

COVER SHEET

9 9 9 0 5

S.E.C. Registration Number

P H I L I P P I N E R E A L T Y A N D H O L D I N G S

C O R P O R A T I O N

(Company's Full Name)

O N E B A L E T E 1 B A L E T E D R I V E C O R

N D O M I N G O S T B R G Y K A U N L A R A N

D I S T R I C T 4 Q U E Z O N C I T Y 1 1 1 1

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

MARK ANTHONY M. RAMOS

Contact Person

8631-3179

Company Telephone Number

1 2

3 1

Month

Day

1 7 L

FORM TYPE

0 6

Month

3 0

Day

Annual Meeting

N/A

Secondary License Type, If Applicable

Dept. Requiring this Doc.

Amended Articles Number/Section

Total No. of Stockholders

Total Amount of Borrowings

Domestic

Foreign

To be accomplished by SEC Personnel concerned

SECURITIES AND EXCHANGE COMMISSION

SEC Form 17-L

NOTIFICATION OF INABILITY TO FILE ALL OR ANY PORTION OF SEC FORM 17-A OR 17-Q

Check One:

Form 17-A [ X ]      Form 17-Q      [ ]

Period-Ended Date of required filing :      **December 31, 2025**

Date of this report :      **April 01, 2026**

Nothing in this Form shall be construed to imply that the Commission has verified any information contained herein.

If this notification relates to a portion or portions of the filing checked above, identify the item(s) to which the notification relates :      **FORM 17-L**

1. SEC Identification Number **99905**    2. BIR Tax Identification No. **000-188-233-000**

3. **PHILIPPINE REALTY AND HOLDINGS CORPORATION**

.....  
Exact name of registrant as specified in its charter

4. **Metro Manila**

.....  
Province, country or other jurisdiction of Incorporation.

5. Industry Classification Code  (SEC Use Only)

6. **One Balete, 1 Balete Drive corner N. Domingo St., Brgy. Kaunlaran District 4, Q.C.**

.....  
Address of principal office

7. **(632) 8631 – 3179**

.....  
Registrant's telephone number, including area code

NA

8. ....  
Former name of former address, if changed since last report

9. Are any of the issuer's securities listed on a Stock Exchange?

Yes [ X ]                      No [ ]

If yes, disclose the name of such Stock Exchange and the class of securities listed therein:

**The registrant's common shares are listed on the Philippine Stock Exchange.**

## Part I - Representations

If the subject report could not be filed without unreasonable effort or expense and the issuer seeks relief pursuant to SRC Rule 17-1, the following should be completed. (Check box if appropriate)

(a) The reasons described in reasonable detail in Part II of this Form could not be estimated without unreasonable effort or expense. [ ]

(b) The subject annual report on SEC Form 17-A, or portion thereof, will be filed on or before the fifteenth calendar day following the prescribed due date; or the subject quarterly report on SEC Form 17-Q, or portion thereof, will be filed on or before the fifth day following the prescribed due date. [ **X** ]

(c) The accountant's statement or other exhibit required by paragraph 3 of SRC Rule 17-1 has been attached if applicable. [ ]

## Part II - Narrative

State below in reasonable detail the reasons why SEC Form 17-A or SEC Form 17-Q, or portion thereof, could not be filed within the prescribed period. (Attach additional sheets if needed.)

The company may not be able to timely file Form 17-A on account of:

**The Company is still gathering data for its Sustainability Report, which is a required attachment to SEC Form 17-A Annual Report. The Company is expecting that the Sustainability Report will not be completed by April 15, 2026. Therefore, the Company is constrained to request for an extension in the submission of the Annual report.**

## Part III - Other Information

(a) Name, address and telephone number, including area code, and position/title of person to contact in regard to this notification

**Name:** MARK ANTHONY M. RAMOS

**Position:** Vice President and Controller and Compliance Officer

**Address:** Philippine Realty and Holdings Corporation

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

**Telephone number:** (632) 8631-3179 / 09178572485

(b) Have all other periodic reports required under Section 17 of the Code and under Sections 26 and 141 of the Corporation Code of the Philippines during the preceding 12 months, or for such shorter period that the issuer was required to file such report(s), been filed? If the answer is no, identify the report(s).

Yes [ **X** ] No [ ]

Reports:

(c) Is it anticipated that any significant change in results of operations from the corresponding period for the last fiscal year will be reflected by the earnings statements to be included in the subject report or portion thereof?

Yes [ ] No [x]

If so, attach an explanation of the anticipated change, both narratively and quantitatively, and, if appropriate, state the reasons why a reasonable estimate of the results cannot be made.

SIGNATURE

Pursuant to the requirements of the SRC Rule 17-1, the issuer has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

**PHILIPPINE REALTY AND HOLDINGS CORPORATION**

Registrant's full name as contained in charter

By:



**MARK ANTHONY M. RAMOS**

Vice President and Controller and Compliance Officer

Date: April 01, 2026