

C05205-2021

# 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. Date of Report (Date of earliest event reported)  
Jul 30, 2021
2. SEC Identification Number  
30354
3. BIR Tax Identification No.  
287191423000
4. Exact name of issuer as specified in its charter  
DOUBLEDRAGON PROPERTIES CORP.
5. Province, country or other jurisdiction of incorporation  
Republic of the Philippines
6. Industry Classification Code(SEC Use Only)
  
7. Address of principal office  
DD Meridian Park Bay Area Brgy 76 Zone10, San Rafael, Pasay City, Metro Manila,  
Philippines  
Postal Code  
1302
  
8. Issuer's telephone number, including area code  
+63288567111
9. Former name or former address, if changed since last report  
N/A
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	2,367,528,600
Preferred	100,000,000
Total Debt (In Millions of Pesos)	47,539.96

11. Indicate the item numbers reported herein

## Item 9

The Exchange does not warrant and holds no responsibility for the veracity of the facts and representations contained in all corporate disclosures, including financial reports. All data contained herein are prepared and submitted by the disclosing party to the Exchange, and are disseminated solely for purposes of information. Any questions on the data contained herein should be addressed directly to the Corporate Information Officer of the disclosing party.



## DoubleDragon Properties Corp.

### DD

**PSE Disclosure Form 4-24 - Results of Annual or Special Stockholders' Meeting**  
**References: SRC Rule 17 (SEC Form 17-C) and**  
**Section 4.4 of the Revised Disclosure Rules**

**Subject of the Disclosure**

Results of Annual Stockholders' Meeting held on July 30, 2021

**Background/Description of the Disclosure**

Results of Annual Stockholders' Meeting held on July 30, 2021

**List of elected directors for the ensuing year with their corresponding shareholdings in the issuer**

Name of Person	Shareholdings in the Listed Company		Nature of Indirect Ownership
	Direct	Indirect	
Edgar J. Sia II	1,351,190	0	-
Tony Tan Caktiong	1,000	0	-
Ferdinand J. Sia	11,925,212	0	-
Rizza Marie Joy J. Sia-Javelona	1,000	0	-
William Tan Untiong	3,501,000	0	-
Joseph Tanbuntiong	4,001,000	0	-
Gary P. Cheng	250,001	0	-
Vicente S. Perez, Jr.	250,001	0	-

**External auditor**

R.G. Manabat & Co. - Philippine member firm of KPMG International

**List of other material resolutions, transactions and corporate actions approved by the stockholders**

The other items indicated in the agenda have been adopted and approved by the Board of Directors and have been approved and ratified by the Company's Common Shareholders as of the Record Date 09 July 2021:

1) Approval of the 2020 Audited Financial Statements and the 2020 Annual Report;

- 2) Ratification of the Actions of the Board of Directors and Officers;
- 3) Election of Directors;
- 4) Appointment of External Auditors;
- 5) Approval of the Amendments to the Articles of Incorporation;
- 6) Amendment of the Employee Stock Option Plan and Approval of the Long Term Incentive Plan.

**Other Relevant Information**

Please see attached DoubleDragon Annual Stockholders' Meeting speech message of Edgar 'Injap' Sia II - July 30, 2021.

**Filed on behalf by:**

<b>Name</b>	Jose Roelph Desales
<b>Designation</b>	Investor Relations Head



**DoubleDragon Annual Stockholders' Meeting  
Speech message of Edgar 'Injap' Sia II  
July 30, 2021**

To my Fellow DD Shareholders,

The year 2020, and this year 2021, are Milestone years and Fundamentals Strengthening of your company DoubleDragon.

First, the completion of DD's 1.2 million square meters GFA portfolio goal during the pandemic.

The journey of your DoubleDragon Team, from zero square meters to 1.2 million square meters GFA by this year, is a product of 4 key stages that all happened mainly within the past 7-year timeframe:

1. The process and the series of fund and capital raises
2. The selection and actual acquisition of a string of over 100 prime land across the country
3. The simultaneous construction of the buildings,
4. The operating and leasing out of the portfolio of assets

Second, amidst the global challenges during the pandemic, during this time, your DD team has continued to Strengthen DD's Balance Sheet;

1. DD has conducted its largest equity fundraise in its history, with the recently concluded P14.7 Billion REIT IPO. DDMPR is a REIT company, with real hard assets that includes the perpetual ownership, of the titled land where the buildings sit on.
2. DD also during this pandemic has reached its highest cash position in its history
3. Debt to Equity reached a very healthy level at 0.77x, one of the lowest D/E ratios among Philippine listed companies

4. Total Equity grew to P59.23 Billion as of March 31, 2021, the first time DD reached close to P60 Billion in total equity, also happened during the pandemic

Third, just this month, DD had another milestone, with the signing of agreement for the P4 Billion CentralHub deal with Jollibee Foods Corp.

But you know what - all that significant milestones, and fundamental progress that I just talked about, would have no way to prosper, without the support, and contribution, of all the immediate stakeholders of DD. Its shareholders, partners, investors, board members, advisers, bankers, suppliers, colleagues, and employees, are all in some way or another, have been instrumental in the various stages, of the planting and sowing of DD's seeds, these past 9 years since DoubleDragon was brought to life in 2012. The next 9 years towards DD's 2030 vision, should also naturally bring forth the same immediate stakeholders, to jointly become the beneficiaries in one way or another.

DoubleDragon's way to growth, as the company progress forward, and evolves to maturity, the journey, will be filled with a collage, of both small, and bold decisions, that may be variedly perceived, from different point of views. But let me assure you, that each and every bits and pieces, that consist the core of DoubleDragon, are always, deliberately intended, for the long-term benefit of all its stakeholders.

We are determined to cause DoubleDragon to soon become an active contributor in the rebuilding of our new economy, and to become a major beneficiary in the next coming positive cycle post this unprecedented global pandemic.

Thank you, and Stay Safe!