱0.404

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

SM Prime net income is at ₱11.66 billion in Q1 2026

Financial and Operational Highlights

(In Million Pesos, except for financial ratios and percentages)

	Three Months Ended March 31				
	2026	% to Revenues	2025	% to Revenues	% Change
Profit and Loss Data					
Revenues	33,279	100%	32,773	100%	2%
Costs and Expenses	16,552	50%	16,095	49%	3%
Operating Income	16,727	50%	16,679	51%	0%
Net Income	11,661	35%	11,653	36%	0%
EBITDA	20,588	62%	20,233	62%	2%
	Mar 31 2026	% to Total Assets	Dec 31 2025	% to Total Assets	% Change
Balance Sheet Data					
Total Assets	1,110,880	100%	1,093,879	100%	2%
Investment Properties	679,276	61%	665,641	61%	2%
Total Debt	426,124	38%	422,754	39%	1%
Net Debt	390,714	35%	395,109	36%	(1%)
Total Equity	474,585	43%	465,558	43%	2%
	Mar 31 2026	Mar 31 2025	Dec 31 2025		
Financial Ratios					
Current Ratio*	2.0	2.1	2.0		
Acid Test Ratio*	1.1	1.1	1.1		
Solvency Ratio	1.8	1.8	1.8		
Debt to Equity	47:53	47:53	48:52		
Net Debt to Equity	45:55	45:55	46:54		
Return on Equity	10.4%	10.7%	10.9%		
Net Income Margin	35.0%	35.6%	34.6%		
Asset to Equity	2.3	2.4	2.4		
Interest Coverage Ratio	6.3	5.9	6.6		
Debt to EBITDA	4.9	4.8	4.9		

*excluding loans payable and current portion of long-term debt for refinancing

Revenues

SM Prime recorded consolidated revenues of ₱33.28 billion in the first quarter of 2026, increased by 2% from ₱32.77 billion in the same period of 2025, primarily due to the following:

Rent

SM Prime recorded consolidated revenues from rent of ₱21.61 billion in the first quarter of 2026, an 8% increase from ₱20.02 billion in the same period of 2025. 81% is contributed by the malls while 19% is from offices and hotels and convention centers.

Real Estate Sales

SM Prime's real estate sales is at ₱7.76 billion in the first quarter of 2026 coming from sales take-up and construction accomplishment of ongoing projects, including Sands Residences in Manila, Gold Towers Residential-Offices in Parañaque, Jade Residences in Makati, Vail Residences in Cagayan de Oro and Twin Residences in Las Piñas.

Other Revenues

SM Prime's other revenues is at ₱3.91 billion in the first quarter of 2026, an increase of 11% from ₱3.54 billion. Other revenues include ice skating, bowling, amusement and recreation operations, sale of food and beverages in hotels, sponsorships and advertising revenues, and cinema and event ticket sales. Cinema movies shown during the first quarter of 2026 includes Avatar: Fire and Ash, The Loved One, Call Me Mother, Project Hail Mary and Hoppers.

Costs and Expenses

SM Prime recorded consolidated costs and expenses of ₱16.55 billion in the first quarter of 2026, an increase of 3% from ₱16.09 billion, mainly from operating expenses which includes depreciation and amortization, taxes and licenses, marketing and selling expenses, utilities and manpower costs. Gross profit margin on real estate is 51% in 2026.

Other Income (Charges)

Interest Expense

SM Prime's consolidated interest expense is at ₱3.28 billion in the first quarter of 2026, a decrease of 4% from ₱3.43 billion. This is related to the interest-bearing debt used for various capital expenditure requirements and to refinance existing debt, net of capitalized interest on proceeds used for construction and development of investment properties.

Interest, Dividend and Others - net

Interest, dividend and others - net is at ₱0.93 billion in the first quarter of 2026 compared to ₱1.13 billion. This consists of interest income from cash and cash equivalents, dividend income from equity instruments, equity in net earnings from associates and joint ventures and foreign exchange gains and losses.

Provision for income tax

SM Prime's consolidated provision for income tax is at ₱2.51 billion in the first quarter of 2026.

Net income attributable to Parent

SM Prime's net income attributable to Parent is at ₱11.66 billion in the first quarter of 2026 compared to ₱11.65 billion in the same period of 2025.

Balance Sheet Accounts

SM Prime's total assets increased by 2% to ₱1,110.88 billion from ₱1,093.88 billion as of March 31, 2026 and December 31, 2025, respectively.

