

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 15, 2022
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, Philippines
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	31,498,610,872
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 LAUNCHES FIRST RESIDENTIAL DEVELOPMENT AT NORTHWIN GLOBAL CITY IN BULACAN

Background/Description of the Disclosure

Please see attached Press Release.

Other Relevant Information

None

Filed on behalf by:

Name	Jamie Katrina Chan
Designation	Senior Manager II

**SECURITIES AND EXCHANGE COMMISSION
SEC FORM 17-C (AS AMENDED)
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1. **November 15, 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, Philippines**
Province, Country or other jurisdiction of incorporation or organization

6. (SEC Use Only)
Industry Classification Code

7. **30th Floor, Alliance Global Tower
36th Street cor. 11th 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>
Common	31,498,610,872
Preferred	6,000,000,000
Total	37,498,610,872

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 15, 2022



MEGAWORLD LAUNCHES FIRST RESIDENTIAL DEVELOPMENT AT NORTHWIN GLOBAL CITY IN BULACAN

The 23-storey 9 Central Park will offer 478 'smart home' units worth P2.2-billion

MANILA, Philippines, November 15, 2022 – Township developer Megaworld Corporation (“Megaworld”) is launching its first-ever residential condominium development inside its 85-hectare Northwin Global City township in the municipalities of Marilao and Bocaue in Bulacan.

Standing 23-storeys high, **9 Central Park** will offer 478 units ranging from Studio (up to 35.5 square meters), One Bedroom (up to 59 square meters), and Two Bedroom (up to 100 square meters). Additionally, a few units that are linked together and offer bigger spaces called TwinFlex units will also be offered as part of this residential development. These range from TwinFlex Two Bedroom with Studio (up to 127.5 square meters), TwinFlex Two Bedroom with Deck (up to 111.5 square meters), to TwinFlex Three Bedroom with Deck (up to 139.5 square meters).

All units come with balconies and bay windows, which may function as an extension of the living area, a rest area, or a stand-alone workstation. The deck, meanwhile, can be used as a spacious outdoor activity area, where residents can host their guests for private gatherings and other celebrations.

“Our first residential development inside Northwin Global City signals our commitment to build a complete array of offerings inside this new ‘global city’ of Bulacan. We look forward to this expansive township taking shape in the next few years,” says Noli D. Hernandez, Executive Vice President for Sales and Marketing, Megaworld.

The facade of 9 Central Park features French industrial architecture inspired by Greenwich West in New York City. Part of the building’s design is a ‘break’ made of floor-to-ceiling glass panels that cut through the middle of the entire building, giving it the illusion of having two separate towers. This provides the hallways abundant natural lighting during the day while giving it a distinct look that can be seen from the street below during the night as it will be illuminated by hallways lights.

9 Central Park will be packed with a host of lifestyle amenities at the second level, which includes a 25-meter lap pool with pool deck, children’s pool, pool lounge, an outdoor fitness area, an outdoor lounge and patio, a multi-use open space, a separate fitness center, and a daycare facility. It will also have a private lounge, function room, a dedicated co-working space, and an outdoor children’s play area.

All units at 9 Central Park will also come with a wireless smart home system, which gives residents the ease and convenience of controlling several features, including lighting and appliances, via a dedicated phone app.

The residential tower will also have two floors of basement-level parking integrated with a bike storage facility. It will also have several green and sustainable features, such as sky lounges in three different floors, occupancy sensors that control lighting in select areas to conserve energy, a rainwater harvesting and reuse facility, as well as its own material recovery facility.

9 Central Park will be strategically located just across the township's soon-to-rise central business district (CBD) called the Northwin Main Street and near the township's green plaza.

Megaworld expects to generate around P2.2-billion in sales for 9 Central Park, which is scheduled for turnover in 2027.

Last year, Megaworld announced Northwin Main Street, which will be master planned 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 by well-curated gardens and parks.

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.

Northwin Global City will also host one of the stations of the Manila-Clark Railway Project. Once completed, future residents, locators, and even visitors of the township will have the most convenient access to and from the Clark International Airport and the soon-to-rise New Manila International Airport (NMIA) in Bulacan. The township can also be easily accessed from the Ninoy Aquino International Airport (NAIA), the Makati Central Business District, and Bonifacio Global City via the Skyway 3 towards North Luzon Expressway (NLEX), which will only take around an hour during normal traffic. ### ###

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