

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. As of Jan. 24, 2024
Date of Report
2. SEC Identification Number CS200930354
3. BIR Tax Identification No. 287-191-423-000
4. DoubleDragon Corporation
Exact name of issuer as specified in its charter
5. Manila, Philippines
Province, country or other jurisdiction of
incorporation
6. (SEC Use Only)
Industry Classification Code:

7. DD Meridian Park Bay area Corner Macapagal Avenue EDSA Extension Boulevard Barangay 76
Zone 10 San Rafael, Pasay City, Metro Manila, Philippines 1302
Address of principal office Postal Code

8. (02) 8856-7111
Issuer's telephone number, including area code

9. DoubleDragon Properties Corp.
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 and Amount of Debt Outstanding
Common Shares	2,345,028,600
Preferred Shares	100,000,000

11. Indicate the item numbers reported herein:

DOUBLEDAGON'S HOTEL101-MADRID PRIME PROPERTY JUST BECAME EVEN MORE PRIME FOLLOWING FORMULA 1's OFFICIAL ANNOUNCEMENT YESTERDAY

Today, January 24, 2024; DoubleDragon is pleased to announce that the 6,593 square-meter property recently purchased by Hotel101 Global for the upcoming 680 Rooms Hotel101-Madrid in Valdebebas in Madrid, Spain is located right beside the F1 Grand Prix Track that was released by Formula 1.

Hotel101-Madrid is currently the only upcoming hotel right beside the F1 Madrid Track and is expected to be one of the Top 5 largest hotels in Madrid, Spain.

Given this new development officially announced last night by F1 regarding Madrid F1 Grand Prix, DoubleDragon expects the land value of the prime and centrally-located commercial land it has purchased to have substantially appreciated and could translate to a faster sales offtake. Robust condotel sales revenue of about €143.3 Million Euros (₱8.8 Billion Pesos) is expected to be generated from the Hotel101-Madrid project.

Following completion of the land purchase last October 31, 2023, Hotel101 Global has taken full possession of the prime land in Valdebebas Madrid Spain, located in Avenida Fuerzas Armadas, Valdebebas, Madrid which is surrounded by major landmark buildings and is about 3 minutes walk to the Valdebebas Train Station, 4 minutes walk to IFEMA convention complex, 5 minutes walk to Real Madrid Sports Complex, and around 7 minutes to the new Madrid Barajas International Airport.

Formula 1 has officially announced last night, January 23, 2024, that the Spanish Grand Prix will be held in Madrid starting 2026 following an agreement with MADRID IFEMA to bring an all-new circuit to Madrid, Spain with street and non-street sections. It has been over 40 years since the last F1 in Madrid was conducted, thus making this news a great welcome development for Madrid. The upcoming Grand Prix in Madrid is projected to have the capacity to host more than 100,000 per day, making Madrid one of the largest venues on the F1 calendar.

Hotel101-Madrid is scheduled and expected to begin construction in March 2024, and poised to be completed by Q4 2025, just in time for the 2026 F1 Grand Prix in Madrid, Spain.


The foregoing disclosure contains forward looking statements that are based on certain assumptions of Management and are subject to risks and opportunities or unforeseen events. Actual results could differ materially from those contemplated in the relevant forward looking statement and DoubleDragon gives no assurance that such forward-looking statements will prove to be correct or that such intentions will not change. This Press Release discloses important factors that could cause actual results to differ materially from DoubleDragon's expectations. All subsequent written and oral forward-looking statements attributable to the Company or persons acting on behalf of the Company are expressly qualified in their entirety by the above cautionary statements.

SIGNATURES

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.

DoubleDragon Corporation
Issuer

January 24, 2024
Date



Josecito L. Barrera, Jr.
Chief Information Officer