COVER SHEET

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S.E.C. Registration Number

HAUS TALK, INC.

(Company's Full Name)

UNIT 701 ORIENT SQUARE
BLDG., F. ORTIGAS JR. RD.
ORTIGAS CENTER
PASIG CITY

(Business Address: No. Street City / Town / Province)

Maria Agnes M. Siapno	(632) 8634 8712
Contact Person	Company Telephone Number

1 2	3 1	SEC Form 17-C	July	Last Wed
Month	Day	FORM TYPE	Month	Day
Fiscal Year			Annual Meeting	

Secondary License Type, If Applicable

Dept. Requiring this Doc.

Amended Articles Number/ Section

Total Amount of Borrowings

Total No. of stockholders

Domestic

Foreign

To be accomplished by SEC Personnel concerned

File Number

LCU

Document I.D.

Cashier

STAMPS

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

CURRENT REPORT UNDER SECTION 17
OF THE SECURITIES REGULATION CODE
AND SRC RULE 17.2(c) THEREUNDER

1. **July 29, 2026**
   Date of Report (Date of earliest event reported)

2. SEC Identification Number **CS200409462** 3. BIR Tax Identification No. **233-687-508**

4. **HAUS TALK, INC.** Exact name of issuer as specified in its charter

5. **Metro Manila, Philippines** 6. (SEC Use Only)
   Province, country or other jurisdiction of incorporation   Industry Classification Code:

7. **Unit 701 Orient Square Bldg., F. Ortigas Jr. Rd., Ortigas Center, Pasig City 1605**
   Address of principal office   Postal Code

8. **(02) 8636-6929**
   Issuer'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 8 and 12 of the SRC or Sections 4 and 8 of the RSA

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
Common Shares	2,500,000,000
Fixed Rate Bonds Series A Due 2029	PHP260,020,000.00
Fixed Rate Bonds Series B Due 2031	PHP1,539,980,000.00

11. Indicate the item numbers reported herein: Items 4, 9

Please be informed that **HAUS TALK, INC.** (the "Corporation") held today, July 29, 2026, its regular annual stockholders' meeting through remote communication/online using Zoom.

The members of the Board of Directors ("Board") present were as follows:

- Mr. Terence Restituto D. Madlambayan
- Ms. Maria Rachel D. Madlambayan
- Mr. Luis Pio D. Madlambayan
- Ms. Ma. Leah D. Madlambayan
- Mr. Joselito D. Madlambayan
- Atty. Jose Ferdinand M. Rojas II (independent)

The Chairman, Mr. Terence Restituto D. Madlambayan, called the meeting into order. The Corporate Secretary, Atty. Lyra Gracia Y. Lipae-Fabella, certified that the Notice of the Annual Stockholders' Meeting with link to the Definitive Information Statement, among others, was duly published in print and online format in the Businessworld and The Manila Times, both newspapers of general circulation, on July 7 and 8, 2026, in accordance with the requirements of the Securities and Exchange Commission, and is available on the Corporation's website and on the PSE Edge website, for the information of the Corporation's stockholders. She also certified that a quorum existed for the meeting at hand. The stockholders registered an attendance of 2,257,433,500 common shares representing 90.30% of the total issued and outstanding 2,500,000,000 common shares.

The Minutes of the previous annual stockholders' meeting held on July 30, 2025 were made available to the stockholders together with the Definitive Information Statement and Annual Report which contained the Audited Financial Statements ending December 31, 2025.

The Management Report was delivered in two-parts. The first part was the Financial Report which was discussed by the Head for Corporate Planning and Investor Relations, Mr. Francis Miguel R. Madlambayan. The second part was the President's Report which was delivered by the President, Ms. Maria Rachel D. Madlambayan. The President's Report discussed the major project milestones achieved to-date and the future projects, highlighting that the Corporation continues to introduce new inventory and prepare a broader pipeline across the affordable, economic, and mid-market housing segments.

Please see Annex "A" for a copy of the Management Report.

In light of the positive developments, the Management announced that the Corporation anticipates cash dividends declaration for the current year, subject to the existing dividend policy and Board approval.

On the said meeting, the following matters were approved and/or ratified by the stockholders:

1. Minutes of the previous Annual Stockholders' Meeting held on July 30, 2025;

2. Audited Financial Statements for the calendar year ended December 31, 2025, as contained in the Annual Report;

3. All prior acts and proceedings of the Board of Directors, Corporate Officers and Management; and

4. Appointment of Valdes Abad & Company as External Auditor for the calendar year 2026

For each of the above items, 2,257,433,500 votes were cast IN FAVOR, 0 AGAINST and 0 ABSTAIN.

