COVER SHEET

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SEC Registration Number

SM PRIME HOLDINGS, INC. AND SUBSIDIARIES

(Company's Full Name)

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

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

Mr. John Nai Peng C. Ong

(Contact Person)

8831-1000

(Company Telephone Number)

0	8		1	0

Month *Day*

(Calendar Period)

17-C

(Form Type)

Month *Day*

(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 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. **August 10, 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	**28,619,085,094**
DEBT SECURITIES – RETAIL BOND	**127,896,480,000**

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

SM PRIME

PRESS RELEASE

SM Prime reports H1 net income of P24.5B

SM City Zamboanga opened on March 20, 2026 and continues to serve as a hub for the community in Mindanao.

(August 10, 2026, Pasay City, Philippines) SM Prime Holdings, Inc. (SM Prime) reported first-half net income of P24.5 billion, holding steady from a year earlier, as costs and expenses eclipsed revenue growth.

Total revenues grew 5 percent year-on-year to P71.7 billion from P68.0 billion, with rental income from malls, offices, hospitality and MICE accounting for 61 percent. Real estate sales contributed 27 percent, while cinema ticket sales, food and beverage, amusement and related offerings generated the remaining 12 percent.

Costs and expenses during the same period increased nearly 6 percent to P35.6 billion from P33.6 billion, due to higher depreciation and amortization charges, fixed overhead costs and construction expenses.

“Our focus on tenant relationships, customer experience and cost management supported our performance. Despite challenging market conditions, commercial demand remained resilient across our portfolio,” said Jeffrey C. Lim, SM Prime president.

Mall revenues grew 8 percent to P41.8 billion from P38.6 billion on the combined effect of higher occupancy, stronger tenant sales and improved operational efficiency.

Residential revenues, covering core, leisure and premium offerings, slipped 1 percent to P20.6 billion from P20.9 billion on lower revenue recognition from prior-year sales.

Revenues from hotels and convention centers expanded 8 percent to P4.4 billion from P4.1 billion owing to higher bookings and average daily room rate.

Office and warehouse revenues rose 9 percent to P5.0 billion from P4.6 billion, driven by higher space take-up.

Second-quarter consolidated net income rose 1 percent to nearly P12.9 billion from P12.8 billion, as costs grew in line with revenues.

Total revenues from April to June increased 9 percent to P38.4 billion from P35.3 billion. Meanwhile, costs and expenses rose nearly 9 percent to P19.0 billion from P17.5 billion, mainly due to higher construction costs.

As of June 2026, SM Prime's total assets stood at P1.1 trillion. Capital expenditures declined 18 percent to P30.7 billion in the first half from P37.3 billion a year earlier.

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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

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: August 10, 2026

John Nai Peng C. Ong
____
JOHN NAI PENG ONG
Chief Finance Officer & Corporate Information Officer