### COVERSHEET

|                                    |     |          |                  |      |      |          |          |      |       |                             |         |      |                                       |              | _                               | SEC       | C Re  | egist                                 | ratio       | on N     | Jum   | ber      |          |          |              |          |          |          |          |
|------------------------------------|-----|----------|------------------|------|------|----------|----------|------|-------|-----------------------------|---------|------|---------------------------------------|--------------|---------------------------------|-----------|-------|---------------------------------------|-------------|----------|-------|----------|----------|----------|--------------|----------|----------|----------|----------|
|                                    |     |          |                  |      |      |          |          |      |       |                             |         |      |                                       |              |                                 | С         | S     | 2                                     | 0           | 0        | 9     | 1        | 2        | 6        | 9            |          |          |          |          |
|                                    |     |          |                  |      |      |          |          |      |       |                             |         |      |                                       |              |                                 |           |       |                                       |             |          |       |          | •        |          |              | •        |          |          |          |
| С                                  |     | <u> </u> |                  |      | N A  | A M      |          | 1    |       |                             |         |      |                                       |              | 1                               |           |       | -                                     |             | <u> </u> | -     |          | 1        | -        |              |          |          |          | <u> </u> |
| P                                  | Н   |          | R                | E    | S    | 0        | R        | Т    | S     |                             | G       | R    | 0                                     | U            | P                               |           | H     | 0                                     | L           | D        | Ι     | N        | G        | S        |              |          |          |          |          |
| I                                  | N   | С        | •                |      |      |          |          |      |       |                             |         |      |                                       |              |                                 |           |       |                                       |             |          |       |          |          |          |              |          |          |          |          |
|                                    |     |          |                  |      |      |          |          |      |       |                             |         |      |                                       |              |                                 |           |       |                                       |             |          |       |          |          |          |              |          |          |          |          |
|                                    |     |          |                  |      |      |          |          |      |       |                             |         |      |                                       |              |                                 |           |       |                                       |             |          |       |          |          |          |              |          |          |          |          |
| Р                                  | RIN | CIP      | AL               | OFI  | FICI | Ξ( λ     | <br>Io / | Stre |       | Rar                         | <u></u> | av / | City                                  | , / <i>T</i> | l<br>Town                       | <br>  / P | rovi  | ince                                  | )           | <u> </u> | 1     | <u> </u> | <u> </u> | <u> </u> |              | <u> </u> | <u> </u> | <u> </u> |          |
| 2                                  | 1   |          | T                |      | F    | L        | 0.7      | 0    | R     | Dui                         | U       | D    | E                                     |              | N                               | A         |       | T                                     | Ó           | w        | E     | R        | ,        |          |              |          |          |          |          |
| R                                  | Ι   | Z        | Α                | L    |      | D        | R        | Ι    | v     | Е                           |         | С    | 0                                     | R            |                                 |           | 4     | Т                                     | н           |          | A     | V        | E        | N        | U            | E        | ,        |          |          |
| B                                  | 0   | N        | Ι                | F    | Α    | C        |          | 0    |       | G                           | L       | 0    | B                                     | A            | L                               |           | C     | I                                     | T           | Y        |       |          |          |          |              |          | ,        | <u> </u> |          |
| T                                  |     | G        |                  | I    | G    |          | н<br>С   | I    | Т     | Y                           |         |      |                                       |              |                                 |           |       |                                       |             |          | ,<br> |          |          |          |              |          |          |          |          |
| 1                                  | Α   | G        | U                | 1    | G    |          | C        | 1    |       | I                           |         |      |                                       |              |                                 |           |       |                                       |             |          |       |          |          |          |              |          |          |          |          |
|                                    |     | F        | orm              | Тур  | pe   |          |          |      |       |                             | 1       | Depa | artm                                  |              | requ<br>oort                    | iirin     | ig th | e                                     |             |          |       | S        | ecor     |          | y Li<br>Appl |          |          | ype,     | If       |
|                                    |     | 1        | 7                | -    | С    |          |          |      |       |                             |         |      | Μ                                     | S            | R                               | D         |       |                                       |             |          |       |          |          |          |              |          |          |          |          |
|                                    |     |          |                  |      |      |          |          |      |       |                             |         |      |                                       |              |                                 |           |       |                                       |             |          |       |          |          |          |              |          |          |          |          |
|                                    |     |          |                  |      |      |          |          |      | C     | 0                           | M P     | AN   | ΙY                                    | IN           | IF (                            | ) R       | M /   | A T                                   | ΙO          | N        |       |          |          |          |              |          |          |          |          |
|                                    |     | Cor      | npa              | ny's | Em   | ail .    | Add      | ress |       |                             |         | Coi  |                                       |              | s Tel<br>nbei                   |           | one   |                                       |             |          |       | M        | lobi     | le N     | lumb         | ber      |          |          |          |
|                                    | lea | ındı     | o.a              | bar  | quez | z@1      | ıdeı     | ına. | ph    | ]                           |         | 632  |                                       |              | 071                             |           | 948   |                                       | ]           |          |       |          |          |          |              |          |          |          | ]        |
|                                    |     |          |                  |      | -    | <u> </u> |          |      |       | 1                           |         |      |                                       |              |                                 |           |       |                                       | ]           |          |       |          |          |          |              |          |          |          | I        |
|                                    |     |          | No               | ofs  | tool | chal     | dar      | _    |       |                             | A       | Annı | ial N                                 |              | -                               | (M        | onth  | ı /                                   |             |          | Fig   | ool '    | Vaa      | • (N     | lont         | . / Г    | )ov)     |          |          |
| No. of Stockholders                |     |          |                  |      |      |          |          |      |       | ]                           |         |      |                                       | ay)<br>y 26  |                                 |           |       | Fiscal Year (Month / Day) December 31 |             |          |       |          |          |          |              | ]        |          |          |          |
|                                    |     |          |                  |      |      |          |          |      |       | ]                           |         |      |                                       |              | ,                               |           |       |                                       | ]           |          |       |          |          |          |              |          |          |          | J        |
|                                    |     |          |                  |      |      |          |          |      | (     | CON                         | NTA     | CT   | PEF                                   | RSC          | N I                             | NFO       | ORN   | /IAT                                  | IOI         | 1        |       |          |          |          |              |          |          |          |          |
|                                    |     |          |                  |      | ,    | The      | des      | igna | ated  | con                         | tact    | pers | son <u>i</u>                          | MU           | <u>ST</u> ł                     | be a      | n Ot  | ffice                                 | r of        | the      | Cor   | por      | atio     | n        |              |          |          |          |          |
| Name of Contact Person Email Addre |     |          |                  |      |      |          |          |      |       |                             |         | ress | s Telephone Mobile Number<br>Number/s |              |                                 |           |       |                                       |             |          |       |          |          |          |              |          |          |          |          |
| Leandro Abarquez                   |     |          |                  |      |      |          |          |      |       | leandro.abarquez@uden<br>ph |         |      |                                       |              |                                 |           | na.   |                                       | 63284034007 |          |       |          |          |          |              |          |          |          |          |
|                                    |     |          |                  |      |      |          |          |      |       |                             | CO      | NTA  | ACT                                   | PE           | RSC                             | )N's      | s AI  | DDR                                   | ESS         | 5        |       |          |          |          |              |          |          |          |          |
| -                                  |     |          |                  |      |      |          |          |      |       |                             |         |      |                                       |              |                                 |           |       |                                       |             |          |       |          |          |          |              |          |          |          |          |
|                                    |     | 21       | <sup>st</sup> Fl | oor  | , Ud | lenr     | ia T     | owe  | er, F | Riza                        | l Dr    | ive  | cori                                  | ner          | <b>4</b> <sup>th</sup> <i>A</i> | Ave       | nue,  | , Bo                                  | nifa        | cio      | Glo   | bal      | City     | y, T     | agui         | ig C     | ity      |          |          |