Also, the following were elected directors for the ensuing year:

1. Mr. Terence Restituto D. Madlambayan
2. Ms. Maria Rachel D. Madlambayan
3. Mr. Luis Pio D. Madlambayan
4. Ms. Ma. Leah D. Madlambayan
5. Mr. Joselito D. Madlambayan
6. Atty. Angelico T. Salud (independent director)
7. Atty. Jose Ferdinand M. Rojas II (independent director)

Each above-mentioned director obtained 2,257,433,500 votes IN FAVOR, 0 AGAINST and 0 ABSTAIN.

After the open forum, the Chairman thanked the stockholders for their attendance and support. A video presentation was thereafter shown presenting the accomplishments of the Corporation in 2025 until the first half of 2026, and its inspiration and outlook for the coming periods. After which, the meeting was adjourned.

Following the ASM is the Organizational Meeting of the new Board. During the said meeting, the following were elected:

Position		**Name**
Chairman		Terence Restituto D. Madlambayan
President		Maria Rachel D. Madlambayan
VP for Sales and Marketing		Ma. Leah D. Madlambayan
Treasurer		Gloria Judith D. Madlambayan
Chief Finance Officer/ Controller		Maria Agnes M. Siapno
VP for Procurement and Warehouse/ Asst. Corporate Secretary		Noemi D. Madlambayan
Corporate Secretary		Lyra Gracia Y. Lipae-Fabella
Head of Corporate Planning and Investor Relations		Francis Miguel R. Madlambayan
Compliance Officer		Noemi V. Aniban

The following committee members were also elected:

Audit Committee

Chairman	Atty. Angelico T. Salud *
Member	Atty. Jose Ferdinand M. Rojas II*
Member	Mr. Luis Pio D. Madlambayan

Corporate Governance Committee

Chairman	Atty. Jose Ferdinand M. Rojas II *
Member	Mr. Terence Restituto D. Madlambayan
Member	Atty. Angelico T. Salud *

Board Risk and Oversight Committee

Chairman	Atty. Jose Ferdinand M. Rojas II *
Member	Ms. Ma. Leah D. Madlambayan
Member	Atty. Angelico T. Salud *

Executive Committee

Chairman	Mr. Terence Restituto D. Madlambayan
Member	Ms. Maria Rachel D. Madlambayan
Member	Ms. Ma. Leah D. Madlambayan
Member	Mr. Joselito D. Madlambayan

**Independent Director*

SIGNATURE

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

HAUS TALK, INC.
Issuer

July 29, 2026
Date

lyra lipae - fabella

LYRA GRACIA Y. LIPAE – FABELLA
Corporate Secretary

FORWARD-LOOKING STATEMENT

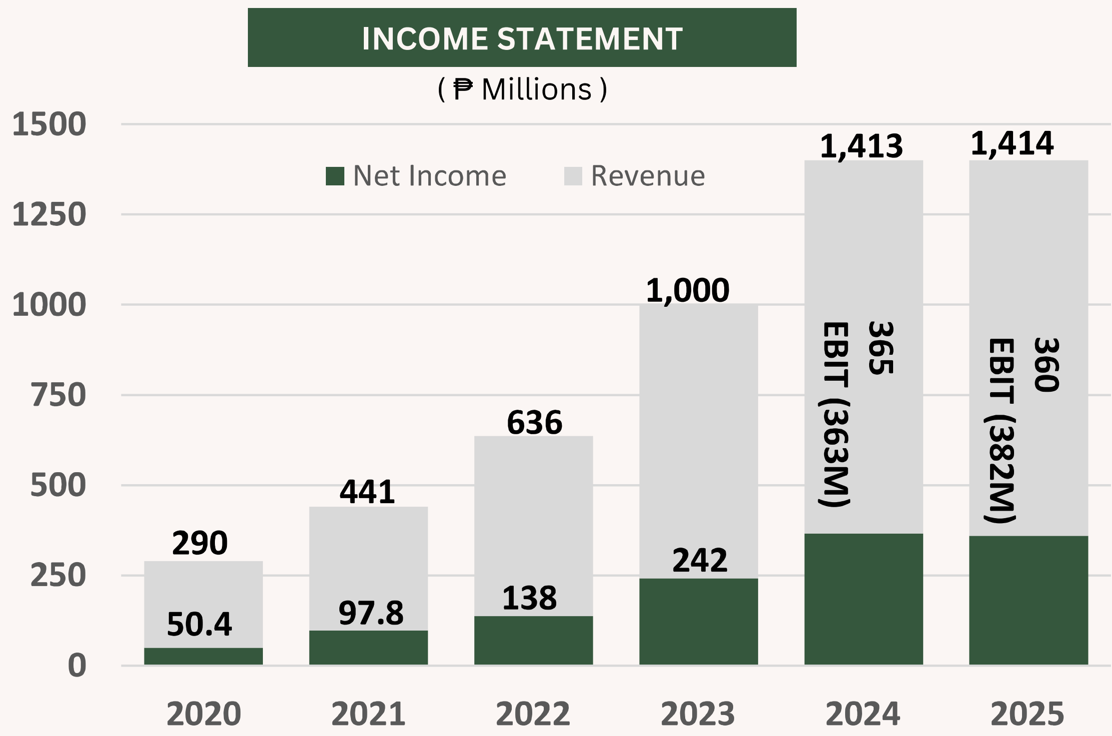
The subject disclosure contains statements about future events and expectations that constitute "forward-looking statements." Although the Corporation has years of professional experience and competitive advantage in similar projects, the forward-looking statements are subject to known and unknown risks and uncertainties that could cause actual results to differ materially from those contemplated by the relevant forward-looking statements. Known uncertainties affecting forward-looking statements include (1) project completion risk, (2) regulatory risk, (3) foreign exchange risk, (4) changes in political climate. Lastly, such looking forward statements are made based on the Management's current expectations and past experiences and as at current date. Nothing contained in the disclosure should be relied upon as a promise or representation as to a definite happening in the future and the expectations may differ from the actual results given the various risks.

