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. **09 June 2026**
   Date of Report

2. SEC Identification No: **AS094-006430** 3. BIR Tax Identification No : **003-942-108**

4. **EMPIRE EAST LAND HOLDINGS, INC.**
   Exact name of issuer as specified in its charter

5. **Metro Manila, Philippines**
   Province, Country or other jurisdiction of incorporation or organization

6. (SEC Use Only)
   Industry Classification Code

7. **2F The Paddington Place**
   632 Shaw Boulevard, Barangay Highway Hills
   1552 Mandaluyong City
   Address of principal office

8. **(632) 88678351/85544800**
   Issuer's telephone number, including area code

9. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA

Title of Class	Number of Shares of Common Stock Outstanding
Common	**14,676,199,167**

10. **Item 9(b)**

Please see attached Press Release.

SIGNATURE

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.

EMPIRE EAST LAND HOLDINGS, INC.

By:

LINO P. VICTORIOSO, JR.
Chief Financial Officer and
Corporate Information Officer
09 June 2026

EMPIRE EAST: END-USER DEMAND, NOT RENTAL YIELDS, CONTINUES TO DRIVE CORE MARKET VALUE

Company highlights shift in buyer priorities toward livability and long-term housing needs

Manila, Philippines — Empire East said that while rental yield remains an important consideration for investor-driven segments of the real estate market, its core mid-income market continues to be primarily driven by end-user demand and long-term housing needs.

During its Annual Stockholders' Meeting, the Company noted that shifts in post-pandemic market behavior have influenced how property buyers evaluate residential investments, particularly in urban condominium developments.

"For investor-driven segments of the real estate market, rental yield is a primary consideration," said President and CEO Atty. Anthony Charlemagne C. Yu. "In our case, most buyers are end-users, so their decision is less dependent on rental returns and more on livability and long-term value."

Empire East emphasized that its portfolio is anchored on the mid-income segment, where purchasing decisions are largely driven by practical housing requirements such as accessibility, affordability, and suitability for long-term family use.

The Company added that while rental demand remains present in strategically located and accessible projects, it is not the primary driver of demand within its target market segment.

"Well-located developments with strong accessibility still support healthy rental demand over time," the Company noted. "But it is not the primary driver for our core market."

Industry observers have noted a gradual softening of rental yields in certain urban areas following the post-pandemic normalization period. However, Empire East said this trend does not significantly affect demand in its segment, given its strong orientation toward end-user homeowners rather than short-term investors.

The Company reiterated that its focus remains on delivering residential communities that prioritize livability, long-term value, and everyday convenience, rather than purely investment-driven returns.

As urban housing preferences continue to evolve, Empire East said it remains committed to developing accessible and sustainable communities that respond to the real needs of Filipino homebuyers.

About Empire East

Empire East Land Holdings, Inc. is a Philippine real estate developer focused on building accessible, well-planned, and future-ready residential communities for the mid-income market. The Company is known for its transit-oriented and master-planned developments across key growth areas in Metro Manila and nearby cities, delivering homes designed for long-term

living, accessibility, and everyday convenience while supporting the evolving needs of Filipino homebuyers.

Media Contact:
RALPH JASON M. RAMOS
Brand and Communication
Empire East Land Holdings, Inc.
arjay.ramos@empire-east.com | 0998-869-2656

DISCLAIMER: This material contains certain "forward-looking statements". These forward-looking statements can generally be identified by use of statements that include words or phrases such as Empire East Land Holdings, Inc. (Empire East) or its management "believes", "expects", "anticipates", "intends", "plans", "projects", "foresees", and other words or phrases of similar import. Similarly, statements that describe Empire East's objectives, plans, and goals are also forward-looking statements. All forward-looking statements are subject to certain risks and uncertainties that could cause actual results to differ materially from those contemplated by the relevant forward-looking statements. Nothing in this material is or should be relied upon as a promise or representation as to the future. The forward-looking statements included herein are made only as of the date of this material, and Empire East undertakes no obligation to update such forward-looking statements publicly to reflect subsequent events or circumstances. The delivery of this material shall not, under any circumstance, create any implication that the information contained or referred to in this material is accurate as of any time subsequent to the date hereof.