

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 RAMOS

Contact Person

8631-3179

Company Telephone Number

Month

Day

1 7 C

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-C

CURRENT REPORT UNDER SECTION 17
OF THE SECURITIES REGULATION CODE
AND SRC RULE 17.2(c) THEREUNDER

1. May 21, 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

Please be informed that during the special meeting of the Board of Directors (BOD) of the Corporation held today, May 21, 2026, the BOD approved to postpone the 2026 Annual Stockholders' Meeting (ASM) of the Corporation as provided for under its By-Laws.

The Corporation requires additional time to identify, evaluate, complete the nomination process for qualified candidates and subsequently, to obtain their acceptance, for the position of Independent Directors (IDs), as there are a number of IDs who will reach their maximum cumulative term on the date of the Corporation's 2026 ASM, as set forth in Securities and Exchange Commission Memorandum Circular No. 7 Series of 2026.

The BOD likewise approved the rescheduling of the 2026 ASM of the Corporation to July 31, 2026 (from June 30, 2026) at 3:00 pm to be conducted virtually via livestream by accessing the Online web address URL (for participation by remote communication). The

BOD also approved to set on June 8, 2026 the record date for the determination of the stockholders entitled to vote during the 2026 ASM and the number of shares that each of such stockholders shall be entitled to exercise. The BOD also approved for the stock and transfer books of the Corporation to be closed from June 9 to 11, 2026.

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 'Mark Anthony Ramos', is written over the printed name below.

MARK ANTHONY RAMOS

Vice President and Controller and Compliance Officer

SECRETARY'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

I, **ATTY. REX P. BONIFACIO**, of legal age, married, Filipino and with office address at Pastelero Law Office, Unit E-1503, 15th floor, East Tower, Tektite Towers, Exchange Road, Ortigas Center, Pasig City, after having been duly sworn in accordance with law, hereby depose and state that:

1. I am the Corporate Secretary of **PHILIPPINE REALTY AND HOLDINGS CORPORATION**, a corporation duly organized and existing under and by virtue of the laws of the Republic of the Philippines, with principal office and place of business at One Balete Building, 1 Balete Drive corner. N. Domingo Street, Barangay Kaunlaran, District 4, Quezon City 1111, hereinafter referred to as the "**Corporation**";
2. That as Corporate Secretary, I have custody and possession of the Minutes of the Meetings of the Board of Directors and Stockholders of the Corporation;
3. That at the special meeting of the Board of Directors of the Corporation held today, 21 May 2026 at the Corporation's principal office and place of business, at which meeting a quorum was present and acting throughout, the following resolutions were passed and approved:

WHEREAS, the Corporation's By-Laws provide that the Annual Stockholders' Meeting shall be held during the month of June of each year, on such date, time, and place or manner as may be determined by the Board of Directors;

WHEREAS, the Corporation requires additional time to identify, evaluate, and complete the nomination process for qualified candidates for the position of Independent Director in compliance with the requirements of Securities and Exchange Commission Memorandum Circular No. 7, Series of 2026, on the Term Limits of Independent Directors, and to ensure full compliance with applicable regulatory and disclosure requirements.

WHEREAS, the Board of Directors has determined that postponing the Annual Stockholders' Meeting is in the best interest of the Corporation and its stockholders in order to allow sufficient time for the proper conduct of the nomination process and preparation of the Definitive Information Statement and related disclosures;

NOW, THEREFORE, BE IT RESOLVED, as it is hereby resolved, that the Annual Stockholders' Meeting of the Corporation originally scheduled on June 30, 2026 be, as it is hereby, postponed and rescheduled to July 31, 2026 at 3:00 p.m., to be conducted virtually through remote communication and/or livestreaming, in accordance with applicable laws, rules, and regulations;

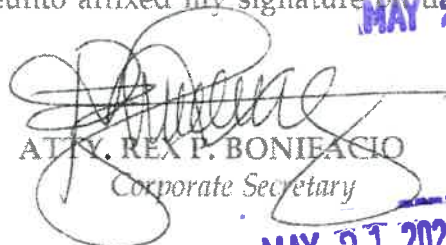
RESOLVED FURTHER, that the Board hereby approves the setting of the new record date on June 8, 2026, and the closure of the Stock and Transfer Books from June 9 to 11, 2026, for purposes of determining the stockholders entitled to notice of, and to vote at, the Annual Stockholders' Meeting;

RESOLVED FURTHER, that the President, Mr. Edmundo C. Medrano, and/or the Corporate Secretary, Atty. Rex P. Bonifacio, and/or the Vice President and Controller and Compliance Officer, be, as they are hereby, authorized and empowered to prepare, execute, sign, and file all documents, notices, disclosures, reports, and other submissions required in connection with the postponement and rescheduling of the Annual Stockholders' Meeting, and to do and perform any and all acts necessary or incidental to implement the foregoing resolutions and to comply with the requirements of the Securities and Exchange Commission and other relevant regulatory agencies.

4. The foregoing Resolutions are true and correct reproductions of the Resolution which appear in the Minutes Book of the Corporation in my custody and have not been subsequently revoked, amended, or cancelled.

IN WITNESS WHEREOF, I have hereunto affixed my signature on this _____ day of 2026, at Makati City, Philippines.

QUEZON CITY


ATTY. REX P. BONIFACIO
Corporate Secretary


MAY 21 2026

SUBSCRIBED AND SWORN to before me, on _____ day of _____ 2026, at the City of _____, Philippines, affiant exhibiting to me his TIN No. 236-070-936 issued by the Bureau of Internal Revenue and SSS No. 33-7142643-6 issued by the Social Security System, for purposes of identification, and who avowed under penalty of law to the truth of all the contents thereof.

QUEZON CITY

MAY 21 2026

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Book No. XLVII
Series of 2026.


ATTY. BRYAN G. PEKAS
NOTARY PUBLIC FOR QUEZON CITY
ADM. MATTER NO. NP-171 VALID UNTIL DEC. 31, 2026
ROLL OF ATTORNEY NO. 66393/TIN 289 467 753
IBP NO. 576803 DECEMBER 30, 2025, QUEZON CITY
MCLE NO. VIII-0013054, VALID UNTIL 14/APR/2028
PTR NO. 10438501, JANUARY 5, 2026, MARIKINA CITY
603 BDSA DIAMOND FINANCE, CUBAO, Q.C.