

**SECURITIES AND EXCHANGE COMMISSION
SEC FORM 17-C (AS AMENDED)
CURRENT REPORT UNDER SECTION 17
OF THE SECURITIES REGULATION CODE
AND SRC RULE 17.2 (c) THEREUNDER**

1. **November 9, 2022**
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. **30th Floor, Alliance Global Tower
36th Street cor. 11th Avenue
Uptown Bonifacio, Taguig City 1634**
Address of principal office

8. **(632) 8894-6300/6400**
Issuer's telephone number, including area code

9. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

<u>Title of Each Class</u>	<u>Number of Shares of Stock Outstanding</u>
Common	31,501,766,872
Preferred	6,000,000,000
Total	37,501,766,872

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
November 9, 2022



MEGAWORLD'S 9M INCOME GREW 12% TO P9.7-B

Company moves closer to pre-pandemic levels as real estate sales, rental and hotel revenues soared during the first three quarters

MANILA, Philippines, November 9, 2022 - Property giant Megaworld Corporation ("Megaworld" or the "Company") grew its net income by 12% to P9.7-billion during the first nine months of 2022 from the P8.6-billion registered last year as real estate sales and rental income remarkably improved during the period. Net income attributable to the parent company's shareholders grew by 3% to P8.4-billion from January to September.

Consolidated revenues during the first nine months of 2022 reached P42.5-billion, a 15% growth from P36.9-billion last year. Throughout the year, the Company maintained its double-digit growth across all its business segments.

"Our strong topline performance during the year affirms our drive to not only reach our pre-pandemic levels, but to exceed it. While our bottom-line was tempered by the strong dollar, our underlying operations and profitability remained robust. We look forward to sustaining our momentum and closing the year strong," says Kevin L. Tan, Chief Strategy Officer, Megaworld.

Real estate sales continued to lead the Company's recovery, increasing by 13% to P26.2-billion during the first nine months of the year from P23.1-billion last year.

Megaworld Premier Offices registered P9.1-billion in rental income during the first three quarters of the year, 12% higher than the P8.1-billion registered last year. During the quarter, it also registered higher than industry occupancy rate that expanded further to 92% thanks to the healthy growth of the BPO sector in the country.

Megaworld Lifestyle Malls, likewise, soared its revenues by 51% to P2.3-billion in the first nine months of the year compared to P1.5-billion in the same period last year. The impressive revenue growth was mainly driven by increased spending, higher foot traffic, and a return to its highest historical occupancy rate of 90% as of the third quarter of 2022.

Megaworld Hotels & Resorts, on the other hand, posted a 38% increase in revenues to P1.8-billion from January to September, which is 38% higher than the P1.3-billion recorded in the same period last year. This is largely driven by the sustained performance of in-city hotels and the pick-up in leisure-related activities.

"Our core belief to put our clients in the forefront of our decisions proved beneficial as we continue to move closer and closer to pre-pandemic levels," adds Tan.

To date, Megaworld has 28 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 City, 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); and Northwin Global City in Marilao and Bocaue, Bulacan (85 hectares). ###

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.

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

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9. Former name or former address, if changed since last report
N/A
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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: MEGAWORLD'S 9M INCOME GREW 12% TO P9.7-B

Background/Description of the Disclosure

Please see attached Press Release.

Other Relevant Information

None

Filed on behalf by:

Name	Jamie Katrina Chan
Designation	Senior Manager II