

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 5, 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: MEGAWORLD TO BUILD ITS FIRST BEACHSIDE RESIDENTIAL CONDO IN SAN VICENTE, PALAWAN

Background/Description of the Disclosure

Megaworld Corporation is launching its first beachside residential condominium development within its 462-hectare ecotourism township Paragua Coastown in San Vicente, Palawan, the 10-story Oceanfront Premier Residences. To be completed in 2028, Megaworld expects to generate around P2.3 billion in sales from this development.

Please see attached Press Release.

Other Relevant Information

None

Filed on behalf by:

Name	Anna Michelle Llovido
Designation	Corporate Secretary

**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. **July 5, 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**
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	31,183,251,872
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 5, 2023



MEGAWORLD

MEGAWORLD TO BUILD ITS FIRST BEACHSIDE RESIDENTIAL CONDO IN SAN VICENTE, PALAWAN

The 10-story Oceanfront Premier Residences will offer 189 'smart home' units featuring views of the sea and the lush mountains surrounding Megaworld's 462-hectare Paragua Coastown

MANILA, Philippines, July 05, 2023 – Property giant Megaworld is launching yet another milestone development within Paragua Coastown, its expansive 'ecotourism' township in San Vicente, Palawan.

The 10-story **Oceanfront Premier Residences** will offer 189 'smart home' units in varying types with sizes ranging from Studio with Balcony (32 square meters), Executive Studio (up to 42 square meters), Executive Studio with Balcony (up to 38, square meters), One Bedroom with Balcony (44 square meters), Executive One Bedroom with Balcony (up to 54 square meters), One Bedroom Premier Suite with Balcony (up to 71 square meters), Two Bedroom (64 square meters), Two Bedroom with Balcony (up to 71 square meters), and Two Bedroom Premier Suite with Balcony (up to 105.5 square meters).

"Our first-ever residential condominium development will rise just a minute's walk away from both the beach and the soon-to-rise Savoy Palawan. Future residents will be able to truly enjoy a luxurious resort lifestyle at Oceanfront Premier Residences and marvel at the beauty of the surrounding landscape since Paragua Coastown lies in between the pristine beach and the mountains. What's more, families will also enjoy our new unit varieties—our One Bedroom and Two Bedroom Premier Suites—which come with several features specifically designed to give active adults the freedom and ease of movement throughout their space," says JR Abustan, head of sales and marketing, Megaworld Palawan.

Smart features in a beachside address

All units at Oceanfront Premier Residences will feature wireless smart home systems.

The system can be accessed remotely using a dedicated phone app, which allows residents to enjoy the ease and convenience of controlling a variety of features inside their units, including lighting fixtures and other smart appliances in the living, kitchen, dining areas, and the bedroom.

Architecture inspired by its rich, beautiful landscape

The tower's facade features a modern contemporary design inspired by the waves of the ocean, as seen through layered precast elements that give the impression of movement and fluidity. Earth and water tones complement the green planters on the podium, which allows the facade to blend more seamlessly with its tropical surroundings. Enveloping the entire structure at the podium level are gradient, turquoise-colored vertical slats that mirror the pristine waters of Palawan.

Retail areas will also be accessible to future residents at the ground level. The third-floor central amenity area, meanwhile, is highlighted by an infinity pool, which comes with a layered cascading water feature, and faces the vast Pagdanan Bay. This can also be seen at the facade and lends an even more charming character to the look of the entire development.

Also hosted on the third floor are other amenities, which include a kiddie pool, in-pool lounge and pool deck, reading nook and meditation area, and outdoor lounges. Other amenities that future residents can enjoy include a function room, fitness center with yoga area, co-working space, game room, and daycare. Residents will also be able to enjoy WiFi access throughout the entire amenity area.

A variety of green and sustainability features will also be integrated into Oceanfront Premier Residences. These include low flow rate fixtures at toilet and kitchen areas to promote water conservation, occupancy sensors in hallways and parking floors that help conserve energy, equipment and air-conditioning units with high energy-efficiency rating, rainwater harvesting system, and its own materials recovery facility.

About 52% of the 83-hectare area currently being developed inside Paragua Coastown is dedicated to nature-reserved and open areas.

Megaworld expects to generate around P2.3 billion in sales from Oceanfront Premier Residences, which is scheduled for completion in 2028.

In 2021, Megaworld launched the master-planned Mercato Shophouse District and Porto Hotel District that are both set to be strategically located in Kemdeng with its own beachline. Interconnected with each other, the two districts will provide convenient walkability through expansive sidewalks and bridges that will lead residents and guests to surrounding landscaped parks and gardens, an esplanade along the creek, and an upcoming Mangrove Reserve Park.

Just recently, Megaworld also launched the 10-storey Savoy Palawan, which offers 306 guest rooms. It is the company's first hotel in Palawan and the fourth property under the Savoy Hotel portfolio being managed and operated by Megaworld Hotels and Resorts.

Aside from these features, Paragua Coastown will also be highlighted by health and wellness sanctuaries, cultural center, educational institutions, as well as more residential developments such as private villas, serviced apartments, and themed residential villages.

The town of San Vicente is known to have the longest white-sand beach in the Philippines, and the second longest beach in Southeast Asia, which is called the Long Beach, covering almost 15-kilometers of coastline – three times longer than Boracay's White Beach.

Oceanfront Premier Residences is the latest residential condominium development offering in Palawan 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.