

**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. **August 9, 2022**  
Date of Report
2. SEC Identification Number: **167423**    3. BIR Tax Identification No: **000-477-103**
4. **MEGAWORLD CORPORATION**  
Exact name of Issuer as specified in its charter
5. **Metro Manila**  
Province, Country or other jurisdiction of incorporation or organization
6. (SEC Use Only)  
Industry Classification Code
7. **30<sup>th</sup> Floor, Alliance Global Tower**  
**36<sup>th</sup> Street cor. 11<sup>th</sup> Avenue**  
**Uptown Bonifacio, Taguig City 1634**  
Address of principal office
8. **(632) 8894-6300/6400**  
Issuer's telephone number, including area code
9. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

<u>Title of Each Class</u>	<u>Number of Shares of Stock Outstanding</u>
<b>Common</b>	<b>31,530,993,872</b>
<b>Preferred</b>	<b>6,000,000,000</b>
<b>Total</b>	<b>37,530,993,872</b>

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

August 9, 2022



MEGAWORLD

## MEGAWORLD SUSTAINS GROWTH MOMENTUM AS 1H PROFIT SOARS 26% to P6.7B

*Residential, lifestyle mall, office, and hotel businesses register double digit growth during the first 6 months of 2022*

MANILA, Philippines, August 9, 2022 - Megaworld, the Philippines' biggest developer of integrated urban townships, achieved a net income of P6.7 billion during the first half of 2022, 26% higher than the P5.4 billion registered during the same period last year. Attributable net income also recorded an 18% increase to P5.9 billion in the first half of this year from P5.0 billion during the first six months of 2021.

Consolidated revenues for the first half of 2022 reached P27.5 billion, 23% higher from P22.4 billion during the same period the previous year.

The company's core business all registered double digit growth during the period, led by residential sales, mall and office rentals, and hotel operations.

"For the first time since the pandemic, we have achieved double digit growth across all business segments. This is a clear indication that we are on the right track in our goal to finally go back to the pre-pandemic levels of our core businesses," says Kevin L. Tan, chief strategy officer, Megaworld.

Megaworld's stellar performance in its residential segment remained to be the primary contributor to the sharp growth in the first half earnings as its real estate sales soared 26% to P17.0 billion in the first six months of the year compared to P13.5 billion during the same period last year. From January to June, the company has already injected approximately P21 billion worth of additional inventory into the market and has generated around P51 billion in reservation sales, reflecting a 38% increase from year-ago level.

The company's surging rental income also continued to drive Megaworld's earnings for the period by growing 19% to P7.5 billion during the first six months of the year compared to P6.3 billion during the same period last year.

Rental income from **Megaworld Premier Offices** sustained its strong momentum in the second quarter, bringing its first half tally to P6.0 billion, reflecting a 15% improvement from last year. The BPO sector continued to grow in spite of the pandemic, enabling **Megaworld Premier Offices** to maintain a higher than industry occupancy rate of 91%.

Meanwhile, **Megaworld Lifestyle Malls** registered improved performance as more retail partners were allowed to restart operations, coupled with much-improved foot traffic in its

various mall properties across the country. Rental income from lifestyle malls grew 41% year-on-year to P1.5 billion during the first two quarters.

Likewise, **Megaworld Hotels & Resorts**, which currently operates 11 hotel properties with around 4,000 room keys in Metro Manila, Cebu, Boracay, Tagaytay, and Iloilo, posted 49% year-on-year growth in its hotel revenues to P1.1-billion. This was due to the consistent performance of its in-city hotels and the increase in leisure-related activities.

“We remain focused on our goals of expansion, with a slew of projects in our various townships that commit to our mission of nation-building. As the economy continues to recover, Megaworld maintains its positive outlook for the future as we build on the company’s consistent performance with an aim to go beyond our targets for the rest of year,” adds Tan.

To date, Megaworld has 28 master-planned integrated urban townships, integrated lifestyle communities, and lifestyle estates across the country, namely: Eastwood City in Libis, Quezon City, (18.5 hectares); Newport City in Pasay City (25 hectares); McKinley Hill (50 hectares), McKinley West (34.5 hectares), Uptown Bonifacio (15.4 hectares) and Forbes Town (5 hectares), all in Fort Bonifacio, Taguig City; Lucky Chinatown in Binondo, Manila (3 hectares); The Mactan Newtown in Lapu-Lapu City, Cebu (30 hectares); Iloilo Business Park in Mandurriao, Iloilo City (72 hectares); Sta. Barbara Heights in Sta. Barbara, Iloilo (173 hectares); Boracay Newcoast in Boracay Island (150 hectares); Twin Lakes in Alfonso, Batangas near Tagaytay (1,300 hectares); ArcoVia City in Pasig City (12.3 hectares); Southwoods City in the boundaries of Biñan, Laguna and Carmona, Cavite (561 hectares); Davao Park District in Lanang, Davao City (11 hectares); Alabang West in Las Piñas City (62 hectares); Eastland Heights in Antipolo, Rizal (640 hectares); Suntrust Ecotown in Tanza, Cavite (350 hectares); Maple Grove in General Trias, Cavite (140 hectares); The Hamptons Caliraya in Lumban-Cavinti, Laguna (300 hectares); The Upper East (34 hectares) in Bacolod City; Northhill Gateway (50 hectares) in the boundaries of Bacolod City and Talisay City in Negros Occidental; Capital Town Pampanga beside the Pampanga Provincial Capitol in the City of San Fernando (35.6-hectares); Westside City in the Entertainment City in Paranaque City (31 hectares); Empire East Highland City in Cainta, Rizal (24 hectares); Arden Botanical Estate in the boundaries of Trece Martires and Tanza, Cavite (251 hectares); Paragua Coastown in San Vicente, Palawan (462 hectares); and Northwin Global City in Marilao and Bocaue, Bulacan (85 hectares).

DISCLAIMER: This material contains certain “forward-looking statements”. These forward-looking statements can generally be identified by use of statements that include words or phrases such as Megaworld Corporation (Megaworld) or its management “believes”, “expects”, “anticipates”, “intends”, “plans”, “projects”, “foresees”, and other words or phrases of similar import. Similarly, statements that describe Megaworld’s objectives, plans, and goals are also forward-looking statements. All forward-looking statements are subject to certain risks and uncertainties that could cause actual results to differ materially from those contemplated by the relevant forward-looking statements. Nothing in this material is or should be relied upon as a promise or representation as to the future. The forward-looking statements included herein are made only as of the date of this material, and Megaworld undertakes no obligation to update such forward-looking statements publicly to reflect subsequent events or circumstances. The delivery of this material shall not, under any circumstance, create any implication that the information contained or referred to in this material is accurate as of any time subsequent to the date hereof.

# 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

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Aug 9, 2022
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167423
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000-477-103
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Taguig City  
Postal Code  
1634
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(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	31,530,993,872
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 SUSTAINS GROWTH MOMENTUM AS 1H PROFIT SOARS 26% to P6.7B

### Background/Description of the Disclosure

Please see attached Press Release.

### Other Relevant Information

None

### Filed on behalf by:

<b>Name</b>	Jamie Katrina Chan
<b>Designation</b>	Senior Manager II