

# 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)  
Feb 28, 2024
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 HITS RECORD FINANCIAL PERFORMANCE IN 2023, INCOME UP 26% TO P19.4B

### Background/Description of the Disclosure

Megaworld Corporation, the country's premier township developer, achieved a landmark milestone in its financial performance for the year 2023 as its full-year net income surged by 26% to P19.4-billion. Its consolidated revenues, on the other hand, rose by 17% to P69.7-billion. Net income attributable to the parent company's shareholders also jumped by 29% to P17.3 billion from last year's P13.5-billion.

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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SEC FORM 17-C  
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6. (SEC Use Only)  
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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**  
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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

February 28, 2024



**MEGAWORLD**

**MEGAWORLD HITS RECORD FINANCIAL PERFORMANCE IN 2023,  
INCOME UP 26% TO P19.4B**

*Strong growth across core businesses fuels the Company's banner year*

MANILA, Philippines, February 28, 2024 – Megaworld Corporation, the country's premier township developer, achieved a landmark milestone in its financial performance for the year 2023 as its full-year net income surged by 26% to P19.4-billion. Its consolidated revenues, on the other hand, rose by 17% to P69.7-billion. Net income attributable to the parent company's shareholders also jumped by 29% to P17.3 billion from last year's P13.5-billion.

The remarkable performance is underpinned by the company's double-digit growth across all core businesses.

"2023 marked a pivotal moment for Megaworld as our financial milestones showcased our strategic agility and innovations in our product offerings. This proves our ability to adapt and thrive in changing times to reach new heights," says Kevin L. Tan, chief executive officer of Alliance Global Group, the parent company of Megaworld.

Real estate sales grew by 16% to a record-breaking level of P42.7-billion, buoyed by strong bookings. Reservation sales reached P139-billion, up 17% year-on-year, surpassing the P130-billion target set by the Company early last year.

Last year, Megaworld continued to expand its township offerings, ensuring long-term revenue generation. During the year, the company launched Baytown Palawan in Puerto Princesa City, overlooking the refreshing views of Puerto Princesa Bay. The six-hectare development marks the 31<sup>st</sup> township of the Company and is set to bring the vibrant concept of Megaworld's iconic Forbes Town development in Bonifacio Global City (BGC) to Puerto Princesa.

Megaworld launched new projects worth P72.6-billion in 2023, 61% more than last year's P45-billion and higher than the Company's P60-billion target. These include Positano Mactan at The Mactan Newtown in Cebu worth P2.2-billion and Paragua Sands Hotel at Paragua Coastown in San Vicente, Palawan worth P4.2-billion, among others.

Leasing revenues, on the other hand, also reached new record levels in 2023 as total revenues from Megaworld Lifestyle Malls and Megaworld Premier Offices climbed to P17.9-billion, up 14% year-on-year. The increase was bannered by the 54% jump in mall revenues to P5.3-billion, fueled by the recovery in retail operations and tenant sales.

Office revenues, on the other hand, grew by a healthy 3% to P12.6-billion as the country's office industry faced headwinds during the year.

Megaworld Hotels & Resorts continued its leap forward with an outstanding resurgence in 2023, with revenues rising by 46% to P3.8-billion. This significant growth highlights the sector's strong recovery post-pandemic and underscores Megaworld Hotels & Resorts' effective strategies in hospitality. The company's well-positioned hotel offerings successfully captured the increased local travel and MICE activities, improving overall occupancy and room rates, especially in Belmont Hotel Manila, Savoy Hotel Manila, and Twin Lakes Hotel in Tagaytay.

"Looking ahead, we are committed to continuing the momentum, focusing on sustainable and quality growth while expanding strategically to add more value for our Company and stakeholders," adds Tan.

To date, Megaworld has 31 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 Laurel, 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 Parañaque 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); Sherwood Hills in Trece Martires, Cavite (340 hectares), and Baytown Palawan in Puerto Princesa, Palawan (6 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*

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