Cash and cash equivalents increased to ₱35.41 billion from ₱27.65 billion as of March 31, 2026 and December 31, 2025, respectively, mainly due to collections and proceeds from availment of new loans, net of payments for capital expenditures and maturing debts.

Equity instruments at fair value through other comprehensive income decreased to ₱17.03 billion from ₱19.01 billion as of March 31, 2026 and December 31, 2025, with equivalent decrease in net fair value changes of equity instruments at FVOCI to ₱13.65 billion from ₱15.63 billion as of March 31, 2026 and December 31, 2025, respectively, due to changes in fair values under this portfolio.

Prepaid expenses and other current assets increased to ₱20.64 billion from ₱19.24 billion as of March 31, 2026 and December 31, 2025, respectively, due to increase in input taxes and advances to contractors related to ongoing construction of residential projects and integrated commercial developments.

Derivative liabilities - net decreased to ₱0.53 billion from derivative assets – net of ₱3.26 billion as of March 31, 2026 and December 31, 2025, respectively, mainly due to maturities during the period and net fair value changes on interest rate and foreign exchange transactions. Unrealized loss on net fair value changes on cash flow hedges decreased to ₱1.25 billion from ₱0.57 billion as of March 31, 2026 and December 31, 2025, respectively.

Income tax payable increased to ₱2.23 billion from ₱0.94 billion as of March 31, 2026 and December 31, 2025, respectively, mainly due to provisions, net of payments made during the period.

Cumulative translation adjustment increased to ₱7.11 billion from ₱5.37 billion as of March 31, 2026 and December 31, 2025, respectively, as a result of foreign exchange movement between periods.

Treasury stock increased to ₱5.96 billion from ₱4.23 billion as of March 31, 2026 and December 31, 2025, respectively, mainly due to buy back of shares for the period.

Non-controlling interests increased to ₱3.73 billion from ₱3.52 billion as of March 31, 2026 and December 31, 2025, respectively, due to share in net income attributable to non-controlling interests for the period.

SM Prime has no known direct or contingent financial obligation that is material to SM Prime, including any default or acceleration of an obligation. There were no contingent liabilities or assets on SM Prime's balance sheet. SM Prime has no off-balance sheet transactions, arrangements, obligations during the reporting period as of balance sheet date.

As of March 31, 2026, SM Prime has ninety shopping malls in the Philippines with 9.8 million square meters of gross floor area (GFA) and nine shopping malls in China with 1.9 million square meters of GFA. In March 2026, the Company opened SM City Zamboanga in Zamboanga City, Zamboanga del Sur. The Company intends to open three malls, namely SM Nuvali in Sta. Rosa, Laguna, SM City General Trias in General Trias City, Cavite and SM City Tagum in Tagum City, Davao del Norte. These new malls, plus the expansion of the Company's existing malls, will provide an addition of more than 0.6 million square meters of GFA.

SM Prime is scheduled to open SM Seaside Arena in Cebu City in second quarter of 2026.

SM Prime currently has sixty-eight residential projects, forty-seven of which are in Metro Manila and twenty-one are outside Metro Manila.

SM Prime has twenty-three offices with a combined GFA of 1.6 million square meters. In March 2026, the Company opened Bicutan Towers 1 and 2 in Parañaque City.

SM Prime's hotels and convention centers business unit currently has a portfolio of ten hotels with 2,602 rooms, six convention centers and two trade halls.

MANAGEMENT'S DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERATIONS

SM Prime Q1 earnings up 11% to ₱11.7 Billion

Financial and Operational Highlights
(In Million Pesos, except for financial ratios and percentages)

	Three Months Ended March 31				
	2025	% to Revenues	2024	% to Revenues	% Change
Profit and Loss Data					
Revenues	32,773	100%	30,719	100%	7%
Costs and Expenses	16,095	49%	16,008	52%	1%
Operating Income	16,679	51%	14,711	48%	13%
Net Income	11,653	36%	10,462	34%	11%
EBITDA	20,233	62%	18,111	59%	12%
	Mar 31 2025	% to Total Assets	Dec 31 2024	% to Total Assets	% Change
Balance Sheet Data					
Total Assets	1,047,048	100%	1,019,431	100%	3%
Investment Properties	614,661	59%	601,340	59%	2%
Total Debt	401,093	38%	389,920	38%	3%
Net Debt	358,771	34%	358,674	35%	0%
Total Equity	444,733	42%	433,093	42%	3%
	Consolidated				
	Mar 31 2025		Dec 31 2024		
Financial Ratios					
Current Ratio*		2.14		2.19	
Acid Test Ratio*		1.13		1.18	
Solvency Ratio		1.75		1.75	
Debt to Equity		47 : 53		47 : 53	
Net Debt to Equity		45 : 55		45 : 55	
Return on Equity		11%		11%	
Net Income Margin		36%		33%	
Asset to Equity		2.35		2.35	
Interest Coverage Ratio		5.90		5.90	
Debt to EBITDA		4.76		4.75	

