COVER SHEET

A	S	0	9	4	-	0	0	0	0	8	8

SEC Registration Number

S	M		P	R	I	M	E		H	O	L	D	I	N	G	S	,		I	N	C	.		A	N	D		S	U
B	S	I	D	I	A	R	I	E	S																				

(Company's Full Name)

7	/	F		M	O	A		S	q	u	a	r	e	,		S	e	a	s	h	e	l	l		L	a	n	e	
c	o	r	.		C	o	r	a	l		W	a	y	,		M	a	l	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	
1	-	A	,		P	a	s	a	y		C	i	t	y	,		M	e	t	r	o		M	a	n	i	l	a	,	
P	h	i	l	i	p	p	i	n	e	s																			

Mr. John Nai Peng C. Ong

(Contact Person)

8831-1000

(Company Telephone Number)

1	1

Month

1	9

Day

(Calendar Period)

1	7	-	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. **November 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	**28,429,129,294**
DEBT SECURITIES – RETAIL BOND	**127,896,480,000**

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

SM Offices Brings Grade A Corporate Office Development to Nuvali



Designed by international architecture firm Arquitectonica, NV Tower features a distinctive ship-prow silhouette with an outward cantilever, triangular massing that complements the adjacent mall, and expansive floor plates ranging from 2,300 to 2,500 square meters.

(November 19, 2026, Pasay City, Philippines) SM Offices, the commercial leasing arm of SM Prime Holdings, Inc. (SM Prime), is developing NV Tower, a 20-storey Grade A office building in Nuvali, Laguna, which is set to become Southern Luzon's first high-rise corporate office tower.

Designed by international architecture firm Arquitectonica, NV Tower features a distinctive ship-prow silhouette with an outward cantilever, triangular massing that complements the adjacent mall, and expansive floor plates ranging from 2,300 to 2,500 square meters.

NV Tower prioritizes workplace adaptability through a 4.2-meter floor-to-floor height, raised flooring, concealed ceiling systems, and a centrally positioned service core, complemented by twin main lobby entrances, a rooftop helipad, and a penthouse office.

SM Offices is also LEED Gold pre-certified and is pursuing PEZA accreditation to support tenants' sustainability commitments, improve operational efficiency and provide eligible businesses with access to fiscal and non-fiscal incentives.

"NV Tower responds to the growing demand for quality office spaces outside Metro Manila's traditional business districts. As more companies look to bring their operations closer to where their employees live, we want to give them the same standards of workplace quality, connectivity and convenience they would expect from an established business district," said Alexis Ortiga, vice president and business unit head at SM Offices.

NV Tower will include retail spaces from the lower ground to the second floor, with direct connection to the upcoming SM Nuvali Mall at the upper ground and second floors, providing tenants and employees with convenient access to shopping, dining and everyday essentials.

The broader SM Nuvali complex is also seeing continued investment in hospitality and commercial infrastructure, including the planned 204-room Park Inn by Radisson SM Nuvali and SMX Trade Hall SM Nuvali.

Together, these developments will expand the area's capacity to accommodate business travelers, corporate meetings, conferences and events, supporting the needs of companies establishing or expanding their operations in Southern Luzon.

###

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

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: November 19, 2026

JOHN NAI PENG ONG
Chief Finance Officer & Corporate Information Officer