

# 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)  
May 4, 2023
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	31,183,251,872
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: ITALIAN-THEMED CONDO TO RISE IN MEGAWORLD'S ILOILO BUSINESS PARK

### Background/Description of the Disclosure

Property giant Megaworld Corporation is launching the 22-story Firenze, its ninth residential tower inside the 72-hectare Iloilo Business Park in Mandurriao, Iloilo. Please see attached Press Release.

### Other Relevant Information

None

### Filed on behalf by:

<b>Name</b>	Anna Michelle Llovido
<b>Designation</b>	Corporate Secretary

**SECURITIES AND EXCHANGE COMMISSION  
SEC FORM 17-C  
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1. **May 4, 2023**  
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. **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**  
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<u>Title of Each Class</u>	<u>Number of Shares of Stock Outstanding</u>
<b>Common</b>	<b>31,183,251,872</b>
<b>Preferred</b>	<b>6,000,000,000</b>
<b>Total</b>	<b>37,183,251,872</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  
May 4, 2023



MEGAWORLD

## ITALIAN-THEMED CONDO TO RISE IN MEGAWORLD'S ILOILO BUSINESS PARK

*Company's 9th residential tower to offer 415 'smart' units*

MANILA, Philippines, May 04, 2023 – Property giant Megaworld Corporation (“Megaworld”) is launching its ninth residential tower inside the 72-hectare Iloilo Business Park in Mandurriao, Iloilo.

Inspired by the Italian City of Florence, the 22-story Firenze will offer 415 ‘smart home’ units equipped with wireless smart home systems that residents can access and control remotely via a smartphone app.

This is the first residential tower in Iloilo Business Park that has Junior One Bedroom (up to 32 square meters) as the smallest unit layout. Other unit layouts include Junior One Bedroom with Balcony (up to 34 square meters), One Bedroom with Balcony (up to 48 square meters), Executive One Bedroom with Balcony (51 square meters), One Bedroom Loft (up to 57 square meters), One Bedroom Loft with Balcony (up to 60 square meters), Two Bedroom (62 square meters), Two Bedroom with Balcony (up to 81 square meters), Two Bedroom with Deck (up to 90 square meters), Three Bedroom Loft (108 square meters), and Three Bedroom Loft with Balcony (132 square meters).

Firenze will rise beside The Palladium at the northern portion of Megaworld Boulevard, just a short walk to and from Festive Walk Mall and Festive Walk Parade as well as the Iloilo Museum of Contemporary Art (ILOMOCA).

“We have chosen Florence as the inspiration of this new development because of its charm and interesting character that truly reflect what Iloilo Business Park has become through the years. This is the first time that we have a particular city as an inspiration for our condo in the township – not just Italian, but truly Florentine,” says Jennifer Palmares-Fong, first vice president for sales and marketing, Megaworld Visayas.

### **Classic Italian beauty and modern contemporary appeal**

Firenze is the Italian name for “Florence,” the capital city of the Tuscan region in Italy, which is famous for Renaissance art and architecture.

The façade of Firenze features classic-inspired Italian architecture, evidenced by the integration of columns, arches, decorative ironworks, and baluster railings to highlight symmetry and proportion in the design. The entire tower, on the other hand, reflects a modern contemporary look that blends perfectly with its classic and elegant design elements.

Inside, future residents will be welcomed to an airy gold and marble-accented lobby complemented by bold black-and-white floor tiles, which reflects a modern take on the well-loved traditional Roman design motif.

At the fifth level, residents will enjoy a host of top-notch amenities, highlighted by Italian-inspired outdoor adult and children's pool and pool deck surrounded by shrubs, vines, and medium-sized trees. There will also be an outdoor jacuzzi, symmetrical garden, pavilion, children's playground, and an outdoor fitness area as well as a function hall with its own dry pantry and preparation area, fitness center with yoga room, game room, private dining room, and daycare center.

Future residents will also enjoy their time relaxing with their families or friends at the outdoor lounge located on the 21<sup>st</sup> floor of the tower.

A variety of green and sustainability features will also be integrated into Firenze. These include low flow rate fixtures to promote water conservation, occupancy sensors in hallways that help conserve energy, high energy efficiency rating for major equipment, rainwater harvesting and reuse system, and its own material recovery facility.

Megaworld expects to generate P4-billion in sales from Firenze, which is scheduled for completion in 2028.

### **A vibrant and continuously growing address**

Prior to Firenze, Megaworld has already launched six residential developments inside Iloilo Business Park, namely One Madison (three towers), Lafayette Parksquare, The Palladium, Saint Honore, Saint Dominique, and The Pinnacle.

Aside from these residential offerings, the township has 11 office buildings offering around 182,000 square meters of leasable office spaces, of which three are still under construction.

The township also has two existing first-class business hotels: the 149-room Richmonde Hotel Iloilo, and the 326-room Courtyard by Marriott Iloilo.

These hotels are just beside the iconic Iloilo Convention Center, Festive Walk Mall, and the IBP Transport Hub.

Also rising soon inside Iloilo Business Park is the township's third hotel development, the 405-room Belmont Hotel Iloilo.

In 2018, Iloilo Business Park bested some of the best integrated urban developments in Asia to win the coveted "Best Township Development" award at the Asia Property Awards by PropertyGuru held in Bangkok, Thailand.

*Megaworld Corporation is the only Philippine real estate development company to earn a 'Hall of Fame' distinction as 'Best Developer' after winning the Outstanding Developer Award at the Property and Real Estate Excellence Award by FIABCI Philippines for three straight years (2015, 2016, and 2017). Megaworld was also named the 'Best Developer' at the prestigious Philippines Property Awards by PropertyGuru for three consecutive years (2016, 2017, and 2018). ###*

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.