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. As of Nov. 2, 2026
   Date of Report

2. SEC Identification Number CS200930354

3. BIR Tax Identification No. 287-191-423-000

4. DoubleDragon Corporation
   Exact name of issuer as specified in its charter

5. Manila, Philippines
   Province, country or other jurisdiction of incorporation

6. [ ] (SEC Use Only)
   Industry Classification Code:

7. DD Meridian Park Bay area Corner Macapagal Avenue EDSA Extension Boulevard Barangay 76 Zone 10 San Rafael, Pasay City, Metro Manila, Philippines 1302
Address of principal office Postal Code

8. (02) 8856-7111
Issuer's telephone number, including area code

9. DoubleDragon Properties Corp.
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	2,538,310,669
Preferred Shares	100,000,000

11. Indicate the item numbers reported herein

DOUBLEDRAGON'S FULLY SOLD-OUT HOTEL101 GLOBAL PROTOTYPE IN MADRID HITS 97.41% OCCUPANCY OR OVER 660 ROOMS OUT OF 680 TOTAL ROOMS ARE OCCUPIED EVERYDAY IN OCTOBER 2026; IN JUST A SINGLE MONTH IN OCTOBER 2026, DOUBLEDRAGON'S HOTEL101-MADRID HITS RECORD HIGH OF US$3.28 MILLION U.S. DOLLAR (APPROX PHP 209 MILLION) MONTHLY RECURRING REVENUES FROM OCTOBER 1 TO 31, 2026

Both the foreign currency recurring revenue generation and hotel occupancy levels keep going up at the Hotel101 perfected and units fully sold-out global prototype in Madrid Spain

Hotel101-Madrid, the 680-room global prototype, has recorded its strongest monthly performance to date, providing further support for the Company's asset-light condotel model as it advances its international expansion

The October 2026 hotel occupancy of 97.41% translates to an average of about 660 rooms of its 680 rooms in Hotel101-Madrid are occupied by foreign guests from various parts of the world

DoubleDragon's Hotel101-Madrid is the first Hotel101 to operate outside the Philippines and is set to be followed by the opening of Hotel101 in Niseko, Hokkaido Japan this coming December 2026 which will become the largest hotel in room count in the whole of Kutchan Niseko Hokkaido Japan

With the extraordinary performance of the global prototype of Hotel101, DoubleDragon's subsidiary is now poised to hyperscale and export the novel and unique asset-light business model towards its vision to scale to 1 million uniform hotel rooms in 100 countries worldwide

Hotel101 Global's novel and unique business model generates revenues and income twice, firstly from sale of its standardized uniform units, and secondly generates recurring revenues from hotel operations



Latest Photo of 680-room Hotel101-Madrid in Valdebebas, Madrid, Spain

November 2, 2026 – Hotel101 Global Holdings Corp. (NASDAQ: HBNB) ("Hotel101 Global," "Hotel101," "HBNB" or the "Company") today announced that the monthly performance of its 680-room Hotel101-Madrid has significantly exceeded the Company's expectations. In October 2026, Hotel101-Madrid achieved a record high of €2.93 million (equivalent to approx. US$3.28 million or approx. Php 209 Million) in just 1 month of recurring hotel revenues generated from October 1 to 31, 2026, with average occupancy of 97.41%.

This record performance reflects the continued momentum and exceptionally strong demand for Hotel101-Madrid, the first Hotel101-branded property to operate outside the Philippines, which opened in March 2026. The Company believes the results provide clear evidence of robust underlying demand in a major European market and demonstrates Hotel101-Madrid's ability to generate recurring revenues at scale. Management believes this property's October performance is indicative of Hotel101's potential to contribute meaningful annual recurring hotel revenues and further validates the Company's asset-light, prop-tech hospitality model and its emphasis on long-term, recurring revenue generation across the Hotel101 global portfolio.

Key Operating Highlights – Hotel101-Madrid (October 2026)

