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SEC Registration Number

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(Company's Full Name)

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Mr. John Nai Peng C. Ong

(Contact Person)

8831-1000

(Company Telephone Number)

1	1

Month

2	6

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 No. of Stockholders

Total Amount of Borrowings

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 26, 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.**

PRESS RELEASE

SM Prime Unveils a New Retail Concept at SM Nuvali



Set to open in time for the holidays, SM Nuvali draws inspiration from the broader estate's lush, nature-oriented setting.

(November 26, 2026, Pasay City, Philippines) SM Prime Holdings, Inc. (SM Prime) is bringing a fresh perspective to the retail experience with the upcoming SM Nuvali, a new-generation mall that integrates nature, architecture and lifestyle to create a more engaging environment for shopping and leisure.

Set to open in time for the holidays, SM Nuvali draws inspiration from the broader estate's lush, nature-oriented setting. The property design features long, horizontal lines, expansive glass façades and warm, earth-toned finishes, complemented by landscaped walls, planted terraces and greenery integrated into the building's exterior.

A prominent glass structure rises above the mall's low-profile form, while a sweeping entrance canopy creates a distinctive arrival experience. The combination of natural textures, glass and greenery softens SM Nuvali's modern lines and creates a strong visual connection between its indoor spaces and the surrounding landscape. Architectonica, an internationally recognized Miami-based architectural firm, created the master design and concept architecture.



At the heart of the 229,000-square-meter development is a one-hectare indoor garden, designed to bring the outdoor experience into a climate-controlled environment. Natural daylight enters through an expansive ETFE skylight, a lightweight, highly transparent material that lets in sunlight while helping manage heat.

The design also uses glass walls, skylights and terraced outdoor spaces to create a more seamless transition between indoor and outdoor areas. Rather than relying on a rigid, enclosed mall layout, SM Nuvali uses low-rise forms, open sightlines and landscaped spaces that complement the surrounding landscape.

These elements extend into the mall's visitor experience. Food and dining areas connect with outdoor promenades while the SM Game Park is integrated with the Food Hall to create a space for dining, play and social interaction. Elevated pedestrian walkways will also connect SM Nuvali with other developments within the estate, including Park Inn by Radisson SM Nuvali and the SMX Trade Hall SM Nuvali.

"SM Nuvali reflects our approach to creating destinations that are responsive to their surroundings and meaningful to the communities they serve. By bringing together nature, open spaces and everyday experiences, we hope to create a mall that people will not only visit for their needs but also enjoy as a place to spend time, connect and experience something new," said Steven T. Tan, President of SM Supermalls.

Sustainability is also integrated into the development through features such as rooftop solar panels, rainwater harvesting, greywater treatment and 24 EV charging stations, supporting SM Prime's commitment to more sustainable developments.

With its nature-inspired architecture and integrated lifestyle spaces, SM Nuvali brings a fresh take on the modern mall, creating a destination where retail, leisure and the natural environment come together.

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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

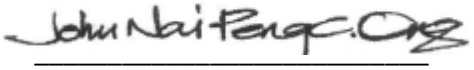
This document may contain forward-looking statements and forward-looking information that are subject to significant risks and uncertainties including, without limitation, statements relating to known and unknown risks; uncertainties and other factors that may cause our actual results, performance or 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 26, 2026



JOHN NAI PENG ONG
Chief Finance Officer & Corporate Information Officer