

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. Date of Report (Date of earliest event reported)
Nov 22, 2021
2. SEC Identification Number
167423
3. BIR Tax Identification No.
000-477-103
4. Exact name of issuer as specified in its charter
MEGAWORLD CORPORATION
5. Province, country or other jurisdiction of incorporation
Metro Manila
6. Industry Classification Code(SEC Use Only)
7. Address of principal office
30th Floor, Alliance Global Tower, 36th Street cor. 11th Avenue, Uptown Bonifacio,
Taguig City
Postal Code
1634
8. Issuer's telephone number, including area code
(632) 8894-6300/6400
9. Former name or former address, if changed since last report
N/A
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	31,861,269,872
Preferred	6,000,000,000

11. Indicate the item numbers reported herein
Item 9(b)

The Exchange does not warrant and holds no responsibility for the veracity of the facts and representations contained in all corporate disclosures, including financial reports. All data contained herein are prepared and submitted by the disclosing party to the Exchange, and are disseminated solely for purposes of information. Any questions on the data contained herein should be addressed directly to the Corporate Information Officer of the disclosing party.



MEGAWORLD

Megaworld Corporation MEG

PSE Disclosure Form 4-31 - Press Release
*References: SRC Rule 17 (SEC Form 17-C)
Section 4.4 of the Revised Disclosure Rules*

Subject of the Disclosure

Press Release: "MEGAWORLD TO DEVELOP P6-B SHOPHOUSE, COMMERCIAL DISTRICT INSIDE NORTHWIN GLOBAL CITY"

Background/Description of the Disclosure

Please see attached Press Release.

Other Relevant Information

None

Filed on behalf by:

Name	Anna Michelle Llovido
Designation	Corporate Secretary

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<u>Title of Each Class</u>	<u>Number of Shares of Stock Outstanding</u>
Common	31,861,269,872
Preferred	6,000,000,000
Total	37,861,269,872

10. **Item 9(b)**

Please see attached Press Release.

SIGNATURE

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.

MEGAWORLD CORPORATION
Issuer

By:



DR. FRANCISCO C. CANUTO
Senior Vice President and
Corporate Information Officer
November 22, 2021



MEGAWORLD

MEGAWORLD TO DEVELOP P6-B SHOPHOUSE, COMMERCIAL DISTRICT INSIDE NORTHWIN GLOBAL CITY

The 16-hectare Northwin Main Street will offer prime commercial and shophouse lots surrounded by parks and gardens for businesses, multinational companies

MANILA, Philippines, November 22, 2021 – Just a month after it announced its 28th township, the 85-hectare **Northwin Global City** in Marilao and Bocaue in Bulacan, Megaworld is developing around 16 hectares of land to become the township’s central business district (CBD), which will be aptly called the **Northwin Main Street**.

The **Northwin Main Street** will be masterplanned like New York City’s Fifth Avenue where corporate buildings, shophouses, hotels, and commercial towers abound while keeping the walkability of the district. It will offer 145 prime shophouse and commercial lots lined up in pedestrian-friendly streets surrounded with well-curated gardens and parks.

Shophouse lot sizes range from 250 square meters to 550 square meters while commercial lot sizes range from 450 square meters to 750 square meters.

Due for turnover in 2026, the company’s projected sales from this project will reach around P6-billion.

With designs inspired by French architecture, shophouses may be built up to three-storeys high for retail, food and beverage outlets such as cafes, restaurants and bars, boutique hotels, and even outpatient clinics. The topmost floor of shophouses may be used for residential or office purposes. Commercial buildings, on the other hand, may be built up to five-storeys high exclusively for commercial purposes only such as office or boutique hotels.

“Since the township is just conveniently located along the North Luzon Expressway (NLEX), and just 20 kilometers away from Metro Manila, this will be the nearest business district outside of the capital where companies and businesses can build their shops and offices. We also encourage entrepreneurs to become part of this global business district, which will soon be just 20 minutes away from the much-anticipated New Manila International Airport in Bulacan,” says Noli D. Hernandez, executive vice president for sales and marketing, Megaworld.

The **Northwin Main Street** will be carefully masterplanned for connectivity and mobility with promenades and walking parks to be integrated between blocks of the district. Around 44% of the district will be allocated for green and open spaces. Leading to the district are main roads and avenues that will be as wide as 30 meters or eight lanes for both sides.

One of the main stations of the Manila-Clark Railway project will also be located inside the township, offering convenient accessibility to the future workers and residents of **Northwin Global City**.

Positioned as Bulacan's global business district, the P98-billion township will also host residential condominiums, hotels, malls, mixed-use commercial buildings, educational institutions, and state-of-the-art office towers for BPOs and corporate headquarters.

It will also feature green innovations and sustainable 'iTownship' facilities such as storm water detention facility for flood prevention, fiber optic and underground cabling system for utilities, LED and solar-powered streetlights, sewage treatment plant, central material recovery facility for waste recycling, as well its own Intermodal Transport Terminal and biking network facilities. ###