

**PSE Disclosure Form 17-12-A - List of Top 100 Stockholders (Common Shares)**  
**Reference: Section 17.12 of the Revised Disclosure Rules**

**Type of Securities**

Common

**For the period ended** December 31, 2025

**Description of the Disclosure**

CPGP Top 100 Stockholders

<b>Number of Issued and Outstanding Common Shares</b>	<b>20,000,000</b>
<b>Number of Treasury Common Shares, if any</b>	<b>0</b>
<b>Number of Outstanding Common Shares</b>	<b>20,000,000</b>
<b>Number of Listed Common Shares</b>	<b>20,000,000</b>
<b>Number of Lodged Common Shares</b>	<b>20,000,000</b>
<b>PCD Nominee – Filipino</b>	<b>19,883,480</b>
<b>PCD Nominee – Non-Filipino</b>	<b>116,520</b>
<b>Number of Certificated Common Shares</b>	<b>0</b>

**Change from previous submission**

Stock Transfer Service Inc.  
CENTURY PROPERTIES GROUP, INC. - SERIES B PREFERRED SHARES  
List of Top 100 Stockholders  
As of 12/31/2025

Rank	Name	Holdings	Percentage
1	PCD NOMINEE CORPORATION - FILIPINO	19,883,480	99.42%
2	PCD NOMINEE CORPORATION - NON FILIPINO	116,520	00.58%
Total Top 100 Shareholders :		20,000,000	100.00%
Total Issued Shares		20,000,000	

CPGPB0000000 December 29, 2025

**OUTSTANDING BALANCES FOR SPECIFIC COMPANY**

**December 29, 2025**

**CPGPB0000000**

<b>BPNAME</b>	<b>QUANTITY</b>
UPCC SECURITIES CORP.	5,000
A & A SECURITIES, INC.	7,000
ABACUS SECURITIES CORPORATION	9,080
PHILSTOCKS FINANCIAL INC	59,320
AP SECURITIES INCORPORATED	15,000
ANSALDO, GODINEZ & CO., INC.	6,000
AB CAPITAL SECURITIES, INC.	13,730
SB EQUITIES,INC.	50,080
CHINA BANK SECURITIES CORPORATION	2,767,720
BPI SECURITIES CORPORATION	139,480
CAMPOS, LANUZA & COMPANY, INC.	23,000
TRITON SECURITIES CORP.	21,000
DIVERSIFIED SECURITIES, INC.	5,000
E. CHUA CHIACO SECURITIES, INC.	32,500
F. YAP SECURITIES, INC.	2,060
GLOBALINKS SECURITIES & STOCKS, INC.	2,700
GOLDSTAR SECURITIES, INC.	11,000
GUILD SECURITIES, INC.	10,000
CNN SECURITIES, INC.	5,300
IMPERIAL,DE GUZMAN,ABALOS & CO.,INC.	98,500
INTRA-INVEST SECURITIES, INC.	500
COL Financial Group, Inc.	157,461
MDR SECURITIES, INC.	20,000
RCBC SECURITIES, INC.	15,100
MAYBANK SECURITIES, INC.	800,900
PNB SECURITIES, INC.	6,000
QUALITY INVESTMENTS & SECURITIES CORPORATION	55,000
REGINA CAPITAL DEVELOPMENT CORPORATION	10,000
AAA SOUTHEAST EQUITIES, INCORPORATED	29,500
R. S. LIM & CO., INC.	16,000
S.J. ROXAS & CO., INC.	32,500
TOWER SECURITIES, INC.	5,000
APEX PHILIPPINES EQUITIES CORPORATION	3,500
DRAGONFI SECURITIES, INC.	6,319
FIRST METRO SECURITIES BROKERAGE CORP.	83,500
WEALTH SECURITIES, INC.	3,000
BDO SECURITIES CORPORATION	978,980
G.D. TAN & COMPANY, INC.	50,100
UNICAPITAL SECURITIES INC.	10,000
TIMSON SECURITIES, INC.	1,500
STERLING BANK OF ASIA TRUST GROUP	21,000

STANDARD CHARTERED BANK	60,000
SOCIAL SECURITY SYSTEM	3,045,000
LAND BANK OF THE PHILIPPINES-TRUST BANKING GROUP	72,170
CHINA BANKING CORPORATION - TRUST GROUP	7,626,900
PNB TRUST BANKING GROUP	3,606,600
<b>Total Lodged Shares</b>	<b>20,000,000</b>

REPUBLIC OF THE PHILIPPINES )  
CITY OF MAKATI ) S.S.

