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 20, 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

Hotel101 Global Enters Johor Bahru Malaysia

Hotel101-Johor Bahru With Approx. 606 Rooms Is Expected To Be The Largest Hotel By Room Count In Johor Bahru, Malaysia

Located At A Prime Site Around 2 Minutes Drive To The Johor Bahru-Singapore RTS Train Link

The New RTS Train From Singapore-Johor-Singapore Slated To Enter Service This Coming February 2027 Will Take Only Around 5 Minutes Train Ride From Singapore To Johor And Vice Versa

DoubleDragon Corporation Continues To Propel Its Foreign Currency And US Dollar Revenue Generation From The Export Of Its Novel Asset-Light Hotel101 Brand And Platform

Today, November 20, 2026: Hotel101 Global signs definitive binding agreements for the development of Hotel101-Johor Bahru, Malaysia.

Hotel101-Johor Bahru is set to have approx. 606 rooms on a 3,535 sqm site located on the corner of Jalan Tun Abdul Razak and the Johor Bahru Inner Ring Road, only around 2 minutes from the Bukit Chagar RTS Link Station, the key hub of the Johor Bahru-Singapore RTS Link.

Hotel101-Johor Bahru is expected to generate MYR275.73 million (US$66.78 million) in sales revenues.

The operating Hotel101 in the Philippines and in Madrid Spain currently operates at very high occupancy levels. The upcoming opening this coming December 2026 of the 482-room Hotel101 in Niseko which is set to become the largest hotel in Niseko, Hokkaido Japan is also expected to operate at very high occupancy levels.

Johor Bahru is reported to have seen roughly 430,000-450,000 daily cross-border travellers, or more than 140 million a year, creating a constant stream of short stay guests in Johor Bahru Malaysia.

Hotel101-Johor Bahru will be an addition to the existing branded hotels now operating in Johor Bahru such as Sheraton Hotel, Hyatt, Holiday Inn, Novotel and Double Tree by Hilton.



Hotel101 Global Team ensures all its projects via direct developments, joint ventures and licensings to local developers in various countries worldwide are in prime and strategic locations

In photo at the Hotel101-Johor Bahru site set to become the largest hotel in room count in the whole of Johor Bahru Malaysia is Hotel101 Global Founder Edgar Injap Sia II with Hotel101 Global CEO Hannah Yulo-Luccini, Hotel101 Global Chief Development Officer Catherine Chan



(Satellite Location Map of the Hotel101-Johor Bahru location)

TODAY, NOVEMBER 20, 2026 — Hotel101 Global Holdings Corp. (NASDAQ Ticker: HBNB) ("Hotel101" or "Hotel101 Global"), a leading asset-light, prop-tech hospitality platform pioneering a globally standardized "condotel" business model, listed on the Nasdaq Stock Exchange and a subsidiary of Philippine-listed DoubleDragon Corporation (PSE Ticker: DD), announces the signing of definitive binding agreements for the development of an approximately 606-room Hotel101-Johor Bahru, Malaysia.

The project situated at the Flagship A of Johor-Singapore Special Economic Zone (JS-SEZ). JS-SEZ is a cross-border economic partnership between Malaysia and Singapore, established via bilateral agreement in January 2025, that pairs Johor's land, resources, and cost-competitive manufacturing capacity with Singapore's capital, financial services, and global connectivity. Spanning roughly 3,500 square kilometers across southern Johor with flagship zones and promoted sectors ranging from digital economy, manufacturing, and logistics to green energy and services, the zone offers tailored incentives, streamlined approvals, and improved cross-border movement to attract high-value investment and create skilled jobs.

The hotel, to be named Hotel101-Johor Bahru, is planned to occupy a prime site on the corner of Jalan Tun Abdul Razak and the Johor Bahru Inner Ring Road in the heart of Johor Bahru's central business district. This strategic position is expected to offer guests excellent connectivity, sitting only around two minutes from the Bukit Chagar RTS Link Station—the key Malaysian hub of the Johor Bahru-Singapore RTS Link that is expected to connect directly to Woodlands North in Singapore in around five minutes. The area has rapidly emerged as one of Johor's key growth districts, known for its modern infrastructure, improving transport links, and strong mix of residential, commercial, and tourism developments, while sitting at the centre of one of the world's busiest land border crossings.

