



SECURITIES AND EXCHANGE COMMISSION

Secretariat Building, PICC Complex, Roxas Boulevard, Pasay City, 1307 Metro Manila Philippines

Tel: (632) 818-0921 Fax: (632) 818-5293 Email: mis@sec.gov.ph



The following document has been received:

Receiving: DONNA ENCARNADO

Receipt Date and Time: November 04, 2025 11:13:44 AM

Company Information

SEC Registration No.: AS94007160

Company Name: ARTHALAND CORPORATION

Industry Classification: K70120

Company Type: Stock Corporation

Document Information

Document ID: OST11104202583807383

Document Type: Current Report

Document Code: SEC_Form_17-C

Period Covered: November 04, 2025

Submission Type: Original Filing

Remarks: None

Acceptance of this document is subject to review of forms and contents

Re: [EXTERNAL] Arthaland Disclosure | Material Information/Transactions/Corporate Actions - JVA with SEAIMMO

☺ ↶ ↷ ↸



○ PDEx Disclosure <pdex.disclosure@pds.com.ph>

Yesterday at 11:25 AM

To: Siegfried S. Suarez; Cc: Riva Khristine Maala; Margeline C. Hidalgo; ○ legal

Ladies and Gentlemen:

We acknowledge receipt of the disclosure and the attached document.

Thank you and regards,

Rodolfo "Rod" S. Cristobal III
Compliance & Disclosure Associate
Market Regulatory Services Group

Philippine Dealing & Exchange Corp.
29th Floor BDO Equitable Tower • 8751 Paseo de Roxas, Makati City, 1226 Philippines

Tel. No. [\(+632\) 8884-4462](tel:+63288844462)
Email: rodolfo.cristobal@pds.com.ph
Web: www.pds.com.ph

CONFIDENTIALITY INFORMATION AND DISCLAIMER

This transmission from PHILIPPINE DEALING SYSTEM HOLDINGS CORP. and its operating subsidiaries (PDS GROUP) contains information that is confidential and/or legally privileged and is intended for use only by the person to whom it is directed. If this message reaches anyone other than the intended recipient by error, we request the reader not to reproduce, copy, disseminate or in any manner distribute it. We further request such recipient to notify us immediately by return e-mail and delete the original message. PDS GROUP does not guarantee the security of any communication transmitted electronically and is not liable for the proper, timely and complete transmission thereof. Opinions, conclusions and other information in this communication that do not relate to the official business of the PDS GROUP shall be understood as neither given nor endorsed.

From: Siegfried S. Suarez
Sent: Tuesday, November 4, 2025 11:12 AM
To: PDEx Disclosure <pdex.disclosure@pds.com.ph>
Cc: Riva Khristine Maala ; Margeline C. Hidalgo ; legal
Subject: [EXTERNAL] Arthaland Disclosure | Material Information/Transactions/Corporate Actions - JVA with SEAIMMO

EXTERNAL EMAIL WARNING: This email originated from outside of the organization. **DO NOT CLICK** links or open attachments unless you recognize the sender and know the content is safe.

CONFIDENTIAL

ATTY. SUZY CLAIRE R. SELLEZA
Head - Issuer Compliance and Disclosure Department
Philippine Dealing & Exchange Corp.

Subject: [Material Information/Transactions/Corporation Actions - JVA with SEAIMMO](#)

Ladies and Gentlemen:

Please find attached the subject disclosure made to the PSE and SEC today.

We trust you find everything in order.

Thank you.

Sieg

--

ATTY. SIEGFRID S. SUAREZ

COVER SHEET

		A	S	9	4	0	0	7	1	6	0
--	--	---	---	---	---	---	---	---	---	---	---

SEC Registration Number

[illegible]

(Company's Full Name)

[illegible]

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

Atty. Riva Khristine V. Maala

(Contact Person)

(+632) 8403-6910

(Company Telephone Number)

1	2
---	---

3	1
---	---

Month *Day*
(Fiscal Year)

1	7	-	C
---	---	---	---

(Form Type)

0	6	Last	Fri
---	---	------	-----

Month Day
(Annual Meeting)

--

(Secondary License Type, If Applicable)

Dept. Requiring this Doc.

Amended Articles Number/Section

--

Total No. of Stockholders

Domestic

Foreign

To be accomplished by SEC Personnel concerned

[illegible]

File Number

[illegible]

Document ID

LCU

LCU

Cashier

STAMPS

STAMPS

Remarks: Please use BLACK ink for scanning purposes.

SEC Number **7160**
File Number _____

ARTHALAND CORPORATION
(Company's Full Name)

7/F Arthaland Century Pacific Tower, 5th Avenue corner 30th Street
Bonifacio Global City, Taguig City 1634
(Company's Address)

(+632) 8403-6910
(Telephone Number)

December 31
(Fiscal Year Ending)
(Month and Day)

FORM 17-C
(Form Type)

(Period Ended Date)

(Secondary License Type and File Number)

cc: Philippine Stock Exchange

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. **04 November 2025**
Date of Report (Date of earliest event reported)
2. SEC Identification No. **ASO-94-007160** 3. BIR Tax Identification No. **126-004-450-721**
4. **ARTHALAND CORPORATION**
Exact name of issuer as specified in its charter
5. **Metro Manila, Philippines** 6. (SEC Use Only)
Province, country or other jurisdiction of Industry Classification Code:
incorporation
7. **7/F Arthaland Century Pacific Tower, 5th Avenue corner 30th Street**
Bonifacio Global City, Taguig City **1634**
Address of Principal Office Postal Code
8. **(+632) 8403-6910**
Issuer's telephone number, including area code
9. **Not Applicable**
Former name or former address, if changed since last report
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
Common Shares	5,318,095,199 (₱0.18 par value)
Preferred Shares – Series A	12,500,000 (₱1.00 par value)
Preferred Shares – Series D	6,000,000 (₱1.00 par value)
Preferred Shares – Series E	14,000,000 (₱1.00 par value)
Preferred Shares – Series F	4,964,860 (₱1.00 par value)
11. Indicate the item numbers reported herein:

Item 9. Other Events

Item 9. Other Events

At its recently concluded meeting, the Board of Directors of **ARTHALAND CORPORATION (the “Corporation”)** approved the execution of a joint venture agreement and investment agreement (the “Definitive Agreements”) among the Corporation, its subsidiary Zileya Land Development Corporation (Zileya), and SEAI Metro Manila One, Inc. (SEAIMMO), for the development, construction and sale of a residential condominium project located in Arnaiz Avenue, Legaspi Village, Makati City. SEAIMMO agreed to acquire the Corporation’s rights, title, and interest in and to 40% of its shareholdings in and advances to Zileya (as the project company) for and in consideration of the total amount of ₱724,831,916.00, subject to the fulfillment of the closing conditions in the Definitive Agreements.

SEAIMMO is a corporation duly organized and existing by virtue of the laws of the Philippines, with principal office address at the 28th Floor, AIA Tower, Paseo de Roxas 1226, Makati City. It is a wholly-owned subsidiary of Mitsui Fudosan (Asia) Pte. Ltd., a company incorporated and domiciled in Singapore. SEAIMMO’s ultimate parent company is Mitsui Fudosan Co., Ltd., a company incorporated and domiciled in Japan, and is listed in the Tokyo Stock Exchange.

The parties executed the Definitive Agreements today.

ARTHALAND CORPORATION

Issuer

By:

RIVA KHRISTINE V. MAALA

Corporate Secretary and General Counsel

04 November 2025

Date