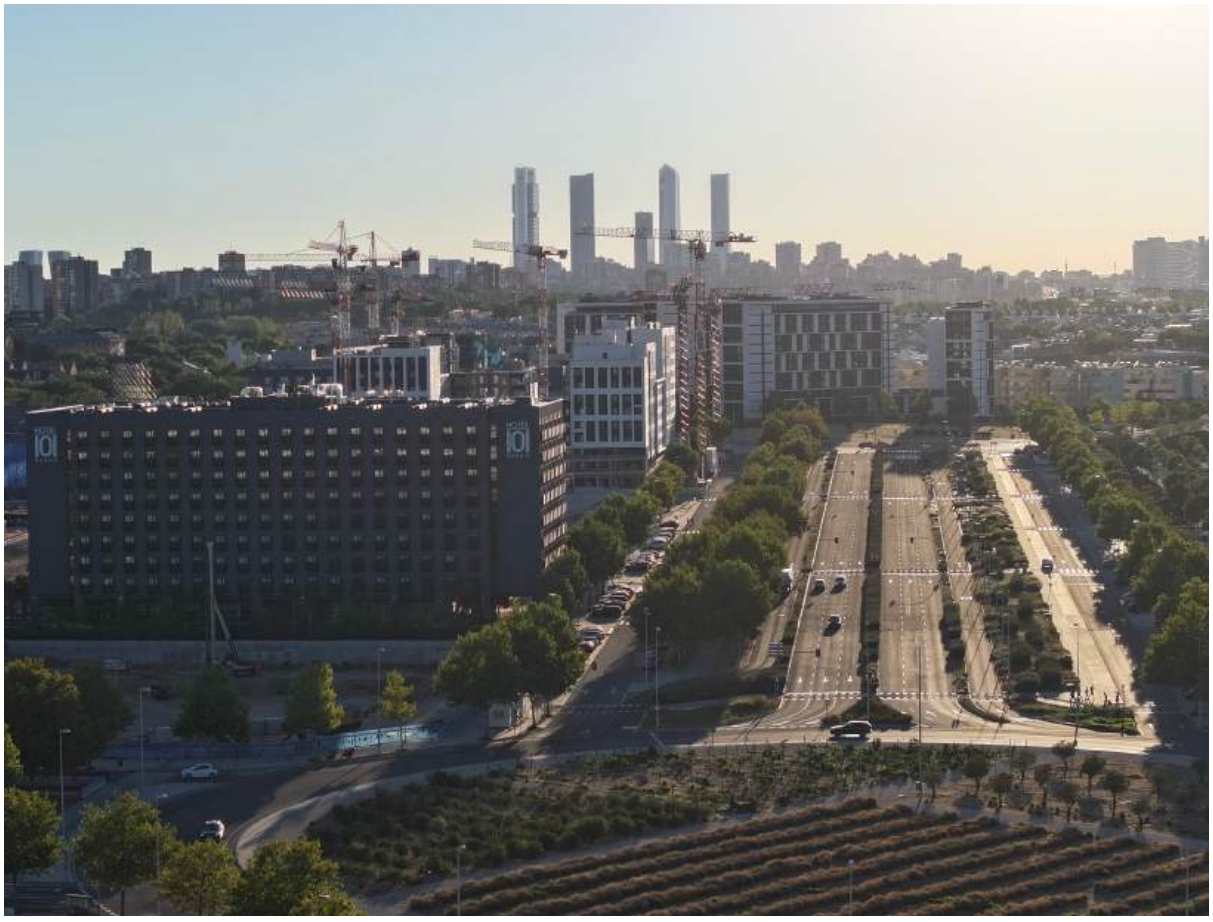
- Monthly recurring revenue from October 2026 stays: €2,929,778 (approx. Php 209 Million a property record for any single month)
- Average occupancy: 97.41%
- Property size: 680 standardized HappyRooms

The Company believes these results reflect the effectiveness of Hotel101's globally standardized "HappyRoom" concept and tech-enabled operating platform in attracting demand. The high occupancy also benefits unit owners, who collectively receive 30% of monthly gross room revenues net of applicable taxes and statutory charges, distributed equally across all units and paid by the 16th day of the following month.

Hotel101-Madrid serves as the global prototype of the Hotel101 concept and primary operating springboard for the Company's international expansion. Located in the dynamic Valdebebas district, just minutes from Adolfo Suárez Madrid-Barajas International Airport and IFEMA, one of Europe's largest convention and exhibition centers, the 680-room property sits adjacent to the Real Madrid Sports City and the Formula 1 Spanish Grand Prix circuit, placing it at the heart of Madrid's premier sports and events zone.

Hotel101-Madrid has demonstrated strong international guest appeal, earning a 9.1 "Exceptional" rating based on more than 9,700 reviews across major online travel agencies as of October 31, 2026. Since opening in March 2026 through October 31, 2026, arrivals have been led by guests from Spain (39%), the United States (7%), Portugal (4%), China (3%), and Mexico (3%), reflecting strong appeal across multiple continents. Europe has accounted for nearly two-thirds of all arrivals (63.3%), followed by Latin America (16.1%), North America (8.5%), and Asia (6.2%). With guests from over 100 nationalities, including a growing number of Filipinos (0.55% of the more than 95,500 arrivals since opening in March 2026), Hotel101-Madrid has rapidly established itself as an international destination.

Management expects Hotel101-Madrid's performance to support the replication of the Hotel101 business model through joint ventures and, in the future, license agreements, advancing Hotel101 Global's long-term vision of developing one million standardized rooms across 100 countries and its aspiration to become one of the top hotel brands globally.





