

COVER SHEET

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SEC Registration Number

[illegible]

(Company's Full Name)

[illegible]

Mr. John Nai Peng C. Ong

(Contact Person)

8831-1000

(Company Telephone Number)

0	7
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Month

0	4
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Day

(Calendar Period)

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(Form Type)

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Month

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Day

(Annual Meeting)

(Secondary License Type, If Applicable)

Dept. Requiring this Doc.

Amended Articles Number/Section

Total No. of Stockholders

Domestic

Foreign

To be accomplished by SEC Personnel concerned

[illegible]

File Number

LCU

[illegible]

Document ID

Cashier

STAMPS

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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. July 04, 2025
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	28,871,122,694
DEBT SECURITIES – RETAIL BOND	141,458,500,000
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11. Indicate the item numbers reported herein: ITEM # 9, LETTER B.



PRESS RELEASE

SM Prime Expands Tagaytay Highlands Midlands West District with P685M Trealva Set for Turnover in Q2 2026

Pasay City, Philippines [July 4, 2025] – Highlands Prime, Inc., (HPI) a subsidiary of SM Prime Holdings, Inc. (SM Prime), is eyeing to turnover its P685 million residential development, the Trealva at Midlands West, in the second quarter of 2026.

Midlands West is envisioned as a future-ready, interconnected to nature district built on four concept pillars such as eco-centric, healthy, sustainable and mountain resort living.

Meanwhile, Trealva is now 72 percent complete, advancing the company's strategy to expand high-value mountain resort living in the South of Metro Manila. Forty percent of the area is dedicated to open spaces, with eco-friendly features such as microclimatic landscape design, rain gardens, permeable paving and natural lighting design. The gated community also includes 24-hour security, underground utilities and thoughtfully designed infrastructure for long-term livability.

It covers 19.9 hectares within the 382-hectare Midlands West. Lot sizes range from 274 to 804 square meters, and prices vary from P9.8 million to P40.7 million, including VAT. For a limited time, HPI is offering cash discounts, flexible payment plans and incentives for repeat buyers.

"Trealva sets the tone for Midlands West and reinforces our commitment to building exceptional communities that stand the test of time," said Mary Eleanor Mendoza, Senior Vice President and Head of HPI.

Just 1.5 hours from Metro Manila via Aguinaldo Highway, CAVITEX, or SLEX, Trealva offers a convenient escape from city life. It is close to key destinations including Tagaytay Highlands Country Club (6 km), the Midlands Clubhouse (1 km) and Madre de Dios Chapel (2 km), with access to nearby medical and educational institutions.

Trealva's communal spaces are designed to encourage wellness, connection and inclusivity. These include a modern clubhouse with adult and kiddie pools, a scenic view deck and expansive green areas. Signature features such as the Eco-Park and Nurture Park offer jogging paths, bike trails and a rain garden, inviting residents to reconnect with nature.

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For further information, please contact:

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Chief Finance Officer

SM Prime Holdings, Inc.

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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: July 04, 2025

A handwritten signature in black ink, appearing to read "John Nai Peng Ong", written over a horizontal line.

JOHN NAI PENG ONG

Chief Finance Officer & Corporate Information Officer