HausTalk, Inc.

Financial Highlights (2025 performance)

Consistently profitable, underleveraged and preparing to scale

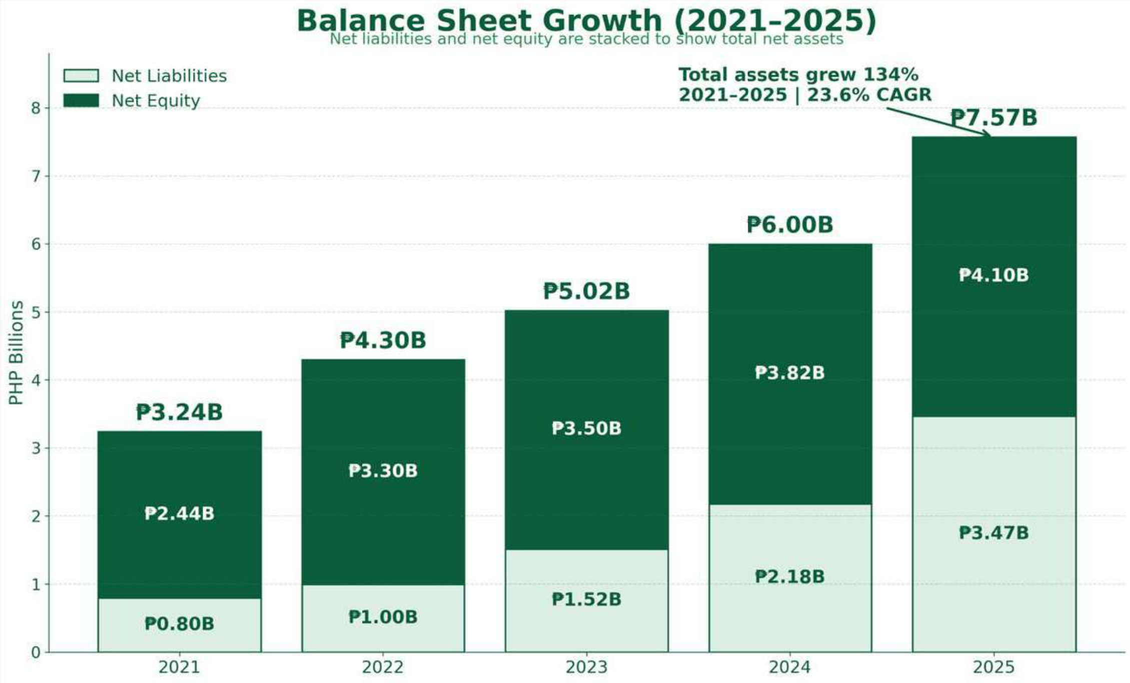
5%	EBIT
26%	Asset Base (7.5Bn vs 5.9Bn)
25%	Net Income Margin
0.85	D/E Ratio
4.77	Current Ratio



IPO Growth Story

Outstanding profitable and growth Since 2022 IPO

23.6%	Asset CAGR
134%	Asset Growth (Since IPO)
+54%	Equity-to-Assets
+.52 (0.85)	Debt-to-Equity Expansion
68%	Net Asset Value after IPO



President's Report

Following the presentation of HAUS TALK, Inc.'s ("HTI") 2025 financial performance by Mr. Francis Madlambayan, Management presents HTI's significant project accomplishments and future development pipeline, highlighting HTI's continuing expansion across the affordable, economic, socialized, and mid-market housing sectors.

