

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): **July 18, 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, July 18, 2025 a press release entitled:

Century Properties Group (CPG) Welcomes SSS as Anchor Investor

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.

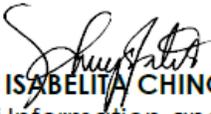
The Company fully undertakes that it shall furnish the Honorable Exchange all material documentation and filings for the aforementioned transactions.

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:

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Century Properties Group (CPG) Welcomes SSS as Anchor Investor

Century Properties Group, Inc. (CPG) announced that the Social Security System (SSS) acquired a strategic stake in the company through a block sale, marking a significant milestone for CPG.

Century Properties, Inc. (CPI), the majority shareholder of CPG, sold 740,740,741 common shares, with a transaction value of Php500 million, to SSS. This acquisition represents about 6.39% ownership in CPG. SSS acquired the shares at a 4.93% discount to CPG's current market price and is expected to get a dividend yield of approximately 7.8% plus potential capital appreciation. China Bank Capital Corporation (Chinabank Capital) acted as the advisor and arranger for this transaction.

"We are honored to have the Social Security System (SSS) as an anchor investor in Century Properties Group. Both CPG and SSS share a long-term perspective and remain optimistic about the growth prospects of CPG. This collaboration reinforces our shared vision for sustainable growth and value creation. We are committed to ensuring this partnership translates into tangible benefits for the SSS fund," said Amb. Jose E.B. Antonio, Executive Chairman of CPG.

"We are very pleased that SSS found a compelling investment opportunity in CPG. The market is taking notice of the company's strong fundamentals and growth prospects, and we are confident that management will continue to create value for all CPG shareholders," said Ryan Martin Tapia, President of Chinabank Capital.

As part of its core mission, CPG continues to focus on delivering value to its shareholders through sustained business growth, prudent financial management, and innovation in real estate development. CPG drives sustainable growth by balancing its affordable housing and premium residential segments through its Twin Engine Strategy, aiming to allow at least a 15 to 20% growth over a 3 to 5-year period. This dual focus diversifies revenue, enhances resilience, and expands its reach across key growth corridors nationwide. Up to Php12B of CAPEX is budgeted for 2025, consisting of up to Php10B for its first-home segment PHirst Park Homes and up to P2B for Century's premium line. -#-