*excluding loans payable and current portion of long-term debt for refinancing

Revenues

SM Prime recorded consolidated revenues of ₱32.77 billion in the first quarter of 2025, an increase of 7% compared to ₱30.72 billion in the same period of 2024, primarily due to the following:

Rent

SM Prime recorded consolidated revenues from rent of ₱20.02 billion in the first quarter of 2025, a 8% increase from ₱18.54 billion in the same period of 2024. 85% is contributed by the malls while 15% is from offices and hotels and convention centers.

Real Estate Sales

SM Prime's real estate sales increased by 5% to ₱9.22 billion in the first quarter of 2025 from ₱8.79 billion in the same period of 2024 due to sales take-up and construction accomplishment of ongoing projects, including Calm Residences in Laguna, Joy Residences in Bulacan, Gold Towers Residential-Offices in Parañaque and Glade Residences in Iloilo.

Other Revenues

SM Prime's other revenues increased by 4% to ₱3.54 billion in the first quarter of 2025 from ₱3.40 billion in the same period of 2024. Other revenues include ice skating, bowling, amusement and recreation operations, sale of food and beverages in hotels, sponsorships and advertising revenues, and cinema and event ticket sales. Cinema movies shown during the first quarter of 2025 includes And the Breadwinner Is..., Captain America: Brave New World, Green Bones, Snow White, and Mufasa: The Lion King.

Costs and Expenses

SM Prime recorded consolidated costs and expenses is at ₱16.10 billion in the first quarter of 2025. Operating expenses includes depreciation and amortization, taxes and licenses, marketing and selling expenses, utilities and manpower costs. Gross profit margin on real estate is maintained at 58% in 2025.

Other Income (Charges)

Interest Expense

SM Prime's consolidated interest expense increased by 10% to ₱3.43 billion in 2025 compared to ₱3.13 billion in the same period in 2024 mainly due to the issuance of retail bonds in 2025 and 2024 to refinance existing debt and capital expenditure requirements spent for integrated property developments.

Interest, Dividend and Others - net

Interest, dividend and others - net decreased to ₱1.13 billion in the first quarter of 2025 compared to ₱1.34 billion in the same period of 2024. This consists of interest income from cash and cash equivalents, dividend income from equity instruments, equity in net earnings from associates and joint ventures and foreign exchange gains and losses.

Provision for income tax

SM Prime's consolidated provision for income tax is at ₱2.52 billion in the first quarter of 2025 compared to ₱2.25 billion in the same period of 2024.

Net income attributable to Parent

SM Prime's net income attributable to Parent increased by 11% to ₱11.65 billion in the first quarter of 2025 compared to ₱10.46 billion in the same period of 2024.

Balance Sheet Accounts

SM Prime's total assets amounted to ₱1,047.05 billion and ₱1,019.43 billion as of March 31, 2025 and December 31, 2024, respectively.

Cash and cash equivalents increased to ₱42.32 billion from ₱31.25 billion as of March 31, 2025 and December 31, 2024, respectively, mainly due to collections from operations and net loan availments for debt refinancing.

Receivables and contract assets decreased to ₱87.63 billion from ₱92.51 billion as of March 31, 2025 and December 31, 2024, respectively, mainly due to increased collections for the period.

Derivative assets - net decreased to ₱3.18 billion from ₱4.72 billion as of March 31, 2025 and December 31, 2024, respectively, mainly due to net fair value changes on interest rate and foreign exchange swap transactions and maturities during the period.

Other noncurrent assets, which includes noncurrent portion of receivables from sale of real estate and bonds and deposits for real estate acquisitions, increased by 5% to ₱134.38 billion from ₱128.28 billion as of March 31, 2025 and December 31, 2024, respectively.

Cumulative translation adjustment decreased to ₱2.95 billion from ₱3.14 billion as of March 31, 2025 and December 31, 2024, respectively, as a result of foreign exchange movement between periods.

