

**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): **October 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 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
<b><u>Common Shares</u></b>	<b>11,599,600,690 <u>Common Shares</u></b>
<b><u>Preferred Shares</u></b>	<b>100,123,000 <u>Treasury 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, October 6, 2025, a press release entitled:

**Century Properties' Strategic Shift: Azure North Townvillas Taps into Pampanga's Premium Residential Demand**

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.

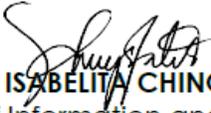
The Company fully undertakes that it shall furnish the Honorable Exchange all material documentation and filings for the aforementioned transactions.

**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](mailto:henry.barrameda@century-properties.com)

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### **Century Properties' Strategic Shift: Azure North Townvillas Taps into Pampanga's Premium Residential Demand**

**SAN FERNANDO, PAMPANGA** – Following its successful foray into the thriving residential market in the City of San Fernando in Pampanga with The Resort Residences at Azure North, Century Properties Group, Inc. (CPGI) makes a significant strategic shift with the exclusive, premium house-and-lot enclave within the 7.8-hectare Azure North Estate, the Azure North Townvillas.

The move capitalizes on Pampanga's emergence as a major residential investment in Central Luzon. It is the company's direct response to the rising demand for upscale, low-density residential options in San Fernando, a city recognized by Colliers Philippines for having one of the largest residential stocks outside of Metro Manila. The development's strategic location—easily accessible via the NLEX and close to major economic zones like Clark and Subic—makes it a compelling investment proposition.

"Azure North Townvillas aligns with Pampanga's consistent progress in terms of infrastructure and competitive workforce," said Marco R. Antonio, President and CEO of Century Properties Group, Inc. "It forms a part of our strategy to offer premium horizontal developments, supporting our long term vision of creating value for stakeholders and keeping pace with the evolving needs of Filipino families," he added.

The new Azure North Townvillas covers an area of 0.8-hectare within the Azure North Estate. It offers a total of 49 units of spacious 3- and 4-story homes with lot areas ranging from 69 to 133 square meters and featuring up to five bedrooms. With the launch of this new phase, it will add an additional P1.3 Billion in revenues for CPGI.

The project has spurred excitement after it was announced, swiftly moving the inventory. "We are pleased with how the market has responded positively to our pivot in Azure North as 70% of the entire inventory of Azure North Townvillas has been sold," said Jennifer Dela Cruz, Senior Vice President for Sales and Corporate Growth.

While it taps into investors looking to diversify their property portfolios in high-growth provincial markets, the Townvillas also cater to large and starting families seeking a more permanent, yet resort-inspired, address north of Manila.



Antonio notes that the project takes inspiration from the success of The Resort Residences of Azure North and the company's Century NULIV Townvillas in Mandaluyong.

Architecturally, the Townvillas draws on a distinct "beach-inspired" look, characterized by alabaster-colored facades that resemble coral formations. The design combines smooth, curved firewalls with angular juts, creating a visually dynamic and sophisticated profile, while recessed balconies ensure protection from the tropical heat and rain.

Highlighting the Azure North Townvillas' value proposition is the complete and lifetime access to Azure North's world-class amenities like the elegant, man-made beach lagoon, wave pool, and exclusive clubhouse—all part of the completed Phase 1 of the Azure North Estate—and the new Waterpark (featuring thrilling water slides) and Playpark (including a basketball court, children's playground, and pet park) in the foreseeable future, with the launch of the mid-rise Mykonos Tower in Phase 2.

Situated right next to the NLEX San Fernando exit, the Townvillas is also only a 90-minute drive from Metro Manila via Skyway 3, and minutes away from the Clark Freeport Zone.

CPGI emphasizes that the development is more than just a home; it's a long-term investment. With "ultra-modern architectural design, tight security standards, and a flourish of technical and artistic tropical design," the Azure North Townvillas is positioned to offer extraordinary value that is expected to increase over time, solidifying Century Properties' role in shaping the residential landscape of Central Luzon.#