

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)
Sep 20, 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 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 26-STOREY, TWO-TOWER RESIDENTIAL CONDO IN BACOLOD

Background/Description of the Disclosure

Megaworld is launching the two-tower Kensington Sky Garden, its fifth residential condominium development inside its 34-hectare The Upper East township in Bacolod City. Rising 26-storeys high and offering 643 'smart home' units, the project is scheduled for completion in 2029 as Megaworld expects to generate around P5-billion in sales from this new property.

Please see attached Press Release.

Other Relevant Information

None

Filed on behalf by:

Name	Anna Michelle Llovido
Designation	Corporate Secretary

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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
September 20, 2023



MEGAWORLD

MEGAWORLD TO BUILD 26-STOREY, TWO-TOWER RESIDENTIAL CONDO IN BACOLOD

Kensington Sky Garden will be Megaworld's tallest residential condo in the Visayas to date, offering 643 'smart home' units, electric charging facilities, and a myriad of lifestyle amenities at the heart of The Upper East township

MANILA, Philippines, September 20, 2023 – Property giant Megaworld is launching its fifth residential condominium development inside its 34-hectare The Upper East township in Bacolod City, which will be its tallest residential development among its Visayas townships to date.

The 26-storey **Kensington Sky Garden** will be a two-tower residential development offering 643 'smart home' units located at the corner of Upper East Avenue and Bentley Street, just across the newly-opened Landers Superstore.

This new Megaworld residential property is envisioned to be another iconic landmark that will redefine Bacolod's growing skyline as both towers will be highlighted by illuminated crowns that dazzle at night. These illuminated crowns of both towers will also house the glass-clad sky lounges for residents to enjoy the panoramic views of the city, the mountains and seas, and the nearby islands.

Carrying a unique design that reflects Victorian era influences in New York—a city where The Upper East draws much of its inspiration—Kensington Sky Garden's units range from Studio and Executive Studio (up to 40 square meters), One Bedroom (up to 56 square meters), Two Bedroom (up to 90 square meters), and Three Bedroom (up to 110 square meters). All unit sizes have either a balcony or a lanai.

Each unit at **Kensington Sky Garden** will be equipped with a wireless smart home system and devices with WiFi routers that can be accessed remotely using a dedicated phone app for the comfort and convenience of the residents. This technology allows residents to control several unit features, such as lighting fixtures and other smart appliances in the living, kitchen, and dining areas as well as the bedroom.

The second level will serve as the central amenity area for both towers. Among the amenities include an adult pool and kiddie pool, pool bar, landscaped areas, outdoor fitness area and children's play area, gazebo, and reading nooks, fitness center, daycare center, as well as game and entertainment room, all for the enjoyment of its future residents.

There will also be a private dining hall that has its own bar and kitchen for intimate dining events and gatherings, and a function room that can accommodate up to 126 persons in a banquet setting.

There will also be sky decks at the 14th and 26th levels of each tower, and a shared outdoor sitting lounge at the 5th level.

Kensington Sky Garden's main lobby will feature a high-ceiling, Victorian-inspired design aesthetics, highlighted by patterned floorings, elaborate wall moldings, and the generous use of wood, steel, stones, and glass all over the space.

The ground level exterior will also feature several retail spaces, and two basement levels will be allocated for parking.

Another unique feature of this residential property will be its own electric vehicle (EV)-charging facility in its basement parking area, the first of its kind in Bacolod City, in preparation for the influx of electric and hybrid cars in the near future.

Other green and sustainability features, including 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 is expecting to generate around P5-billion in sales from this new property, which is scheduled for completion in 2029.

The other four residential developments inside The Upper East are One Regis, Two Regis, One Manhattan, and Herald Parksuites, which have a combined total of 1,028 units.

By next year, the company is also expected to start the construction of the 300-room Kingsford Hotel and the highly anticipated Upper East Mall.

Earlier this year, The Upper East was hailed as the "Real Estate Project of the Year in the Philippines" at the World Business Outlook Awards 2023. The township is also a proud recipient of a Gold Award under the Master Plan Category from the 2022 Property and Real Estate Excellence Awards by FIABCI Philippines. ###

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