Non-controlling interests decreased to ₱2.90 billion from ₱3.15 billion as of March 31, 2025 and December 31, 2024, respectively, due to dividends declared for the period, net of share in net income attributable to non-controlling interests.

The Company has no known direct or contingent financial obligation that is material to the Company, including any default or acceleration of an obligation. There were no contingent liabilities or assets in the Company's balance sheet. The Company has no off-balance sheet transactions, arrangements, obligations during the reporting year as of balance sheet date.

SM Prime currently has sixty-seven residential projects, forty-seven of which are in Metro Manila and twenty are outside Metro Manila.

As of March 31, 2025, SM Prime's malls business unit has eighty-seven shopping malls in the Philippines with 9.4 million square meters of gross floor area (GFA) and eight shopping malls in China with 1.7 million square meters of GFA. In 2025, the Company will open three new malls in the Philippines namely, SM City Laoag, SM City La Union and SM City Zamboanga. These new malls, including expansion and redevelopment of existing malls, will provide an addition of more than 0.3 million square meters of GFA.

SM Prime's Commercial Properties Group has twenty-two office buildings with a combined GFA of almost 1.6 million square meters.

SM Prime's hotels and convention centers business unit currently has a portfolio of ten hotels with over 2,600 rooms, six convention centers and two trade halls.

SM Prime Holdings, Inc. and Subsidiaries
Aging of Accounts Receivable and Contract Assets
As at March 31, 2026

(Amounts in Thousands)

Trade:	
Sale of real estate (billed and unbilled)	₱163,986,236
Rent	12,426,011
Accrued interest	272,488
Nontrade and others	3,441,023
	180,125,758
Less allowance for ECLs	729,391
	179,396,367
Less noncurrent portion of receivables from sale of real estate	91,358,448
	₱88,037,919

The aging analysis of total receivables are as follows:

Neither past due nor impaired	₱153,811,388
Past due but not impaired:	
Less than 30 days	4,728,085
31–90 days	5,849,276
91–120 days	2,582,906
Over 120 days	12,424,712
Impaired	729,391
	₱180,125,758

Receivables, except for those that are impaired, are assessed by the Company's management as not impaired, good and collectible.

SM PRIME HOLDINGS, INC. AND SUBSIDIARIES
FINANCIAL RATIOS AND KEY PERFORMANCE INDICATORS
AS OF MARCH 31, 2026, MARCH 31, 2025 and DECEMBER 31, 2025

Ratio	Formula	March 31, 2026 (Unaudited)	March 31, 2025 (Unaudited)	December 31, 2025 (Audited)
<i>(amounts in thousands, except ratios)</i>				
Current Ratio	Total Current Assets divided by Total Current Liabilities			
	Total current assets	P220,936,832	P233,933,492*	P211,201,669
	Current liabilities	191,665,736	230,130,533	205,054,713
	Less: Loans payable and current portion of long-term debt**	(83,123,280)	(120,808,710)	(99,294,642)
	Divide by: Current liabilities excluding loans payable and current portion of long-term debt	108,542,456	109,321,823	105,760,071
	Current ratio	2.0	2.1	2.0
	<i>*excluding cash for refinancing</i>			
	<i>**due for refinancing</i>			
Acid Test Ratio	Quick Assets divided by Total Current Liabilities			
	Cash and cash equivalents	P35,410,262	P35,398,756	P27,645,144
	Receivables and contract assets	88,037,919	87,626,928	86,190,422
	Equity instruments at fair value through other comprehensive income - current	694,505	795,294	717,171
	Quick assets	124,142,686	123,820,978	114,552,737
	Divide by: Current liabilities excluding loans payable and current portion of long-term debt	108,542,456	109,321,823	105,760,071
	Acid test ratio	1.1	1.1	1.1
Solvency Ratio	Total Assets divided by Total Liabilities			
	Total assets	P1,110,879,784	P1,047,047,858	P1,093,878,665
	Divided by: Total liabilities	632,566,929	599,420,781	624,799,978
	Asset to liabilities ratio	1.8	1.8	1.8
Debt-to-Equity Ratio	Total Interest-Bearing Debt divided by Total Equity Attributable to the Equity Holders of the Parent and Total Interest-Bearing Debt			
	Loans payable and current portion of long-term debt	P83,123,280	P120,808,710	P99,294,642
	Long-term debt - net of current portion	343,000,745	280,284,429	323,459,597
	Total interest-bearing debt (a)	426,124,025	401,093,139	422,754,239
	Add: Total equity attributable to equity holders of the parent (b)	474,585,268	444,732,932	465,557,625
	Total interest-bearing debt and equity attributable to equity holders of the parent (c)	900,709,293	845,826,071	888,311,864
	Debt to equity ratio (a/c):(b/c)	47:53	47:53	48:52

