

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. Apri 17, 2026

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 Balate, 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

Philippine Realty and Holdings Corporation (“RLT” or the “Corporation”) received on 17 April 2026 the Notice of Approval by The Philippine Stock Exchange Inc. (“PSE”) of the Corporation’s application for additional listing of 4,177,777,778 common shares (the “Swap Shares”) issued by the Corporation at a swap price of PhP0.54 per share, or a total transaction value of PhP2,256,000,000.00 in favor of Greenhills Properties Inc. (“GPI”) in exchange for two (2) contiguous lots in Bonifacio Global City (“BGC”) with a total area of 3,200 square meters more or less (the “Property”), in a property-for-share swap transaction. The approval is subject to all conditions as set forth in the Post-Approval Requirements and Conditions and any other condition that the Securities and Exchange Commission ("SEC") and/or the PSE may hereafter impose in relation to the issuance and/or listing of the Swap Shares.

Pursuant to the requirements of the Securities and 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:

A handwritten signature in black ink, appearing to read 'MAR' followed by a stylized flourish.

MARK ANTHONY RAMOS

Vice President and Controller and Compliance Officer