Throughout 2025, HTI remained focused on strengthening its inventory base and building a broader project pipeline to support sustainable growth. This strategy was driven by strong market demand and HTI's commitment to providing quality and attainable housing solutions while maintaining disciplined project execution and capital deployment.

One of HTI's key achievements during the period was the launch of **The Hammond**, a 1.6-hectare residential development comprising 143 housing units. The project, with an average selling price of approximately ₱3.6 million per unit and an estimated development cost of ₱332 million, was officially launched in late November 2025. Market reception has been highly encouraging, with 136 units already sold as of July 2026, underscoring the continued demand for affordable housing developments within HTI's target markets.

Building on the success of **The Granary** in Biñan, Laguna, HTI is also advancing preparations for two major developments that will further strengthen its economic housing portfolio. The first is **The Amberwood**, a 1.6-hectare horizontal residential community consisting of 165 units. With an average selling price of approximately ₱3.6 million per unit and an estimated development cost of ₱362 million, Amberwood is expected to address the housing needs of families seeking affordable homeownership opportunities within one of Laguna's key growth corridors.

Complementing Amberwood is **The Cornerstone**, a larger-scale economic apartment project situated on a 3.7-hectare property and planned to accommodate approximately 2,100 units. The development carries an estimated project cost of ₱2.4 billion and an average selling price of approximately ₱2.2 million per unit. The Cornerstone represents a significant milestone for HTI as it marks HTI's first venture into mid-rise apartment living within the region. Through this denser and more efficient housing format, HTI aims to provide accessible and affordable housing options while responding to evolving market demands.

In Antipolo, HTI continues to make substantial progress on **Molavera**, a 240-unit residential project. Land development works are nearing completion, and the project's model units have already been completed and opened to prospective homebuyers. With unit prices starting at approximately ₱3.4 million, Molavera has generated strong initial market interest, reflecting the attractiveness of the location and the value proposition offered by the development.

To further expand its presence in Antipolo, HTI is also preparing **Whistlewood**, its next mid-market residential development in the area. Initial land development activities have commenced while permitting requirements continue to be processed. With expected selling prices ranging from approximately ₱3.6 million to ₱5 million, Whistlewood is envisioned to complement Molavera by broadening HTI's mid-market product offerings and serving a wider segment of homebuyers within the locality.

Alongside these horizontal developments, HTI is advancing plans for **Florenza**, an affordable condominium project located within the same Antipolo property. The development will consist of eight four-storey residential buildings designed to provide more accessible and space-efficient housing alternatives. Florenza will further diversify HTI's product offerings and strengthen its ability to cater to varying residential preferences.

HTI is likewise preparing **Ellery Homes**, a 60-unit socialized housing development featuring thoughtfully designed quadruplex homes. This project aligns with HTI's commitment to helping address the country's housing requirements by providing quality homes that remain affordable for lower-income families. Collectively, Florenza, Ellery Homes, Molavera, and Whistlewood are expected to broaden HTI's product mix while strengthening its long-term revenue pipeline in Antipolo.

Another notable development within HTI's portfolio is **The Canvas**, one of HTI's largest and most transformative projects to date. Spanning approximately 37 hectares across Angono and Teresa, Rizal, The Canvas is envisioned as an integrated economic township comprising more than 2,000 residential units. Planned selling prices are expected to range from approximately ₱3.6 million to ₱6 million per unit.

Master planning activities for The Canvas are now actively underway, while site clearing and initial construction works have commenced. Given the project's scale and strategic importance, development will be undertaken in phases and organized into three distinct residential villages. This phased approach will enable HTI to efficiently introduce new inventory while maintaining disciplined capital deployment and project management.

Beyond housing, The Canvas will incorporate commercial areas, mixed-use spaces, and community-oriented facilities that will benefit both residents and neighboring communities. With an estimated development cost of approximately ₱4.2 billion, the project is expected to become a significant contributor to HTI's future inventory and revenue generation. More importantly, it embodies the Company's vision of elevating affordable housing through the creation of thoughtfully planned communities where families can live, grow, and thrive.

These ongoing and planned developments reflect the successful execution of HTI's 2025 growth strategy. Strong demand generated by earlier projects encouraged HTI to accelerate land acquisition activities, planning initiatives, permitting processes, and site development programs to ensure a sustainable pipeline of future projects.

Supported by a disciplined approach to expansion, a continued focus on affordable and mid-market housing segments, and a proven capability to execute projects from planning through turnover, HTI remains well positioned to pursue sustainable long-term growth. As HTI moves forward, management remains committed to enhancing profitability, expanding market reach, and creating lasting value for shareholders.

Above all, HTI continues to uphold its commitment to creating value not only for HTI and its investors, but also for the families and communities it serves through the development of quality, accessible, and sustainable residential communities.

-END-