

COVER SHEET

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SEC Registration Number

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(Company's Full Name)

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Mr. John Nai Peng C. Ong

(Contact Person)

8831-1000

(Company Telephone Number)

0	6		1	9
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

Remarks: Please use BLACK ink for scanning purposes.

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

CURRENT REPORT UNDER SECTION 17
OF THE SECURITIES REGULATION CODE (SRC)
AND SRC RULE 17(a)-1(b)(3) THEREUNDER

- 1. June 19, 2026
Date of Report

- 2. SEC Identification Number AS094-000088 3. BIR Tax Identification No. 003-058-789

- 4. SM PRIME HOLDINGS, INC.
Exact name of registrant as specified in its charter

- 5. PHILIPPINES 6. (SEC Use Only)
Province, country or other jurisdiction of incorporation Industry Classification Code:

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

- 8. (632) 8831-1000
Registrant's telephone number, including area code

- 9. N/A
Former name or former address, if changed since last report

- 10. Securities registered pursuant to Sections 4 and 8 of the RSA

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
COMMON STOCK, P1 PAR VALUE	28,651,061,094
.....	
DEBT SECURITIES – RETAIL BOND	137,896,480,000
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11. Indicate the item numbers reported herein: ITEM # 9, LETTER B.

SM PRIME

SM Offices delivers newest PEZA-accredited office tower in Quezon City



Artist's perspective of North Tower 3, the newest PEZA-accredited office tower within the SM North EDSA Complex in Quezon City.

(June 19, 2026, Pasay City, Philippines) SM Offices, the commercial leasing arm of SM Prime Holdings, Inc. (SM Prime), is adding approximately 31,000 square meters of PEZA-accredited office space in Quezon City through the development of North Tower 3 at the SM North EDSA Complex.

Scheduled for completion in the second half of 2026, the project comes at a time when the pipeline of new PEZA-accredited office developments in Metro Manila remains limited. As companies continue to seek future-ready workplaces that support operational efficiency and employee convenience, North Tower 3 is among the few remaining large-scale PEZA-registered office developments in Quezon City.

A recent market report highlighted the constrained supply of PEZA-accredited office developments in Metro Manila, even as demand remains strong from companies seeking locations that offer access to tax incentives, seamless transport links and employee-focused environments.

“Companies today are becoming more intentional about where they locate their operations. Aside from office space, they are looking for environments that help improve efficiency, accessibility and overall business resilience. North Tower 3 brings these together in one highly connected and future-ready estate,” said Alexis Ortiga, Vice President and Head of SM Offices.

The development also reflects the growing preference among occupiers to consolidate operations in newer, transit-oriented business districts that can better support evolving workplace requirements and employee commuting needs.

North Tower 3 is a 22-storey office tower that forms part of the latest wing of the SM North EDSA Complex. The complex will be directly linked to the upcoming North Triangle Unified Grand Central Station, a major transport hub connecting LRT Line 1, MRT Line 3, MRT Line 7 and the Metro Manila Subway. The development also benefits from proximity to the newly operational North EDSA Busway Concourse and the EDSA elevated pedestrian walkway.

Designed to meet the standards of SM Offices' premium portfolio, North Tower 3 incorporates energy-efficient technologies, optimized daylighting, water-efficient fixtures and sustainable building materials. Together, these features promote operational efficiency and reinforce the development's commitment to delivering future-ready workspaces that meet global sustainability benchmarks.

As a PEZA-accredited development, North Tower 3 enables qualified locators to avail themselves of fiscal and non-fiscal incentives that support business growth and expansion.

To further strengthen its value proposition for prospective tenants, SM Offices continues to work closely with the Quezon City local government in promoting incentives under the Quezon City Economic Development Incentives Code, which provides qualified businesses with fiscal benefits for expansion, relocation and long-term investments within the city.

Its location within the SM North EDSA Complex also places tenants and employees near a diverse mix of retail, hospitality and residential developments, including SM North EDSA, Park Inn by Radisson North EDSA and Grass Residences.

"The synergy between SM Prime's ecosystem and Quezon City's business-friendly climate makes a compelling case for locators. Removing day-to-day friction allows them to focus on long-term growth." Ortiga concluded.

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For further information, please contact:

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Forward-looking Statement

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

SIGNATURES

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

SM PRIME HOLDINGS, INC.

Registrant

Date: June 19, 2026



JOHN NAI PENG ONG

Chief Finance Officer & Corporate Information Officer