Latest Photo of 680-room Hotel101-Madrid in Valdebebas, Madrid, Spain

F9MOS 2026 Financial Highlights

For the first time in its corporate history - DoubleDragon Corporation's core revenue in the first 9 months of 2026 reaches ₱20.78 Billion pesos.This Total Revenues comprised of pure 100% core revenues (with zero revaluation gains)

For the first time DD's Foreign Currency revenues contributed majority or 59.03% of its quarterly total Core Revenues as the global expansion of its novel and unique Hotel101 prop-tech business model began to gain significant momentum in various countries

DD's subsidiary Hotel101 Global made a significant leap forward after it has opened its fully sold out perfected global prototype in Madrid Spain with 680 operating rooms

Hotel101 Global's business model generates revenues and income twice, firstly from sale of units, and secondly generates recurring revenues from hotel operations

DoubleDragon Corporation is expected to become one of the major US Dollar currency inflow generator to the Philippine economy

DD's core revenues both in the Philippines and Overseas continue to jump up after many years that the DD team have passionately planted and diligently nurtured the right hard assets in the right places, and by carefully innovating the nuts and bolts of its business lines in the past several years, and the durable trees now positioned in the Philippines and abroad are now starting to produce recurring valuable fruits

DoubleDragon's Core Net Income for the first nine months of 2026 increased by 253.59% year-on-year to ₱3.91 Billion

Notably, DoubleDragon continues to demonstrate a significant acceleration in its core operating performance, with the Company's third-quarter results reflecting a substantial increase in revenues and earnings. This marks a significant milestone in the Company's continuing transition towards recurring and core operating revenues in the Philippine operations and globally

As of September 30, 2026, DoubleDragon's Total Assets reached ₱256.82 Billion, increasing by ₱31.56 Billion from ₱225.26 Billion as of December 31, 2025

Total Equity reached ₱107.02 Billion as of September 30, 2026, increasing by ₱5.41 Billion from year-end 2025

**Worth noting too that DoubleDragon is
one of the - if not the only listed investment holding company with business in the property sector that do not have any ongoing residential condominium project under development in its portfolio. DD also do not have any exposure to the large BPO locators**

**DoubleDragon's Consolidated Revenues for the first nine months of 2026 reaches ₱20.78 Billion, about double or 98.76% higher than
the same period last year**

DoubleDragon's Core Revenues for the first 9 months of 2026 reaches ₱20.78 Billion, increasing by 143.65% versus the same period last year

DoubleDragon's Net Income for the third quarter of 2026 reaches ₱1.13 Billion, increasing more than 6 folds from ₱183.67 Million in the same period last year

This strategy aligns with Hotel101 Global's disciplined, asset-light, prop tech hospitality model and supports the Company's ultimate vision of developing one million standardized rooms across more than 100 countries, with the goal of becoming the world's largest single-brand hotel chain

DD has generated significant increase in its core revenues and core income, and DD expects an even higher jump in its core revenues by the second half of this year 2026, driven by the continued generation of core revenues from its leasing portfolios, new mall openings, new warehouses, new office tenants, new MerryMart supermarkets and mainly from the expected new unit sales from Hotel101 projects in the Philippines and from several countries overseas

DoubleDragon Group continues to tap various capital initiatives to further strengthen its balance sheet and boost its overall progress towards its 2035 Vision

To date, DoubleDragon is the first and only Filipino company that has a subsidiary listed on the U.S. NASDAQ Stock Exchange, enabling DoubleDragon to gain access to the deep capital markets in the United States or its pipeline of equity and capital raises

DoubleDragon believes that gone are the days when Philippine companies bring in foreign brands and concepts to the Philippines or copying what works abroad to the Philippine market, but rather developing a truly unique and differentiated branded business models in the Philippines and then export it to the rest of the world would have a far larger and lasting positive impact to the Philippine economy

The DoubleDragon team is committed to put in the necessary hard work, entrepreneurial grit and perseverance towards this vision and eventually aims to make Hotel101 a truly global brand operating in various jurisdictions worldwide, and eventually bring a pinch of pride and honor to our fellow Filipino countrymen

Given this trajectory, DoubleDragon Corporation is expected to achieve its ₱500 Billion Total Core Revenue goal ahead of time before its 2035 target

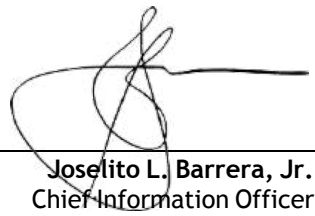
The foregoing disclosure contains forward looking statements that are based on certain assumptions of Management and are subject to risks and opportunities or unforeseen events. Actual results could differ materially from those contemplated in the relevant forward looking statement and DoubleDragon gives no assurance that such forward-looking statements will prove to be correct or that such intentions will not change. This Press Release discloses important factors that could cause actual results to differ materially from DoubleDragon's expectations. All subsequent written and oral forward-looking statements attributable to the Company or persons acting on behalf of the Company are expressly qualified in their entirety by the above cautionary statements.

SIGNATURES

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.

DoubleDragon Corporation
Issuer

November 2, 2026
Date



Joselito L. Barrera, Jr.
Chief Information Officer