

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)
Oct 25, 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	31,863,289,872
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'S OFFICE LEASES UP 12% DURING FIRST 9 MONTHS OF 2021"

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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7. **30th Floor, Alliance Global Tower
36th Street cor. 11th Avenue
Uptown Bonifacio, Taguig City 1634**
Address of principal office

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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	31,863,289,872
Preferred	6,000,000,000
Total	37,863,289,872

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
October 25, 2021



MEGAWORLD

MEGAWORLD'S OFFICE LEASES UP 12% DURING FIRST 9 MONTHS OF 2021

MANILA, Philippines, October 25, 2021 – Megaworld Premier Offices, the office leasing arm of township developer Megaworld, grew its office lease target by 12% during the first nine months of 2021 even amid the pandemic restrictions imposed during the period.

Office take-ups reached 214,000 square meters during the first three quarters, pulling away from the modest target of 191,000 square meters, which is what was achieved during the same period last year.

Thirty six percent (36%) of these leases were new deals mostly in Uptown Bonifacio, McKinley Hill, Southwoods City, and Davao Park District. Around 79% % of these new sign-ups are from the IT-BPM sector (Information Technology and Business Process Management).

Other new lease transactions were also recorded in Eastwood City, McKinley West, and The Mactan Newtown during the period.

The other 64% of the leases, on the other hand, were renewals mostly from BPO companies in Eastwood City, Uptown Bonifacio, McKinley West, McKinley Hill, and Iloilo Business Park.

“It is exciting to note that several tenants opted to retain their spaces, and even expanded during the pandemic. The demand still remains despite earlier speculations that the work-from-home arrangements will lead to massive vacancies,” says Roland Tiongson, first vice president, Megaworld Premier Offices, who is also the president of MREIT Fund Managers, Inc.

In Iloilo Business Park, for example, US-based BPO company Nearsol, renewed its almost 3,000 square meters of office space in Three Techno Place, but at the same time, took new spaces of around 2,000 square meters in the nearby Two Fintech Place.

In Southwoods City in Biñan, Laguna, another US-based BPO company Valor Global, Inc., took three floors of Southwoods BPO Tower 1 covering almost 8,000 square meters. At the same time, it also took another three floors of One Campus Place in McKinley Hill covering almost 6,400 square meters.

“With the eased restrictions and the re-opening of our borders for international travelers, we are optimistic that we will be able to achieve a better full-year performance of our office leasing business this year,” adds Tiongson.

Megaworld is the largest office landlord in the country with around 1.4-million square meters of leasable office space inventory according to the report released by Leechiu Property Consultants in June this year. It has PEZA-accredited office properties in its various integrated urban townships around the country such as Eastwood City in Quezon City; Uptown Bonifacio, McKinley Hill, and McKinley West in Taguig City; Iloilo Business Park in Iloilo City; Davao Park District in Lanang, Davao City; Southwoods City in Biñan, Laguna; The Mactan Newtown in Cebu; and Arcovia City in Pasig City.

Just this year, ten (10) office properties of Megaworld have been injected into its real estate investment trust (REIT) vehicle, MREIT, Inc., particularly from its three fastest-growing townships of Eastwood City, McKinley Hill, and Iloilo Business Park. The company also announced its plans to inject another 100,000 square meters of office assets into MREIT by end-2022.

Within the next 10 years, Megaworld is also building more office towers in new townships like The Upper East in Bacolod City; Maple Grove in General Trias, Cavite; Capital Town in San Fernando, Pampanga; and Northwin Global City in Marilao-Bocaue, Bulacan. ###