

# 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)  
Oct 18, 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	32,558,251,872
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 EXPANDS RESIDENTIAL PORTFOLIO IN PAMPANGA WITH NEW PARISIAN-INSPIRED 'SMART CONDO' IN CAPITAL TOWN

### Background/Description of the Disclosure

Driven by strong demand for residential developments in Pampanga, property giant Megaworld is expanding its residential portfolio in Central Luzon as it builds the 17-story Saint-Marcel Residences. This is the company's fourth residential condominium development inside its 35.6-hectare Capital Town township in the City of San Fernando, which brings its total residential condo unit inventory at Capital Town to around 1,300 units. Megaworld expects to generate around P3.5 billion in sales for Saint-Marcel Residences.

Please see attached Press Release.

### Other Relevant Information

None

### Filed on behalf by:

<b>Name</b>	Krizelle Marie Poblacion
<b>Designation</b>	Legal Counsel

**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. **October 18, 2024**  
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**  
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>
<b>Common</b>	<b>32,558,251,872<sup>1</sup></b>
<b>Preferred</b>	<b>6,000,000,000</b>
<b>Total</b>	<b>38,558,251,872</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

October 18, 2024

---

<sup>1</sup> The Corporation has issued an additional 1,375,000,000 common shares pursuant to the increase in authorized capital stock approved by the Securities and Exchange Commission on 29 July 2024. 31,183,251,872 outstanding common shares are listed with the Philippine Stock Exchange (PSE), while the additional 1,375,000,000 common shares recently issued has been applied for listing in accordance with the PSE Listing Rules.



MEGAWORLD

## MEGAWORLD EXPANDS RESIDENTIAL PORTFOLIO IN PAMPANGA WITH NEW PARISIAN-INSPIRED 'SMART CONDO' IN CAPITAL TOWN

*The 17-story Saint-Marcel Residences will feature 'first in Pampanga' amenities and offer 361 units, bringing MEG's total unit inventory in Pampanga to more than 1,300*

MANILA, Philippines, October 18, 2024 - Property giant Megaworld, the pioneering developer of LIVE-WORK-PLAY townships in the country, is building its fourth residential condominium development inside its 35.6-hectare Capital Town township in the City of San Fernando, Pampanga.

Boasting 361 'smart home' units, the 17-story Saint-Marcel Residences will offer units in varying types and sizes, which include Studio (24-square meters); Studio with either a lanai or balcony (up to 33-square meters); One-Bedroom with balcony (up to 59-square meters); Executive One-Bedroom with either a lanai (51-square meters) or balcony (up to 57-square meters); Two-Bedroom with lanai (up to 71.5-square meters); Two-Bedroom with balcony (up to 75-square meters); Executive Two-Bedroom with balcony (up to 98-square meters); and Three-Bedroom with balcony (up to 103-square meters).

"There is still a strong demand for themed residential developments in Capital Town as we continue building more components of the township. We envision Saint-Marcel Residences to be an appealing address for young, well-traveled *Kapampangans* who want to immerse themselves in the beauty of their community," says Eugene Lozano, senior vice president for sales and marketing, Megaworld Pampanga.

A Parisian-inspired residential condo, Saint-Marcel Residences will rise at the corner of Wilshire and Chelsea Streets in Capital Town, the more private portion of the township. It will be surrounded by a vibrant commercial strip, a sprawling plaza, and a soon-to-rise transport hub, while also being just about a two-minute walk away from the township's sprawling rainwater park.

The striking white façade of Saint-Marcel Residences prominently reflects influences from modern French architecture. These will be seen in expansive windows that allow for more natural light and scenic views, as well as subtle textures and clean lines that enhance the tower's minimalist design, colorful flowers at the podium, and balconies that create inviting outdoor spaces.

Future residents will be welcomed to a spacious high-ceiling lobby, with interiors characterized by the use of large windows, wood finishes, large multi-layer chandeliers, and a variety of earth and pastel hues.

Over at the third-floor amenity area, residents will find several 'first in Pampanga' facilities and amenities, including a bi-level private dining room complete with a fully-working kitchen called *Bistro Marcel*, energy-generating fitness equipment at the outdoor fitness area, pilates studio integrated into the bi-level fitness gym, and a bubbler pool. Other amenities include adult and kiddie pools, pool deck with lounge, trellised lounge, and outdoor play area for children. There will also be a function room that can host more than 100 people at a time, an outdoor spill-over function area, pre-function area, daycare, and a bi-level game room.

All units at Saint-Marcel Residences will come with wireless smart home systems that can be accessed remotely using a dedicated phone app. This gives 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. Aside from this, the condo will also have various sustainability features, such as low flow rate fixtures, occupancy sensors at hallways, energy-efficient equipment, rainwater harvesting facility, and materials recovery facility.

Megaworld expects to generate around P3.5 billion in sales for Saint-Marcel Residences, which is scheduled for turnover in 2030.

To date, Megaworld has already launched more than 1,300 residential condo units from its four (4) properties in Capital Town. Aside from Saint-Marcel Residences, the 15-story Chelsea Parkplace (214 units) which recently won as the “Best Condo Development in Luzon” at the 12<sup>th</sup> Philippines Property Awards by PropertyGuru; the 16-story Bryant Parklane (463 units); and the 15-story Montrose Parkview (293 units).

---

*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.*