

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)
Jul 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, Philippines
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	6,000,00,000

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 'SMART HOME' CONDO TOWER IN MANHATTAN GARDEN CITY

Background/Description of the Disclosure

Megaworld Corporation is launching its latest high-rise residential condominium development within the bustling Manhattan Garden City complex at Araneta City in Quezon City, the 39-story Laurent Park. To be completed in 2029, this new residential tower is expected to generate around P6.5 billion in sales.

Please see attached Press Release.

Other Relevant Information

None

Filed on behalf by:

Name	Anna Michelle Llovido
Designation	Corporate Secretary

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1. **July 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. **30th Floor, Alliance Global Tower
36th Street cor. 11th 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>
Common	31,183,251,872
Preferred	6,000,000,000
Total	37,183,251,872

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
July 4, 2023



MEGAWORLD

MEGAWORLD LAUNCHES 'SMART HOME' CONDO TOWER IN MANHATTAN GARDEN CITY

The 39-story Laurent Park will feature 796 units and is expected to generate P6.5 billion in sales

MANILA, Philippines, July 04, 2023 – Property giant Megaworld Corporation is launching its latest high-rise residential condominium development located within the bustling Manhattan Garden City complex in Cubao, Quezon City.

The 39-story Laurent Park, the third tower within the expansive Manhattan Garden complex inside the revitalized Araneta City, will offer 796 'smart home' units in varying types and sizes ranging from Studio (29 square meters), Studio with Balcony (up to 35.5 square meters), One Bedroom with Balcony (42 square meters), One Bedroom Loft with Lanai (up to 78 square meters), Executive One Bedroom with Balcony (up to 55 square meters), Two Bedroom with Balcony (64.5 square meters), and Three Bedroom Loft with lanai (132.5 square meters).

All units at Laurent Park will come with digital door locksets, as well as wireless smart home systems that can be accessed remotely using a dedicated phone app. This gives residents the ease and convenience of controlling several unit features, including lighting fixtures and other smart appliances in the living, kitchen, and dining areas as well as the bedroom.

“Laurent Park sits on a very strategic location as it will soon rise within Araneta City in Cubao, Quezon City, which is known now as the central transportation and mobility hub of Metro Manila. This will allow future residents to enjoy unparalleled convenience and seamless connections to different cities and provinces. In addition, this development is also surrounded by a variety of topnotch establishments and other must-experience locators within Araneta City, which only strengthens its position as the ultimate lifestyle address to experience it all,” says Eugene Lozano, first vice president for sales and marketing, Megaworld Manhattan Garden City.

A variety of elevated property feature

Future residents can access elevators going to their designated floors, as well as enter and exit the parking gates both at the podium and basement levels via RFID stickers. This is just among the upgraded features integrated into Laurent Park.

Inside, residents will be welcomed to a high-ceiling lobby characterized by modern and industrial contemporary design. Earth tones are highlighted throughout the space through the use of natural stones and porcelain tiles, complemented by a pop of colors from upbeat art pieces and a mixture of vibrant and refined furniture.

A host of top-notch amenities located at the 5th floor will also offer convenience and enjoyment to residents, including a loft-type co-working space and a dedicated play area for grownups that feature colorful canopies with benches and a giant chessboard, among others.

A total of six (6) thematic sky lounges located in various floors across the tower, including one that features a mini golf putting greens, will serve as convergence and relaxation areas for Laurent Park residents.

Among the amenities that will allow future residents to enjoy the outdoors include an adult pool and a children's pool that both feature their respective pool lounges, outdoor fitness area with energy-generating fitness equipment, yoga deck, children's playground, and a kiddie picnic area. Meanwhile, indoor amenities include a bi-level fitness center, children's day care, game room, and high-ceiling function room that can accommodate up to 50 people. Residents will also be able to access WiFi Internet across all amenity areas.

Sustainability and accessibility

A variety of green and sustainability features will also be integrated into Laurent Park. Aside from energy-generating outdoor fitness equipment, there will also be low flow rate fixtures to promote water conservation, occupancy sensors in hallways and parking floors that help conserve energy, LED lights for units and common areas, rainwater harvesting system, and its own materials recovery facility.

Megaworld expects to generate around P6.5 billion in sales from Laurent Park, which is scheduled for completion in 2029.

Getting from one part of the city to another from Laurent Park is truly a breeze as residents can easily access the different transport terminal just a short walk away, where Premium P2P buses, e-shuttle services that go around the entire district, and other modes of transportation going to and from neighboring cities and towns abound. Future residents will also enjoy convenient access to the University Belt and the business districts of Makati, Ortigas, and Fort Bonifacio, through the MRT-3 and LRT-2.

Also, just a few minutes away from Laurent Park are the Smart Araneta Coliseum, Farmers Market, New Frontier Theater, as well as hotels and other commercial outlets.

Laurent Park is the latest residential condominium development from Megaworld, 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). The company 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.