

# 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 24, 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 TO BUILD 3RD RESIDENTIAL CONDO IN CAVITE'S MAPLE GROVE

### Background/Description of the Disclosure

Property giant Megaworld Corporation is launching its third residential condominium development within its 140-hectare Maple Grove township in General Trias, Cavite, the 14-story Maple Park Residences. The company expects to generate around P1.8 billion in sales from this project, which is scheduled for completion in 2028.

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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1. **August 24, 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)**

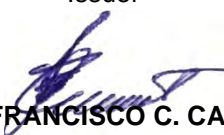
Please see attached Press Release.

**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  
August 24, 2023



## MEGAWORLD

### **MEGAWORLD TO BUILD 3<sup>RD</sup> RESIDENTIAL CONDO IN CAVITE'S MAPLE GROVE**

*The 14-story Maple Park Residences will feature 'smart home' units and a dedicated e-vehicle charging facility*

MANILA, Philippines, August 24, 2023 – Property giant Megaworld Corporation is launching its third residential condominium development within its 140-hectare Maple Grove township in General Trias, Cavite.

The 14-story **Maple Park Residences**—the third residential condo development that will rise inside the 35-hectare Maple Grove Commercial District—will be located directly in front of a lush green park inside the township, with several other open spaces just a short walk away from its location.

All units at Maple Park Residences will be equipped with wireless smart home systems that can be accessed remotely using a dedicated phone app. This feature gives future 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.

Inspired by the parkside living concept prevalent in Scandinavian countries, Maple Park Residences will offer a total of 200 'smart home' units in varying unit types and sizes ranging from Studio (up to 30 square meters), Studio with Balcony (up to 35 square meters), One Bedroom with and without Balcony (up to 44.5 square meters), and Two Bedroom with and without Balcony (up to 76.5 square meters).

“The concept behind Maple Park Residences draws inspiration from the Scandinavian countries as well as communities in Makati where residents are surrounded by lush open spaces in the middle of a modern and urban city. Maple Park Residences will offer both the excitement of urban living and the laidback setting of Cavite,” says Eugene Lozano, first vice president for sales and marketing, Megaworld Cavite.

Further embracing the identity of Maple Grove as Cavite's sustainable Makati-inspired central business district, Maple Park Residences is poised to rise as the first-ever Megaworld residential condominium development that will feature a dedicated electronic vehicle (EV)-charging facility at the parking area that can accommodate multiple vehicles at a time.

Aside from the EV-charging facility, Maple Park Residences will also be integrated with several other green and sustainability features. Among these include 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.

Inside, guests will be welcomed to a high-ceiling lobby that carries a perfect balance of the Japandi (Japan-Scandinavian fusion) style. Here, the space will be prominently adorned with wood furnishings to evoke the parkside living ambience that residents can experience from the surrounding outdoor landscape. Several retail spaces will also be occupying the ground floor area.

Over at the second level, future residents will enjoy a host of well-curated amenities that reflect the coming together of the lush surroundings of the township and the contemporary design that characterizes the entire space. These include an adult pool with in-water lounge, children's pool, pool deck, and an alfresco lounge area. There will also be a fitness gym, children's playground, and a function room.

Maple Park Residences will be accessible to future residents via the six-lane, 30-meter wide Maple Grove Boulevard, which was recently integrated into the 12-kilometer General Trias-Tanza Bypass Road project by the local government of Cavite and the Department of Public Works and Highways (DPWH). The road opens at Maple Grove, then traverses Tejero and San Juan, before leading directly to the Malabon Grande Bridge in Tanza, Cavite.

"Apart from the link between Maple Grove's road networks and the Gentry Bypass road, the future direct link between the Cavite Laguna Expressway (CALAX) exit and Open Canal will significantly cut down travel time for all Maple Grove residents, especially those coming from Metro Manila, other cities in Cavite, and even Laguna," Lozano adds.

Megaworld expects to generate around P1.8 billion in sales from Maple Park Residences, which is scheduled for completion in 2028.

Earlier, Megaworld announced that it is allocating P15 billion to develop Maple Grove as "Cavite's first-ever modern central business district" within 10 years. The township hosts two other residential condominium developments—the 10-story The Verdin and the 16-story La Cassia Residences—as well as an upscale residential village, office towers, and its very own McDonald's store which is the biggest in the whole province of Cavite. Soon, it will also have its own transport hub, a chapel, biking and jogging tracks, a futsal field, and a soon-to-rise lifestyle mall.

The township also boasts several sustainability features, such as a two-hectare Rainwater Park designed to be a catchment basin for rainwater runoff, a landscape drip irrigation system, bike lanes, pocket gardens and tree parks, as well as vertical gardens in various buildings around the township.

A winner of a Highly Commended Award under the "Best Township Master Plan Design" category at the 2022 Philippines Property Awards by PropertyGuru, Maple Grove is just about 30 to 45 minutes away from Makati, Fort Bonifacio, and the Ninoy Aquino International Airport (NAIA) via the Coastal Road and the Manila-Cavite Expressway (CAVITEX). Its strategic location makes it accessible to future road networks and key infrastructure projects, including the LRT-1 Cavite extension, the Sangley Point International Airport, the CAVITEX-CALAX link, Cavite-Tagaytay-Batangas Expressway (CTBex), and the Bataan-Cavite Interlink Bridge.

*Maple Grove is one of the 30 integrated township developments 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).*

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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*

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