

# 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)  
Aug 10, 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	6,000,000,000

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: MEG First Half 2023 Earnings Performance

### Background/Description of the Disclosure

Megaworld Corporation, the country's pioneer developer of integrated urban townships, saw its consolidated revenues increase by 17% to P32.0-billion in the first half of the year as all core businesses registered robust performance during the period. The company's net income soared by 31% to P8.8-billion as it continues to pull away from the pre-pandemic performance across most of its core businesses.

The final figures are reflected in the Interim Financial Statements for the period ending June 30, 2023 which shall accordingly be disclosed separately.

Please see attached Press Release.

### Other Relevant Information

None

### Filed on behalf by:

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

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**36<sup>th</sup> Street cor. 11<sup>th</sup> Avenue**  
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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  
August 10, 2023



## MEGAWORLD

### **MEGAWORLD POSTS 31% SURGE IN 1H NET INCOME**

*Company achieved double-digit growth across its core businesses*

MANILA, Philippines, August 10, 2023 - Megaworld, the country's pioneer developer of integrated urban townships, saw its net income soar by 31% to P8.8-billion in the first half of the year as the company continues to pull away from the pre-pandemic performance across most of its core businesses.

Net income attributable to the parent company's shareholders grew by 34% to P7.9-billion from last year's P5.9-billion.

Consolidated revenues grew by 17% to P32.0-billion as all core businesses registered robust performance during the period.

"Our steadfast focus on our township model allowed us to sustain our strong performance into the second quarter of the year. With increasing demand for residential and commercial properties outside Metro Manila, we have properly positioned ourselves to achieve growth through strategic land banking. We also worked doubly hard in coming up with new, innovative, and sustainable product offerings in order to further strengthen our leadership as a pioneering real estate company," says Kevin L. Tan, chief strategy officer, Megaworld.

Real estate sales for the period grew by 12% year-on-year to P19.1-billion, driven by the higher completion rate of various projects. Reservation sales increased by 49% to P76.1-billion. This figure already accounts for 59% of the company's year-end reservation sales target of P130-billion.

During the first half of the year, the company saw a strong uptick in the demand for residential projects in two Taguig townships, particularly in McKinley West and Uptown Bonifacio.

From January to June this year, Megaworld already launched P28.2-billion worth of projects.

In the second quarter alone, Megaworld has already launched four big projects in Pampanga, Iloilo, Rizal, and Palawan. These include Savoy Hotel Capital Town in the City of San Fernando, Pampanga worth P4.2-billion; Firenze Residences in Iloilo Business Park worth P4.2-billion; Bellara Tower 2 in Highland City, Cainta, Rizal worth P3.7-billion; and Oceanfront Premier Residences in Paragua Coastown, San Vicente, Palawan worth P2.3-billion.

Leasing revenues, on the other hand, grew by 17% to P8.8-billion on the back of the company's stable office segment and the continued recovery of mall rental income.

**Megaworld Premier Offices** saw a 4% increase in rental income during the period to P6.3-billion from the P6.0-billion recorded last year as rental rates continue to escalate coupled with new signing transactions. BPOs remained as the top rental contributors of Megaworld Premier Offices, paving the way for a stable growth of the company's rental income.

**Megaworld Lifestyle Malls** also continued its recovery momentum with a 71% revenue growth to P2.5-billion during the first half of the year. The strong growth was mainly driven by increased spending and higher rents as the company started to collect full rents beginning this year.

Recently, Megaworld Lifestyle Malls announced it has created a company to enter into a multimillion-peso agreement with Finland-based SuperPark United to bring the global indoor activity park brand SuperPark to the Philippines.

**Megaworld Hotels & Resorts**, likewise, sustained its stellar performance with hotel revenues surging by 58% to P1.7-billion in the first half of the year. This was largely driven by the promising growth of local tourism and mobility, especially in two Megaworld townships, particularly in the tourism areas of Newport City and Twin Lakes. As a result, Megaworld Hotels & Resorts saw improved average occupancy and room rates compared to last year.

Just last month, Megaworld Hotels & Resorts announced its plans to build the P1.5-billion Mactan Expo Center, an expansive 2,500- seating capacity standalone convention center inside The Mactan Newtown township in Lapu-Lapu City, Cebu.

To date, Megaworld has 30 master-planned integrated urban townships, integrated lifestyle communities, and lifestyle estates across the country, namely: Eastwood City in Libis, Quezon City, (18.5 hectares); Newport City in Pasay City (25 hectares); McKinley Hill (50 hectares), McKinley West (34.5 hectares), Uptown Bonifacio (15.4 hectares) and Forbes Town (5 hectares), all in Fort Bonifacio, Taguig City; Lucky Chinatown in Binondo, Manila (3 hectares); The Mactan Newtown in Lapu-Lapu City, Cebu (30 hectares); Iloilo Business Park in Mandurriao, Iloilo City (72 hectares); Sta. Barbara Heights in Sta. Barbara, Iloilo (173 hectares); Boracay Newcoast in Boracay Island (150 hectares); Twin Lakes in Alfonso, Batangas near Tagaytay (1,300 hectares); ArcoVia City in Pasig City (12.3 hectares); Southwoods City in the boundaries of Biñan, Laguna and Carmona, Cavite (561 hectares); Davao Park District in Lanang, Davao City (11 hectares); Alabang West in Las Piñas City (62 hectares); Eastland Heights in Antipolo, Rizal (640 hectares); Suntrust Ecotown in Tanza, Cavite (350 hectares); Maple Grove in General Trias, Cavite (140 hectares); The Hamptons Caliraya in Lumban-Cavinti, Laguna (300 hectares); The Upper East (34 hectares) in Bacolod City; Northhill Gateway (50 hectares) in the boundaries of Bacolod City and Talisay City in Negros Occidental; Capital Town Pampanga beside the Pampanga Provincial Capitol in the City of San Fernando (35.6-hectares); Westside City in the Entertainment City in Paranaque City (31 hectares); Empire East Highland City in Cainta, Rizal (24 hectares); Arden Botanical Estate in the boundaries of Trece Martires and Tanza, Cavite (251 hectares); Paragua Coastown in San Vicente, Palawan (462 hectares); Northwin Global City in Marilao and Bocaue, Bulacan (85 hectares); Winford Resort Estate in Manila City (3 hectares); and Sherwood Hills in Trece Martires, Cavite (340 hectares). ###

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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.