Key Location Advantages:

• **Prime Jalan Tun Abdul Razak Position**: Located at the corner of Jalan Tun Abdul Razak and the Johor Bahru Inner Ring Road with direct access to the city's main arterial routes. Upon completion, guests are expected to benefit from outstanding road connectivity and proximity to the upcoming RTS Link.

• **Proximity to Major Attractions and Connectivity**: Situated within the Johor Bahru CBD that is expected to be served by the upcoming RTS Link, JB Sentral, major shopping malls, and the wider cross-border market. The site is expected to offer a balance of modern urban development and strong cross-border demand, with easy access to key commercial amenities, residential communities, and the reported 430,000–450,000 daily travellers moving between Malaysia and Singapore.

When completed, Hotel101-Johor Bahru is expected to generate approximately MYR275.73 million (US$66.78 million) in sales revenue once fully sold and is expected to be the largest hotel by room count in Johor Bahru, Malaysia, forming part of Hotel101 Global's global expansion strategy.

Hotel101-Johor Bahru is expected to offer 4-star amenities at affordable prices, including a ballroom, ample meeting spaces, and a conference center tailored for business events. Consistent with Hotel101's offerings across its locations globally, guests are expected to enjoy modern rooms, 24/7 reception, all-day dining, swimming pools, a full-size gym, a business center, children's playground, ample parking, luggage storage, and other amenities.





(Aerial views of the Hotel101-Johor Bahru location)

About Hotel101-Global and DoubleDragon Corporation

DoubleDragon Corporation happens to be one of the very few companies that has not only positioned its diversified portfolio of hard assets spread out across the Philippines, but it also happens to be one of the very few companies that has organically developed a novel asset-light concept and highly unique business model in Hotel101 (HBnB) that is exportable to other continents globally.

The domestic and international expansion of Hotel101 are geared towards Hotel101 Global's Vision of 1 million uniform Hotel101 rooms in 100 Countries mainly thru the licensing of its unique and novel HBNB business model that provides longterm recurring revenue stream.

The operating Hotel101 in the Philippines and in Madrid Spain currently operates at very high occupancy levels. The upcoming opening this coming December 2026 of the 482-room Hotel101 in Niseko which is set to become the largest hotel in Niseko, Hokkaido Japan is also expected to operate at very high occupancy levels.

Hotel101 Global since March 2026 has started to generate recurring revenues from hotel operations in its newly opened 680-room Hotel101-Madrid in Spain, to be followed by recurring revenue generation in Japanese Yen currency from the 482-room Hotel101-Niseko in Hokkaido Japan set to open on December 2026.

This year 2026 will be the year with the highest number of room openings in one year. A total of additional 2,229 hotel rooms: 680-room Hotel101-Madrid, Spain, 519-room Hotel101-Davao, 548-room Hotel101-Cebu and 482-room Hotel101-Niseko Hokkaido Japan.

2026 is set to be the year with DoubleDragon to start generating high volume of recurring revenues from its portfolio of provincial community mall leasing, industrial warehouse leasing, office leasing and its hospitality portfolio in the Philippines and overseas.

The global expansion of Hotel101 is expected to eventually become one of the major US Dollar inflow generators to the Philippine economy. Hotel101 in 2025 made history as the first ever Filipino company that has a subsidiary listed in the U.S. Nasdaq and this year 2026 made another history as the first ever Filipino hotel chain brand to operate overseas. DD’s Total Assets currently stands at ₱256.82 Billion Pesos.

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.

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 stand ardized 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 sh eet 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

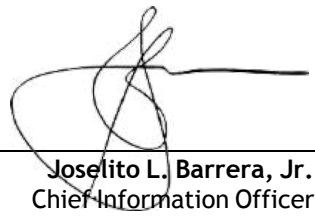
The foregoing disclosure contains forward looking statements that are based on certain assumptions of Management and are subject to risks and opportunities or unforeseen events. Actual results could differ materially from those contemplated in the relevant forward looking statement and DoubleDragon gives 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 20, 2026
Date



Joselito L. Barrera, Jr.
Chief Information Officer