Ratio	Formula	March 31, 2026 (Unaudited)	March 31, 2025 (Unaudited)	December 31, 2025 (Audited)
<i>(amounts in thousands, except ratios)</i>				
Net Debt-to-Equity Ratio	Total Interest-Bearing Debt less Cash and Cash Equivalents divided by Total Equity Attributable to the Equity Holders of the Parent			
	Total interest-bearing debt	P426,124,025	P401,093,139	P422,754,239
	Less: Cash and cash equivalents	(35,410,262)	(42,322,466)	(27,645,144)
	Total net interest-bearing debt (a)	390,713,763	358,770,673	395,109,095
	Add: Total equity attributable to equity holders of the parent (b)	474,585,268	444,732,932	465,557,625
	Total net interest-bearing debt and equity attributable to equity holders of the parent (c)	865,299,031	803,503,605	860,666,720
	Net debt-to-equity ratio (a/c):(b/c)	45:55	45:55	46:54
Return on Equity	Net Income divided by Average Total Equity Attributable to the Equity Holders of the Parent			
	Net income attributable to equity holders of the parent*	P48,855,001	P46,822,877	P48,847,730
	Divide by: Average total equity attributable to equity holders of the parent	470,071,447	438,913,001	449,325,349
	Return on equity *rolling	10.4%	10.7%	10.9%
Net Income Margin	Net Income divided by Total Revenue			
	Net income attributable to equity holders of the parent	P11,660,585	P11,653,314	P48,847,730
	Divide by: Total revenue	33,278,701	32,773,495	141,107,015
	Net income margin	35.0%	35.6%	34.6%
Asset to Equity Ratio	Total Assets divided by Total Equity Attributable to the Equity Holders of the Parent			
	Total assets	P1,110,879,784	P1,047,047,858	P1,093,878,665
	Divide by: Total equity attributable to equity holders of the parent	474,585,268	444,732,932	465,557,625
	Asset to equity ratio	2.3	2.4	2.4
Interest Coverage Ratio	Earnings Before Interest, Taxes and Depreciation and Amortization (EBITDA) divided by Total Interest Expense			
	Income from operations	P16,726,753	P16,678,661	P71,730,766
	Less: Net income attributable to non-controlling interest	(206,525)	(211,165)	(878,803)
	Add: Depreciation and amortization	4,067,618	3,765,981	15,536,382
	EBITDA	20,587,846	20,233,477	86,388,345
	Divide by: Interest expense	3,279,667	3,428,409	13,076,365
	Interest coverage ratio	6.3	5.9	6.6

Ratio	Formula	March 31, 2026 (Unaudited)	March 31, 2025 (Unaudited)	December 31, 2025 (Audited)
<i>(amounts in thousands, except ratios)</i>				

Debt-to-EBITDA

Total interest-bearing liabilities divided by EBITDA

Total interest-bearing liabilities	₱426,124,025	₱401,093,139	₱422,754,239
Divide by: EBITDA*	86,742,714	84,289,401	86,388,345
Debt to EBITDA	4.9	4.8	4.9
<i>*rolling</i>			

SM PRIME HOLDINGS, INC.
Retail Bond – Series AB, AC and AD Bonds
As of March 31, 2026

(1) Gross and Net Proceeds as Disclosed in the Final Offer Supplement

	<u>Amounts in millions</u>
Gross Proceeds	₱17,000
Estimated Expenses	(196)
Net Proceeds	<u>₱16,804</u>

(2) Actual Gross and Net Proceeds

	<u>Amounts in millions</u>
Gross Proceeds	₱17,000
Actual Expenses	(201)
Net Proceeds	<u>₱16,799</u>

(3) Each Expenditure Item where the Proceeds were Used

The net proceeds were used to fund debt refinancing as follows:

<u>Description</u>	<u>Amounts in millions</u>
Retail bond Series S due on November 23, 2025	₱16,031
Retail bond Series E due on November 25, 2025	768
TOTAL	<u>₱16,799</u>

As of March 31, 2026, ₱16,799 million of the proceeds from retail bond had been fully utilized to refinance long-term debt.

SIGNATURE

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 12, 2026



JOHN NAI PENG C. ONG

Chief Finance Officer