

**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 11, 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 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
<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, August 11, 2025 a press release entitled:

**Century Properties Group Reports 14% Net Income Growth in H1 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:

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### Century Properties Group Reports 14% Net Income Growth in H1 2025

August 11, 2025 - **Century Properties Group Inc. (CPG)** has sustained its strong performance in the first half of 2025, reporting a net income after tax (NIAT) of P1.22 billion, which reflects a 14% increase from P1.07 billion in the same period in 2024. Consolidated revenues also rose by 7%, reaching P7.64 billion compared to P7.16 billion last year.

CPG's First-Home Residential Developments (PHirst) segment remains the primary revenue growth driver, contributing P5.23 billion, representing 68% of total revenues. The Premium Residential Developments segment accounted for 21% with a contribution of P1.61 billion, while Commercial Leasing and Property Management segments contributed 7% or P535 million and 3% or P264 million, respectively.

"Our strong performance in the first half of 2025 reflects the continued trust of our customers and the resilience of our diversified portfolio. As we move forward, we remain focused on expanding strategically into high-potential markets through both our affordable and premium residential offerings," said **Marco R. Antonio**, President and CEO of CPG.

As of June 30, 2025, CPG's total assets expanded by P2.32 billion to P58.19 billion, while total liabilities are at P35.55 billion, resulting in stockholders' equity of P22.64 billion.

The company reported a continued improvement in its Debt-to-EBITDA ratio, which has decreased to 3.9x from 4.1x, reflecting ongoing revenue growth and enhanced profitability. Its Debt-to-Equity ratio also improved to 0.7x from 0.8x, indicating a reduction in debt and a strengthened equity base.

As part of its strategic diversification efforts, the company is set to expand its Premium Residential Developments portfolio with the planned launch of two new horizontal projects. The first will be in Pampanga, while the next is in Cavite. Both developments are scheduled for formal launch in 2026.

PHirst, on the other hand, is on track with its planned launches of six to eight new projects in 2025 including its first development in Mindanao, slated for launch in the third quarter of 2025.

"As we move forward, CPG remains focused on diversifying its revenue streams within the affordable and premium residential segments supported by commercial leasing and property management, while strategically expanding its market presence across key growth corridors nationwide. These initiatives are



aligned with our long-term vision of delivering enduring value to our stakeholders and meeting the evolving needs of Filipino families across the country,” adds Antonio.

For 2025, CPG’s capital expenditure (capex) is set at P12 billion, comprising up to P10 billion for PHirst and up to P2 billion for Century’s premium line, positioning the company for future growth. -#-