

COVER SHEET

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S.E.C. Registration Number

C	E	N	T	U	R	Y		P	R	O	P	E	R	T	I	E	S		G	R	O	U	P	
I	N	C	.																					

(FORMERLY EAST ASIA POWER RESOURCES CORPORATION)

(Company's Full Name)

**35th Floor Century Diamond Tower, Century City, Kalayaan Ave. cor.
Salamanca St., Brgy. Poblacion, Makati City**

(Business Address: No. Street City / Town / Province)

Atty. Isabelita Ching-Sales

Number

Contact Person

(632) 7935501

Company

Telephone

SEC FORM 17-C

1	2		3	1
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Month

Day

FORM TYPE

Month

Day

Fiscal Year

Annual

Meeting

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Secondary License Type, If Applicable

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Dept. Requiring this Doc.
Number/Section

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Amended

Articles

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Total Amount of Borrowings

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To be accomplished by SEC Personnel concerned

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File Number

LCU

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Document I.D.

Cashier

STAMPS

Remarks = pls. use black ink for scanning purposes.

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): **February 5, 2026**
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**
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>Preferred Shares</u>	20,000,000

11. Indicate the item numbers reported herein: **Item 9**
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Item 9. Other Events / Material Information

CPGI would like to inform the Honorable Exchange that the Company received today, February 5, 2026, the Order of Registration and Certificate of Permit to Offer Securities for Sale from the Securities and Exchange Commission relative to CPGI's First Tranche Offer consisting of an Offer of Three Billion Pesos (Php3,000,000,000.00) with an Oversubscription Option of up to Two Billion Pesos (Php2,000,000,000.00) compromised of 6.5080% p.a. 4-Year Series D Fixed Rate Retail Bonds due 2030 and 7.6280% p.a. 7-Year Series E Fixed Rate Retail Bonds due 2033, to be listed and traded through the Philippine Dealing & Exchange Corp.

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.



ATTY. ISABELITA CHING-SALES
Chief Information and Compliance Officer



Republic of the Philippines
Department of Finance
Securities and Exchange Commission

MARKETS AND SECURITIES REGULATION DEPARTMENT

CERTIFICATE OF PERMIT TO OFFER SECURITIES FOR SALE

THE ISSUANCE OF THIS PERMIT IS PERMISSIVE ONLY AND DOES NOT CONSTITUTE A RECOMMENDATION OR ENDORSEMENT OF THE SECURITIES PERMITTED TO BE ISSUED

THIS IS TO CERTIFY that the securities of

CENTURY PROPERTIES GROUP INC.

consisting of an offer of **Three Billion Pesos (Php 3,000,000,000.00)** with an oversubscription option of up to **Two Billion Pesos (Php 2,000,000,000.00)** comprised of **6.5080% p.a. 4-Year Series D Fixed Rate Retail Bonds due 2030** and **7.6280% p.a. 7-Year Series E Fixed Rate Retail Bonds due 2033**, representing the first (1st) tranche of the Company's Shelf Registration of Debt Securities covered under **SEC MSRD Order No. 009, Series of 2026**, have been registered and may now be offered for sale or sold to the public subject to full compliance with the provisions of the Securities Regulation Code and its Amended Implementing Rules and Regulations, Revised Code of Corporate Governance and other applicable laws and orders as may be issued by the Commission.

Issued at Makati City, Philippines this 5th day of February Two Thousand and Twenty-six.




OLIVER O. LEONARDO
Director



MARKETS AND SECURITIES REGULATION DEPARTMENT

In the matter of:

CENTURY PROPERTIES GROUP INC.
(Registrant)

SEC MSRD Order No. 009
Series of 2026

Registration of Securities
(Shelf Registration of Fixed-Rate Bonds)

X-----X

ORDER

Upon consideration of the Amended Registration Statement and other papers and documents attached thereto ("Registration Statement") which were filed on behalf of **CENTURY PROPERTIES GROUP INC.** (the "Company"), the Commission En Banc on 15 January 2026, favorably considered the same for the shelf registration of Debt Securities in the aggregate principal amount of **Twelve Billion Pesos (P12,000,000,000.00)**, with its first tranche consisting of a **Base Offer of up to Three Billion Pesos (P3,000,000,000.00) Fixed-Rate Bonds and an Oversubscription Option of up to Two Billion Pesos (P2,000,000,000.00)**, at an Offer Price of 100% of Face Value, to be listed and traded through the Philippine Dealing & Exchange Corp. pursuant to Sections 8 and 12 of the Securities Regulation Code ("SRC").

In this regard, and after determining that the Company has complied with the required submissions as directed in the Pre-effective Letter dated 15 January 2026, **the subject Registration Statement is now rendered effective.**

Let a **Certificate of Permit to Offer Securities for Sale** be issued in favor of the Company authorizing the sale and distribution of the aforementioned securities.

Let this **Order** be published at the expense of the Issuer in a newspaper of general circulation and uploaded in the Issuer's website within two (2) business days from its issuance, The Company is hereby directed to furnish the Commission with a copy of the Affidavit of Publication of this Order.

SO ORDERED.

Makati City, Philippines, 05 February 2026.


ATTY. OLIVER O. LEONARDO
Director