

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): **June 16, 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: **35th 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
<u>Common Shares</u>	11,599,600,690 <u>Common Shares</u>
<u>Preferred Shares</u>	100,123,000 <u>Treasury Shares</u> 20,000,000

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, June 16, 2025 a press release entitled:

**Century Properties Doubles Dividend Payout to 20%,
Declares 5% Special Cash Dividend for 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



PRESS RELEASE

Contact:

Joba Botana: +63 9178045622; joba.botana@century-properties.com

Century Properties Doubles Dividend Payout to 20%, Declares 5% Special Cash Dividend for 2025

June 16, 2025 – Century Properties Group, Inc. (CPG) has announced a significant enhancement to its dividend policy, reflecting its robust 2024 financial performance and ongoing commitment to shareholder value. At a special meeting on June 16, the Board of Directors of CPG approved the increase in the regular dividend payout for the outstanding Common Shares of the Company from 10% to 20% of its consolidated net income from the preceding fiscal year, along with the declaration of a 5% special cash dividend for 2025.

For 2025, CPG will distribute a total cash dividend of P610,632,830, to be released in two tranches. The regular cash dividend, equivalent to 20% of FY2024 net income or P0.042114 per share, has a record date of July 25, 2025, and payment on August 20, 2025. The special cash dividend, on the other hand, equivalent to 5% of FY2024 net income or P0.010529 per share, has a record date of September 26, 2025, and payment on October 22, 2025.

“We are pleased to announce our enhanced dividend policy, reinforcing our commitment to more stable and permanent returns for our shareholders and demonstrating our financial strength and long-term profitability,” said **Marco R. Antonio**, President and CEO of Century Properties Group. “With the increase in the annual cash dividend payout, we are providing our shareholders with a more predictable income stream. For 2025, we are rewarding them further with a special cash dividend as CPG’s performance in 2024 exceeded expectations.”

CPG posted a 31.7% increase in net income, rising to P2.44 billion in 2024, up from P1.86 billion in 2023. This strong growth was driven by a strategic realignment of its development model, shifting from longer-gestation projects to faster turnover cycles, particularly in end-use residential developments. This pivot has accelerated revenue realization and improved capital efficiency.

CPG remains optimistic about the Philippine real estate sector citing favorable macroeconomic indicators, sustained consumer demand, and major infrastructure investments by the government as factors that are expected to propel industry growth.

“The company’s 2024 performance lays a solid foundation for sustainable long-term value creation. Our Twin Engine Strategy—anchored on our first-home segment, PHirst, and Century Properties’ more premium brands—equips us to capture opportunities in both affordable and high-end segments. With disciplined financial management and our commitment to regional expansion, we are poised to accelerate growth nationwide,” added Antonio.



The company continues to focus on operational excellence and sound financial stewardship, emphasizing its mission to deliver consistent value to shareholders and uplift communities through quality housing developments.

“We are grateful for our shareholders’ continued confidence and support. As we expand our footprint, we remain steadfast in our purpose: to build homes that enrich communities, elevate standards of living, and shape the future of Philippine real estate,” Antonio concluded. -#-