

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): **August 26, 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, August 26, 2025 a press release entitled:

**Century Properties’ PHirst Park Homes Marks Mindanao Debut via P5.3B
General Santos City Project**

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

For inquiries, contact:

Shaina Mae Semaña | 0917 152 4850; shainamae.semana@century-phirst.com

Century Properties' PHirst Park Homes Marks Mindanao Debut via P5.3B General Santos City Project

PHirst Park Homes, the first-home brand of Century Properties Group, is accelerating its nationwide expansion with a planned entry into the thriving island of Mindanao.

The company has set its sights on several key cities in Mindanao for its expansion, and now officially marks its entry with its maiden project in General Santos City – PHirst Park Homes Gen San.

PHirst Park Homes Gen San is strategically positioned to amplify the city's rapid growth. Nestled in Brgy. Baluan and conveniently accessible via the Sarangani-Davao del Sur Coastal Road, this 25-hectare master planned community with an estimated sales value of P5.3B, will bring in over 2,000 homes to Mindanaoans.

Proudly bearing the PHirst development signature, PHirst Park Homes Gen San will showcase thoughtfully designed, fully finished homes that are move-in ready. The project will feature two of PHirst's well-loved house models: the Amani, a townhouse with a 36 sqm floor area on typical lot areas ranging from 44-60.5 sqm with introductory prices between P1.8-2.1M; and the Dua, a single-attached unit with a 48 sqm floor area on a typical 77 sqm lot area, with prices starting at P2.8M. Each home is built with flexibility in mind – expandable to accommodate the needs of a growing family.

Staying true to its promise of “a home in a park, and a park in a home” experience, the community showcases a harmonious balance of comfort, nature, and modern living. Families can look forward to well-planned amenities that promote recreation and togetherness, as well as generous open spaces spread across the development for ease of access and enjoyment. Most importantly, residents are assured of a safe and secure environment—making PHirst Park Homes Gen San a community where families can truly thrive.

“PHirst's expansion in Mindanao, through PHirst Park Homes Gen San, directly reflects our unwavering vision to empower Filipino families with access to quality homes,” said Ricky M. Celis, President and CEO of PHirst. “We see this as more than just an investment – it's a real opportunity to help shape the future of a dynamic, emerging frontier.”

This milestone marks a new chapter in PHirst's bold mission for nationwide presence. In 2023, the brand expanded beyond Luzon with the launch of PHirst Park Homes Bacolod – its first development in the Visayas. The 16-hectare community, designed to deliver nearly 1,500 homes, set the stage for PHirst's regional growth. By August 2025, the project is on track to turn over its first batch of homes – welcoming happy homeowners and bringing the PHirst promise to life in Bacolod.



Long recognized for its vast potential, Mindanao is rapidly emerging as a strategic economic powerhouse, fueled by extensive government investments in infrastructure. Among these is the highly anticipated Mindanao Railway Project, which will connect major cities, streamline regional transportation, and enhance global connectivity. Such developments are opening new economic corridors and driving robust regional activity across provinces and key urban centers – making Mindanao one of the most attractive and promising markets in the real estate industry.

As the area continues to evolve, it also faces the urgent challenge of addressing the country’s significant housing backlog. Rapid urbanization and a rising population have sharply increased the demand for affordable, quality homes. This makes PHirst’s planned entry both timely and essential.

With its upcoming entry into Mindanao, PHirst is well on track to build a strong footprint across all major regions in the Philippines – bringing the dream of homeownership closer to more Filipino families nationwide.

The PHirst Core

Currently, PHirst operates 31 active projects across Luzon and Visayas, with developments in key locations in Cavite, Laguna, Batangas, Quezon Province, Bulacan, Pampanga, Bataan, Nueva Ecija, and Bacolod City [Negros Occidental]. Carrying its brand pillars– Complete Homes, Conceptive Amenities, Connected Essentials, and Convenient Selling & Buying Experience– PHirst has built a solid reputation for creating thoughtfully designed homes that cater to the needs of the modern Filipino family. With every development, PHirst remains committed to building not just homes, but vibrant communities where families can Dwell, Create, and Thrive.

PHirst is a subsidiary and the first-home business segment of Century Properties Group. For more information on PHirst’s developments and upcoming projects, visit www.century-phirst.com.

-#-