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 27, 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

Today; Hotel101 enters the most populous country in the world - India

Hotel101-Hyderabad with approx. 625 rooms is expected to be the largest hotel by room count in the whole of Hyderabad, India

Located at a prime site on the top 7 floors of The Harvest Building In Kokapet, Hyderabad's premium neighborhood near the financial district and Hitec City

Hotel101-Hyderabad will occupy the top seven floors of The Harvest Building In Kokapet, near Hyderabad's Financial District And Hitec City; The 36-Storey The Harvest Building is under construction and expected to be completed In 2029

DoubleDragon's Hotel101 as of yesterday - November 26, 2026 in Niseko, Hokkaido Japan is now 100% Sold-Out, all 482 units now fully Sold ahead of the opening on December 20, 2026

Hotel101-Niseko Japan now accepts bookings and is the largest hotel in room count in the whole of Kutchan, Hirafu, Niseko, Hokkaido, Japan

The operating Hotel101 in the Philippines and overseas are now operating at high room occupancy

DoubleDragon expects its subsidiary Hotel101 to become a major US Dollar inflow generator to the Philippine economy

Hotel101's novel business model generates revenues and income twice, first from the pre-selling of standardized real estate units during construction phase, and then generates recurring revenues and income from hotel operations after completion

Today, November 27, 2026: Hotel101 Global signs definitive binding agreements for the development of Hotel101-Hyderabad, India.

Hotel101-Hyderabad is set to have approx. 625 rooms occupying the top 7 floors of The Harvest Building in Kokapet, Hyderabad's premium neighborhood in Hyderabad's western corridor near the Financial District and HITEC City.

Hotel101-Hyderabad is expected to have a project value of approx. ₹5.95 billion (US$64.4 million).

Hyderabad is often referred to as India's tech capital and is one of its fastest-growing technology and business hubs, with major IT companies such as Microsoft, Amazon, and Infosys contributing to demand for quality accommodations.

Some of the branded hotels currently operating near Kokapet and the Financial District include the Hyatt, Sheraton, Fairfield by Marriott and Westin.

In photo below; Injap Sia (Hotel101 Global Founder) at the Hotel101 site in Hyderabad India





Perspective of Hotel101-Hyderabad, India, which is set to have approx. 625 rooms occupying the top 7 floors of The Harvest Building



In photo at the Signing Ceremony in Hyderabad India was led by: Hotel101 Global Founder Mr. Edgar "Injap" Sia II and CEO Ms. Hannah Yulo-Luccini together with Pooja Crafted Homes (PCH) Founder Showri Reddy Duggimpudi

SINGAPORE, NOVEMBER 27, 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 joint venture development of an approx. 625-room Hotel101 in Kokapet, Hyderabad, India. This expansion marks a significant milestone in the company's global growth strategy, bringing its novel, globally standardized "condotel" business model to one of India's fastest-growing technology and business hubs.

The joint venture partner for Hotel101-Hyderabad is Pooja Crafted Homes ("PCH"), a Hyderabad-based developer founded in 2001 that has developed residential and commercial projects totaling more than 5.5 million square feet. Introduced and facilitated by CBRE India, the partnership pairs PCH's local development experience with Hotel101 Global's platform. PCH is also developing one of Hyderabad's first luxury mixed-use developments that may include a JW Marriott-branded hotel and branded residences.

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

Hotel101-Hyderabad is planned to occupy the top 7 floors of The Harvest Building, a premium Grade-A commercial development in Kokapet. This strategic high-rise positioning is expected to offer guests breathtaking panoramic views of the surrounding landscape, including Kokapet Lake and the vibrant western corridor skyline. Kokapet has rapidly emerged as one of Hyderabad's premier luxury and investment destinations, known for its modern infrastructure, upscale developments, and seamless blend of residential, commercial, and recreational spaces.

Key Location Advantages:

- **Prime Western Corridor Position:** Located in Kokapet, directly adjacent to the Financial District and just minutes from Gachibowli and HITEC City. Upon completion, guests are expected to benefit from excellent connectivity via the Outer Ring Road ("ORR"), upcoming metro expansions, and proximity to major IT hubs housing global companies like Microsoft, Amazon, and Infosys.
- **Proximity to Business and Employment Hubs:** Ideal for business travelers and corporate guests, with immediate access to Hyderabad's booming Financial District, IT parks, and commercial centers. Hotel101 Global believes the area's strong job market and high demand for quality accommodation drive consistent occupancy potential.
- **Lifestyle and Leisure Appeal:** Surrounded by modern amenities including premium malls (such as Kokapet One), restaurants, green spaces, and natural attractions like Khajaguda Hills. The location is expected to offer the balance of urban convenience and serene surroundings, providing leisure travelers with easy access to Hyderabad's renowned heritage sites, including Charminar and Golconda Fort, along with its dynamic cultural attractions.
- **Investment and Growth Potential:** Kokapet is one of Hyderabad's most active real estate markets, benefiting from gated communities, world-class infrastructure, high rental demand, and strong appreciation driven by IT sector growth and premium developments.

When completed, Hotel101-Hyderabad is expected to have a project value of approx. ₹5.95 billion (US$64.4 million) and is expected to be the largest hotel by room count in Hyderabad, India, forming part of Hotel101 Global's global expansion strategy.

Hotel101-Hyderabad is expected to offer 4-star amenities at affordable prices, featuring breathtaking views from its elevated floors, swimming pools, all-day dining, a modern fitness center, function rooms, a business center, a convenience store, and approx. 625 signature HappyRooms. Consistent with Hotel101's offerings across its locations globally, guests are expected to enjoy modern, tech-enabled rooms, 24/7 reception, and a range of lifestyle amenities tailored for both business and leisure travelers.

The development forms part of Hotel101 Global's global expansion strategy through joint ventures with local partners and is subject to customary governmental, regulatory, corporate and other approvals.

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.

As of November 26, 2026, Hotel101 in Niseko Hokkaido JAPAN is now 100% Sold-Out! All 482 units now fully SOLD (please see info below)

