

# 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)  
Nov 9, 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 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 9M INCOME UP 39% TO P13.5B

### Background/Description of the Disclosure

Megaworld Corporation, the country's pioneer developer of integrated urban townships, saw its consolidated revenues increase by 14% to P48.6-billion in the first nine months of the year driven by robust real estate bookings, leasing, and hotel operations during the period, while net income soared by 39% to P13.5-billion.

The final figures are reflected in the Interim Financial Statements for the period ending September 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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<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)**

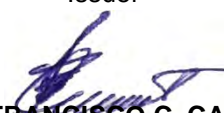
Please see attached Press Release.

**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  
November 9, 2023



MEGAWORLD

## **MEGAWORLD'S 9M INCOME UP 39% TO P13.5B**

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

MANILA, Philippines, November 9, 2023 - With a robust double digit growth across all core business segments, property giant Megaworld saw its net income soar to P13.5-billion during the first nine months of the year from P9.7-billion last year, up 39% and pulling away even farther from its pre-pandemic levels.

Net income attributable to the parent company's shareholders also jumped by 43% to P12.0-billion from last year's P8.4-billion.

Consolidated revenues during the period also increased by 14% to P48.6-billion, driven by robust real estate bookings, leasing, and hotel operations.

"We are optimistic that we will reach our record revenues by the end of the year across our businesses as we continue to capture opportunities within and beyond Metro Manila," says Kevin L. Tan, chief executive officer, Alliance Global Group, the parent company of Megaworld.

Real estate sales for the period increased by 11% year-on-year to P29.0-billion attributed to higher project completion rates.

The company is poised to exceed its year-end reservation sales target of P130.0-billion, with reservation sales in the first nine months of 2023 already growing by 28% to P109.5-billion. This figure already represents 84% of the company's year-end goal.

So far, the company launched P69.3-billion worth of projects this year, with three big projects being rolled out in the third quarter alone. These include Uptown Modern in Uptown Bonifacio, Taguig City with P29-billion worth of inventory; Laurent Park in Manhattan Garden City, Quezon City with P6.5-billion worth of inventory; and Kensington Sky Garden in Upper East, Bacolod City with P2.5-billion worth of inventory.

"We still have projects to be launched before the year ends," adds Tan.

Leasing revenues from Megaworld Lifestyle Malls and Megaworld Premier Offices grew by 17% to P13.3-billion during the first three quarters of the year.

Megaworld Lifestyle Malls grew its revenues by 70% to P3.9-billion during the period driven by higher rental collections, while Megaworld Premier Offices grew 3% to P9.4-billion.

On the other hand, **Megaworld Hotels & Resorts** has surpassed its full-year 2019 revenues during the first nine months of the year, reaching P2.6-billion or an increase of 51% from the same period last year. This was largely driven by the promising growth of MICE activities and local tourism. During the period, Megaworld Hotels & Resorts also saw improved average occupancy and higher room rates compared to last year.

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.