

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): **September 22, 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 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
<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, September 22, 2025, a press release entitled:

Century Properties Group gets a spot in FTSE Global Equity Index Series

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 gets a spot in FTSE Global Equity Index Series

Century Properties Group Inc. (PSE: CPG) announces its inclusion in the Financial Times Stock Exchange (FTSE) Global Equity Index Series (GEIS) - Microcap Index effective September 22, 2025.

The FTSE Microcap Index is part of the globally recognized FTSE Global Equity Index Series, which serves as a benchmark for institutional investors and fund managers worldwide. Inclusion in the index enhances the company's visibility in global capital markets and may potentially increase liquidity and broaden its shareholder base.

CPG was added to the FTSE Microcap Index effective September 22, 2025, affirming the company's growth prospects, increased market capitalization, enhanced liquidity, and higher free float. CPG's free float has also improved from 27.4% to 34.21% after the Social Security System (SSS) bought a 6.4% stake in July 2025.

Over a period of three years from 2022, CPG has recorded a strong financial performance as it sustained its net income growth, increasing from P1.405B in 2022 to P1.855B in 2023, to P2.443B in 2024, reflecting a 32% and 31.7% year-on-year improvement, respectively.

"We are honored by this inclusion, which represents a key milestone in our growth trajectory, said Marco R. Antonio, President and CEO of CPG. "This recognition underscores the strength of our business model and our commitment to delivering long-term value to our stakeholders—from homebuyers and communities to our shareholders," he added.

At the end of the trading week on September 19, CPG closed at P0.69 per share, 68% higher year-to-date and 89% compared to its level in the previous year.#