

# COVER SHEET

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S.E.C. Registration Number

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I	N	C	.																				

(FORMERLY EAST ASIA POWER RESOURCES CORPORATION)

(Company's Full Name)

**35<sup>th</sup> Floor Century Diamond Tower, Century City, Kalayaan Ave. cor.  
Salamanca St., Brgy. Poblacion, Makati City**

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

Atty. Isabelita Ching-Sales
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(632) 7935501
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Number

Contact Person

Company

Telephone

## SEC FORM 17-C

1	2
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Month

3	1
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Day

FORM TYPE

Month

Day

Fiscal Year

Meeting

Annual

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Secondary License Type, If Applicable

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Dept. Requiring this Doc.  
Number/Section

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Amended

Articles

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Total Amount of Borrowings

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To be accomplished by SEC Personnel concerned

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File Number

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Document I.D.

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**SECURITIES AND EXCHANGE COMMISSION**

*SEC FORM 17-C*

**CURRENT REPORT UNDER SECTION 17  
OF THE SECURITIES REGULATION CODE  
AND SRC RULE 17.2(c)(iii) THEREUNDER**

1. Date of Report (Date of earliest event reported): **May 6, 2025**
2. SEC Identification Number: **60566**
3. BIR Tax Identification No. : **004-504-281-000**
4. Exact name of issuer as specified in its charter:

**CENTURY PROPERTIES GROUP INC.**

5. Province, country or other jurisdiction of incorporation: **Metro Manila**
6. Industry Classification Code:  (SEC Use Only)
7. Address of principal office/Postal Code: **35<sup>th</sup> Floor Century Diamond Tower, Century City, Kalayaan Avenue, Makati City 1200**
8. Issuer's telephone number, including area code: **(632) 7-793-8905**
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
<b><u>Common Shares</u></b>	<b>11,599,600,690</b>
<b><u>Preferred Shares</u></b>	<b>20,000,000</b>

11. Indicate the item numbers reported herein: **Item 9**

**Item 9. Other Events / Material Information**

Century Properties Group Inc. would like to inform the Honorable Commission that the Company has seeded today, May 6, 2025 a press release entitled:

**Century Properties Group's Net Income Jumps 16% to P473 Mn in Q1 2025**

Attached is the Press Release for reference.

Any forward-looking statements contained in the press release are based upon what management of the Company believes are reasonable assumptions. There can be no assurance that forward-looking statements will prove to be accurate, as actual results and future events could differ materially from those anticipated in such statements. The Company undertakes to update such forward-looking statements if circumstances or management's estimates or opinions should change.

The Company fully undertakes that it shall furnish the Honorable Exchange all material documentation and filings for the aforementioned transactions.

**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.

**CENTURY PROPERTIES GROUP INC.**

By:

  
**ATTY. ISABELITA CHING SALES**  
Chief Information and Compliance Officer



**FOR IMMEDIATE RELEASE**

Contact:

Joba Botana: +63 9178045622; [joba.botana@century-properties.com](mailto:joba.botana@century-properties.com)

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**Century Properties Group's Net Income Jumps 16% to P473 Mn in Q1 2025**

06 May 2025 - **Century Properties Group Inc. (CPG)** has continued its strong momentum in the first quarter of 2025, reporting a net income after tax (NIAT) of P473 million, a 16% increase compared to P410 million during the same period in 2024. Consolidated revenues also saw growth, rising 4% to P3.724 billion from P3.579 billion.

The First-Home Residential Developments (PHirst) segment was a key driver of revenue growth, contributing P2.237 billion, which represents 60% of total revenues. Following closely, the Premium Residential Developments segment accounted for 32% with a contribution of P1.175 billion. The remaining revenue was derived from the Commercial Leasing and Property Management segments, which contributed 5% or P181 million and 3% or P130 million, respectively.

“Our first quarter performance reflects the successful completion of key residential projects, strong sales take-up across our developments, and continued gains in operational efficiency. We also benefitted from improved financial discipline and debt management, allowing us to reduce interest expenses and enhance profitability,” said **Marco R. Antonio**, President and CEO of CPG.

Early this year, CPG launched its first mid-rise residential development at Azure North in San Fernando, Pampanga along with new resort-style amenities that elevate the living experience. The second phase of this Pampanga-based community will add a waterpark, four more mid-rise buildings and 49 townvillas, with the first tower, *Mykonos*, launched in February 2025 and set for completion by 2027. Strategically located amid Central and North Luzon’s infrastructure boom, Azure North offers easy access to Metro Manila and key provincial hubs, supporting the region’s growing urban landscape.

CPG also unveiled *Century PHirst Centrale Batulao* in March 2025—a 142-hectare mixed-use estate in Batangas designed around the “15-minute city” concept. At the same time, our PHirst brand reached a milestone with the completion of 15,000 homes and the turnover of 10,000 units to Filipino first-home buyers, reinforcing our commitment to building inclusive, well-planned communities for the end-user market.



CPG's earnings before interest, taxes, depreciation, and amortization (EBITDA) also saw robust growth, increasing by 14% to P988 million, from P865 million in Q1 2024. This was driven by a gross profit margin of 46%, sustained contributions from the PHirst segment, and lower borrowing costs.

As of March 31, 2025, CPG's total assets grew by P1.886 billion to P57.736 billion, while total liabilities stood at P35.233 billion, resulting in stockholders' equity of P22.503 billion.

The company also saw significant improvement in its Debt-to-EBITDA ratio, which dropped to 4.1x from 5.0x, reflecting its continued revenue growth and improved profitability. Its Debt-to-Equity ratio also declined to 0.7x from 0.8x, indicating both a reduction in debt and a strengthening of its equity base.

"As we scale across both affordable and premium segments, we remain committed to our mission of serving the end-user market with thoughtfully designed and sustainable communities—whether through PHirst in growth cities nationwide or through Century-branded premium residential developments outside Metro Manila, supported by our commercial leasing and property management arms" Antonio added. "Our strong first quarter results demonstrate our operational agility, solid market fundamentals, and our confidence in the country's long-term housing demand."-#-