

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 20, 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	28,713,300,894
.....	
DEBT SECURITIES – RETAIL BOND	137,896,480,000
.....	
.....	

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

SM PRIME

SM Offices Hits 100% Occupancy at Clark Tech Hub, 11th Tower Underway



SM Clark Towers integrates a future-ready workplace with an onsite transport hub for optimal accessibility. Its design combines advanced building features with open spaces to foster career growth and employee well-being.

(May 20, 2026, Pasay City, Philippines) SM Offices, the commercial leasing arm of SM Prime Holdings, Inc. (SM Offices), has achieved a 100% occupancy rate across its more than 100,000-square-meter, 10-tower Tech Hub complex in Clark Special Economic Zone in Angeles City, Pampanga. Most of its tenants are global IT-BPM and multinational companies with long-term lease agreements.

“The full utilization of Clark Tech Hub underscores sustained demand for global-standard, sustainable workspaces outside Metro Manila,” said Alexis L. Ortiga, Vice President and Head of SM Offices. “It also affirms the strong positioning of SM City Clark Complex as a major regional business district”.

Aside from SM Offices, SM City Clark Complex houses SM City Clark, the second SM supermall in the province of Pampanga. The National University, SMX Convention Center and Park Inn by Radisson Clark are also located in the area, creating an integrated environment for work, retail, education, events and hospitality.

SM Offices has also announced the development of Tech Hub Tower 11. The nine-storey expansion will add approximately 20,000 square meters of premium leasable space to the existing cluster, further reinforcing Clark’s position as a premier alternative to Metro Manila’s traditional central business districts.

The expansion will integrate human-centric design, highlighted by a 12,000-square-meter sky garden. The green space within the complex is designed to promote employee well-being, collaboration and everyday connectivity.

Sustainability is a core component of Clark Towers’ value proposition, enhancing both operational efficiency and user experience. Solar energy systems, water conservation measures such as greywater reuse and low-flow fixtures, and indoor air quality improvements collectively reduce resource demand while supporting occupant well-being.

These are complemented by structured programs for hazardous waste management, and the responsible collection of paper, plastics, electronic waste, and used lead-acid batteries.

The Tech Hub Tower 11 is located above the SM Clark Skylink terminal, the district's key node, that will connect directly to Clark International Airport by 2028 via the North-South Commuter Railway (NSCR).

"With major infrastructure projects improving access and connectivity, we believe SM City Clark Complex will become even more attractive to locators seeking high-quality workspaces outside Metro Manila," said Ortiga.

###

For further information, please contact:

John Nai Peng C. Ong

Chief Finance Officer

SM Prime Holdings, Inc.

E-mail: john.ong@smprime.com

Tel. no.: 8831.1000 loc. 7886

Forward-looking Statement

This document may contain forward-looking statements and forward-looking information that are subject to significant risks and uncertainties including, without limitation, statements relating to known and unknown risks; uncertainties and other factors that may cause our actual results, performance or achievements to be materially different from expected future results; performance or achievements expressed or implied by forward-looking statements; our overall future business, financial condition, and results of operations, including, but not limited to financial position or cash flow; our goals for or estimates of future operational performance or results; and changes in the regulatory environment including, but not limited to, policies, decisions, and determinations of governmental or regulatory authorities. Although: (1) SM Prime Holdings, Inc. has extensive experience; and (2) the forward-looking statements may be reasonable, nothing herein should be relied upon as a commitment from SM Prime Holdings, Inc. as we cannot guarantee future events, performance or events due to various risks and uncertainties.

SIGNATURES

Pursuant to the requirements of the Securities Regulation Code, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

SM PRIME HOLDINGS, INC.

Registrant

Date: May 20, 2026



JOHN NAI PENG ONG

Chief Finance Officer & Corporate Information Officer