NOTE 1: In case of death, resignation or cessation of office of the officer designated as contact person, such incident shall be reported to the Commission within thirty (30) calendar days from the occurrence thereof with information and complete contact details of the new contact person designated.
 2: All Boxes must be properly and completely filled-up. Failure to do so shall cause the delay in updating the corporation's records with the Commission and/or non-receipt of Notice of Deficiencies. Further, non-receipt of Notice of Deficiencies shall not excuse the corporation from liability for its deficiencies.

### 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. <u>4 December 2023</u> Date of Report (Date of earliest event reported)

- 2. SEC Identification Number CS20091269 3. BIR Tax Identification No. 007236853000
- 4. <u>PH Resorts Group Holdings, Inc.</u> Exact name of issuer as specified in its charter
- 5. Philippines

6. (SEC Use Only)

Province, country or other jurisdiction of incorporation

Industry Classification Code:

- 7. <u>20<sup>th</sup> Floor Udenna Tower, Rizal Drive corner 4<sup>th</sup> Avenue, Bonifacio Global City, Taguig City 1634</u> Address of principal office Postal Code
- 8. <u>+63284034007</u> Issuer's telephone number, including area code

N/A

- 9. 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
Common Shares

Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding <u>7,282,017,027</u>

10. Indicate the item numbers reported herein: Item 9

We write in connection with the Company's Disclosure dated 3 October 2023, in relation to the Memorandum of Understanding ("MOU") signed by PHR's subsidiaries, Lapulapu Leisure, Inc. and Lapulapu Land Corp. (collectively referred to as "Subsidiaries"), and AppleOne Properties, Inc. ("AppleOne") for AppleOne's intent to obtain at least a majority of the equity interest in the Subsidiaries, or an asset purchase of the land and improvements of the Emerald Bay Project.

As of today, 4 December 2023, the Subsidiaries and AppleOne have not entered into a definitive agreement with regard to the abovementioned transaction. Nevertheless, considering that the MOU was a non-exclusive engagement, PHR is having substantive discussions with other parties. We shall update the Exchange and the investing public when there is an agreement in place.

## 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.

PH RESORTS GROUP HOLDINGS INC. Issuer

4 December 2023 Date

Leamh Abryny LEANDRO E. ABARQUEZ Corporate Secretary