

# COVER SHEET

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SEC Registration Number

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B	S	I	D	I	A	R	I	E	S																				

(Company's Full Name)

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c	o	r	.		C	o	r	a	l		W	a	y	,		M	a	i	l		o	f		A	s	i	a		C
o	m	p	l	e	x	,		B	r	g	y	.		7	6		Z	o	n	e		1	0	,		C	B	P	
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P	h	i	l	i	p	p	i	n	e	s																			

<b>Mr. John Nai Peng C. Ong</b>
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(Contact Person)

<b>8831-1000</b>
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(Company Telephone Number)

0	6		1	7
Month	Day		Month	Day
(Calendar Period)				

1	7	-	C	
(Form Type)				

Month	Day		Month	Day
(Annual Meeting)				

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(Secondary License Type, If Applicable)

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Dept. Requiring this Doc.

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Amended Articles Number/Section

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Total No. of Stockholders

Total Amount of Borrowings	
Domestic	Foreign

To be accomplished by SEC Personnel concerned

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File Number

\_\_\_\_\_

LCU

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Document ID

\_\_\_\_\_

Cashier

STAMPS
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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. June 17, 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
<b>COMMON STOCK, P1 PAR VALUE</b>	<b>28,651,170,494</b>
.....	.....
<b>DEBT SECURITIES – RETAIL BOND</b>	<b>137,896,480,000</b>
.....	.....
.....	.....

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

# SM PRIME

## SM Prime nears turnover in upscale enclave within beach estate



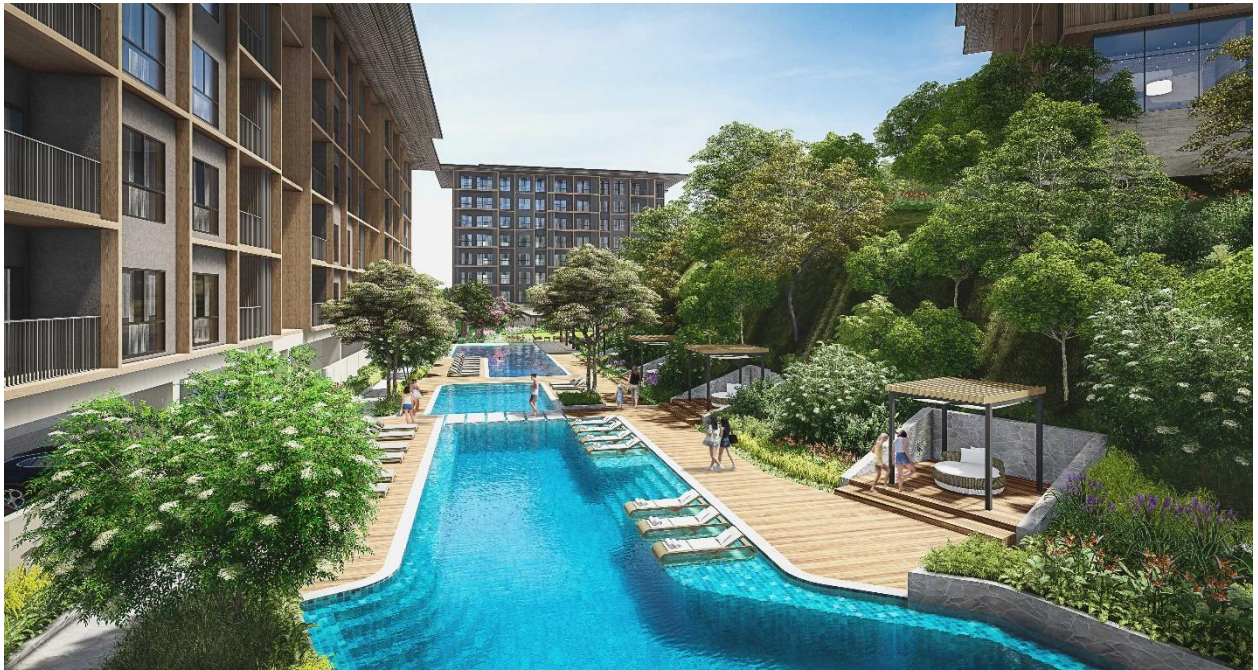
*Artist's perspective of Balea Suites at Pico Terraces.*

**(June 17, 2026, Pasay City, Philippines)** SM Leisure Resort and Residences (SM LRR), a unit of SM Prime Holdings, Inc. (SM Prime), is on track to turn over Balea Suites at Pico Terraces within the Hamilo Coast estate in Batangas by the fourth quarter of 2027.

“Market reception for Balea Suites has been strong, with most units already taken up,” said Imee Francisco, Senior Vice President and Head of Costa del Hamilo, Inc. “The distinct seaside setting, exclusivity and amenities of Hamilo Coast make the project a compelling option for discerning buyers.”

Part of the P3-billion Pico Terraces development, Balea Suites is the second residential offering in the five-building community, following the successful launch of Ardea Suites in 2023. Both towers topped off in April 2025.

Designed as a “resort within a resort,” Pico Terraces offers residents access to its own set of private amenities while staying seamlessly connected to the 5,900- hectare Hamilo Coast estate. Residents also enjoy exclusive access to the Pico de Loro Beach and Country Club through bundled club shares included with unit ownership.



*Pico Terraces was designed as a “resort within a resort,” combining the comfort of a residential enclave with immediate access to exclusive amenities within Pico de Loro.*

Pico Terraces has gained traction among Millennials and Gen X buyers from southern Metro Manila and nearby urban areas who are seeking right-sized secondary homes in a low-density coastal setting with a clear long-term value proposition.

“Buyers are responding to Pico Terraces because it offers an accessible entry point into elevated, nature-inspired living. Pico de Loro’s sea-and-mountain setting gives the project a distinct sense of place that is difficult to replicate,” explained Francisco.

Beyond beachside leisure and lush mountain landscapes, Pico Terraces features swimming pools, fitness areas and landscaped picnic grounds that create a quieter and more relaxed residential environment within the estate.

The development’s market appeal has also gained industry recognition. Pico Terraces was recently honored at the 2025 PropertyGuru Philippines Property Awards as Best Condominium Development (Luzon) and at the 2025 DOT Property Awards as Best Resort Condominium Development.

PropertyGuru recognized Pico Terraces for its thoughtfully integrated “resort within a resort” concept, where amenities are seamlessly woven into the development itself. Designed to offer a distinct seaside setting and an elevated residential experience, the project provides residents with immediate access to exclusive lifestyle features within Pico de Loro, blending leisure, comfort and convenience in one destination.

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For further information, please contact:

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SM Prime Holdings, Inc.

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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: June 17, 2026



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**JOHN NAI PENG ONG**

**Chief Finance Officer & Corporate Information Officer**