

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): **November 14, 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 1210**
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, November 14, 2025, a press release entitled:

**Century Properties Group Sustains Growth Momentum
with 17% Increase in Net Income for First Nine Months of 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:

Henry Barrameda: +63 9989902030; henry.barrameda@century-properties.com

Century Properties Group Sustains Growth Momentum with 17% Increase in Net Income for First Nine Months of 2025

14 November 2025 - Century Properties Group Inc. (CPG) continued its strong financial performance in the first nine months of 2025 (9M 2025), posting a net income after tax (NIAT) of P2.10 billion, a 17% increase from P1.80 billion in the same period in 2024. Consolidated revenues rose by 14% to P12.31 billion, compared to P10.79 billion in 9M 2024.

The First-Home Residential Developments (PHirst) segment continues to be CPG's largest revenue contributor, generating P8.4 billion or 68% of total revenues. Premium Residential Developments accounted for P2.8 billion (23%), while Commercial Leasing and Property Management contributed P711 million (6%) and P400 million (3%), respectively.

“By balancing PHirst and Premium residential segments, we are able to sustain our growth in 9M 2025 as it diversifies our revenue streams and expands our footprint across the nation's key growth corridors,” said Marco R. Antonio, President and CEO of CPG.

Recently, CPG’s premium residential segment launched Phase 2 of its successful Azure North project in Pampanga. Phase 1 has been a success, consisting of 3 high rise buildings and the acclaimed wave pool. Its third building, Barbados, is being completed this Q4 2025 with over 800 units. Its Phase 2 consists of (a) its first mid-rise residential development called Mykonos with over 300 units for 2027 completion, (b) 49 luxury townvillas units for 2027 completion, and (c) a water park for the exclusive use of its clients and their guests. Strategically located amid Central and North Luzon’s infrastructure boom, Azure North offers easy access to Metro Manila and key provincial hubs.

In August 2025, PHirst also announced its entry into Mindanao with a 24-hectare master-planned community, estimated to have a sales value of P5.3 billion, which will bring over 2,400 homes. The company also plans to launch up to two more projects in Q4 of this year. With this foray into Mindanao, PHirst is now a nationwide developer.



CPG's operational efficiency further improved in 9M 2025, EBITDA reaching P3.6 billion, a 6% increase from P3.4 billion in the same period last year. This was supported by a gross profit margin of 46, sustained contributions from both the PHirst and Premium segments, and reduced borrowing costs.

As of September 30, 2025, total assets expanded by P6.9 billion to P62.8 billion, while total liabilities stood at P39.3 billion, resulting in stockholders' equity of P23.5 billion.

The company's Debt-to-EBITDA ratio improved to 3.7x, reflecting stronger profitability. Its Debt-to-Equity ratio was also retained at 0.8x, underscoring a healthier balance sheet and disciplined financial management.

"We are pleased that our financial ratios remain healthy, allowing for continued business expansion," said Mr. Antonio. "As we look to the remainder of the year, we are optimistic that housing demand will remain resilient," Antonio added, stressing "our commitment is to deliver value not only to our homeowners and customers but also to our shareholders and communities."

-#-