SECRETARY'S CERTIFICATE

I, DANNY E. BUNYI, Filipino Citizen, of legal age, with principal office at 8<sup>th</sup> Floor Pacific Star Bldg., Makati Avenue, Makati City, after having been sworn according to law, hereby depose and state:

1. I am the duly elected and qualified Corporate Secretary of CENTURY PROPERTIES GROUP INC. (the "Corporation"), a corporation duly organized and existing under the laws of the Philippines with principal address at 35<sup>th</sup> Floor Century Diamond Tower, Century City, Kalayaan Avenue, Makati City and listed on The Philippine StockExchange, Inc. since June 16, 1976;
2. As Corporate Secretary, I have custody and access to the corporate records of the Corporation, including, but not limited to, the books and records of the transfer agent;
3. Based on the records of the Corporation as of December 31, 2025 (the "Covered Period"), the Corporation's capital structure is as follows:

Authorized Capital Stock	Php 9,540,000,000.00
Number, Classes of Shares, Par Value per Share	15,000,000,000 Common Shares at Php0.53 par value per share and 3,000,000,000 Preferred Shares at Php0.53 par value per share
Issued and Outstanding Shares	11,699,723,690 Common Shares 20,000,000 CPGPB Preferred Shares
Fully-paid Shares	11,699,723,690 Common Shares 20,000,000 CPGPB Preferred Shares
Treasury Shares	100,123,000 Common Shares
Outstanding Shares	11,599,600,690 Common Shares 20,000,000 CPGPB Preferred Shares
Listed Shares	11,699,723,690 Common Shares 20,000,000 CPGPB Preferred Shares
Certificated Shares	6,779,059,223 Common Shares 0 CPGPB Preferred Shares

4. Based on the records of PDTC as of the Covered Period, there are 4,920,664,467 lodged Common Shares and 20,000,000 Preferred Shares, broken down, as follows:

PCD Nominee - Filipino	4,845,274,605 Common Shares 19,883,480 Preferred Shares
PCD Nominee - Non-Filipino	75,389,862 Common Shares 116,520 Preferred Shares

5. All issued shares are duly and validly issued in accordance with existing laws, rules and regulations and are likewise listed in The Philippine Stock Exchange, Inc. ("PSE").
6. All lodged shares are validly issued and listed on the PSE.
7. All shares which have been issued are fully paid.
8. The 30,000,000 CPGP Shares have been fully redeemed last July 10, 2023.
9. All shares which have been issued and outstanding are listed.

IN WITNESS WHEREOF, I have hereunto set my hand this day of JAN 15 2026,  
in MAKATI CITY, Philippines.

  
DANNY E. BUNYI  
Corporate Secretary

SUBSCRIBED AND SWORN to before me, a notary public in and for the city named above, personally appeared with: [REDACTED] issued on JAN 15 2026 at MAKATI CITY, who is personally known to me to be the same person who executed the foregoing instrument, signed the same in my presence and who took an oath before me, as to such instrument.

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Book No. II  
Series of 2026

  
**JUSTIN ANDRE A. SIGUAN**  
Appointment No. M-323  
Notary Public for Makati City  
Until December 31, 2026  
23rd Floor, Century Diamond Tower, Century City,  
Kalayaan Avenue corner Salamanca Street,  
Barangay Poblacion, Makati City  
PTR No. MKT10773628, 01.06.2026 / Makati City  
Roll No. 90754 / IBP No. 575283, 12.29.2025 Makati City  
MCLE Compliance No. VIII-0032528 valid until April 14, 2028