

COVER SHEET

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S.E.C. Registration Number

[illegible][illegible]

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(Company's Full Name)

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(Business Address : No. Street Company / Town / Province)

MARK ANTHONY RAMOS

Contact Person

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Month

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Day

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FORM TYPE

8631-3179

Company Telephone Number

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Month

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| 3 | 0 |
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Day

Annual Meeting

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| N/A |
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Secondary License Type, If Applicable

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Dept. Requiring this Doc.

Amended Articles Number/Section

Total No. of Stockholders

Total Amount of Borrowings

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Domestic

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Foreign

To be accomplished by SEC Personnel concerned

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. November 20, 2025

2. SEC Identification Number 99905

3. BIR Tax Identification No. 000-188-233-000

4. **PHILIPPINE REALTY AND HOLDINGS CORPORATION**

Exact name of registrant as specified in its charter

5. Metro Manila

6.

(SEC Use Only)

Province, country or other jurisdiction of
Incorporation.

Industry Classification Code

7. One Balete, 1 Balete Drive corner N. Domingo St., Brgy. Kaunlaran District 4, Quezon City 1111

Address of principal office

8. (632) 8631 – 3179

Registrant's telephone number, including area code

9.

Former name of former address, if changed since last report

10. Securities registered pursuant to Sections 4 & 8 of the RSA

Title of Each Class

Number of Shares of Common Stock

Outstanding and Amount of Debt Outstanding

Common

9,100,102,685 shares

11. Other matters

On 21 May 2024, the Company disclosed that its Board of Directors approved the formation or incorporation of a wholly owned subsidiary that, shortly after incorporation, will issue shares in favor of RLT in exchange for Lot 4 Block 8 located at the corner of 6th Avenue and 25th Street, Bonifacio Global City, containing an area of 1,600 sq. m. more or less, that will be transferred by RLT in its favor.

Today, 20 November 2025, TCRC, thru the Company, received from the Registry of Deeds for Taguig City the land title covering the Property already registered under the name of TCRC with the substituted basis annotated on the reverse side of the land title covering the Property pursuant to Section 40(c)(5) of the National Internal Revenue Code of 1997. The transfer of the Property from the Company to TCRC was by virtue of a tax-free exchange.

Also today, in exchange for the Property, TCRC issued 144,000,000 voting redeemable preferred shares of stock, with par value of P1.00 per share, in favor of the Company.

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.

PHILIPPINE REALTY AND HOLDINGS CORPORATION

Issuer

By:



MARK ANTHONY M. RAMOS

Vice President and Controller and Compliance Officer