

# COVER SHEET

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S.E.C. Registration Number

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I	N	C	.																				

(FORMERLY EAST ASIA POWER RESOURCES CORPORATION)

(Company's Full Name)

**35<sup>th</sup> 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
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(632) 7935501
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Number

Contact Person

Company

Telephone

## SEC FORM 17-C

1	2
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Month

3	1
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Day

FORM TYPE

Month

Day

Fiscal Year

Meeting

Annual

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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

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Document I.D.

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**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 6, 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: **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</b>
<b><u>Preferred 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, February 6, 2026 a press release entitled:

**Century Properties Secures SEC Nod for ₱5 Billion Retail Bonds; Strong Demand Results in Oversubscription**

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 Secures SEC Nod for ₱5 Billion Retail Bonds; Strong Demand Results in Oversubscription

MAKATI CITY – Century Properties Group, Inc. (CPGI) has secured the Order of Registration and Permit to Sell from the Securities and Exchange Commission (SEC) for its Philippine Peso-denominated Fixed Rate Retail Bonds.

The bonds constitute the initial tranche of CPGI’s debt securities shelf registration program in the aggregate principal amount of ₱12.0 billion, which was approved by the Securities and Exchange Commission (SEC) under SEC MSRDC Order No. 009 series of 2026, dated February 5, 2026. CPGI has set the interest rates for its Philippine Peso-denominated Fixed Rate Retail Bonds at 6.5080% p.a. for its four (4)-year Series D Fixed Rate Bonds due 2030 and 7.6280% p.a. for its seven (7)-year Series E Fixed Rate Bonds due 2033, which will mark its sixth bond issuance to date. CPGI will issue an aggregate principal amount of ₱3.0 billion, with an oversubscription option of up to ₱2.0 billion.

Proceeds from the offer will be used to fund capital expenditures for Mykonos, an existing Century Premium residential development in San Fernando (Pampanga), as well as six projects of the PHirst segment in various locations, including Magalang (Pampanga), Baliwag (Bulacan) Pandi (Bulacan), Padre Garcia (Batangas), Calauan (Laguna) and Tagum (Davao del Norte).

In 2026, the Company is also planning to launch two projects under its Century Premium segment, in General Trias (Cavite) and San Fernando (Pampanga), and five additional projects for its PHirst segment this year. These seven projects, together with the seven projects that will be financed by the bond proceeds, are expected to bring total estimated sales value to around ₱53.5 billion.

“The strong demand for our retail bond issuance reflects investor confidence in our long-term strategy and our ability to execute consistently across market cycles,” said Marco Antonio, President and CEO of CPGI. “We remain focused on delivering quality New Generation Real Estate that contributes to nation-building, while maintaining disciplined growth and financial prudence.”

The successful issuance builds on the company’s improving financial performance and strengthening balance sheet. As of September 30, 2025, the company reported a 17% increase in net income, supported by sustained project take-up and disciplined cost management. Over the past three years, it



has achieved a compounded annual net income growth rate of 23%, while significantly improving leverage, with its debt-to-EBITDA ratio declining from a high of 9.1x in 2021 to 3.8x in 2024 and 3.3x in 9M 2025. Stable operating cash flows support the Company's balance sheet resilience, while a defined project pipeline across the Century Premium and PHirst segments underpins growth prospects.

"This transaction allows us to further optimize our capital structure by extending maturities and enhancing liquidity," added Antonio. "The continued improvement in our key credit metrics positions us well to support our project pipeline while preserving financial flexibility."

Credit Rating Investors Services Philippines Inc. (CRISP) assigned the bonds an AA+ rating with a Positive Outlook, citing CPGI's diversified market portfolio, established presence in the vertical housing market, resilient financial position, and well-managed debt.

"We are very pleased with the level of investor demand for this bond offering. This reflects the market's confidence in Century Properties Group's robust business model and long-term strategy. China Bank Capital is honored to have again supported the Company as it continues to build on its remarkable growth momentum," said Ryan Martin L. Tapia, President of China Bank Capital Corporation.

"PNB Capital is delighted to support Century Properties Group in its latest bond issuance. The strong investor reception reflects CPGI's solid track record, disciplined execution, and commitment to delivering value across its diverse portfolio. We are proud to work alongside Century Properties as it advances developments that contribute to the growth of the Philippine real estate sector," said Gerry B. Valenciano, President and CEO of PNB Capital and Investment Corporation.

The public offer will run from February 6 to February 12, 2026, with listing expected on February 20, 2026. China Bank Capital Corporation acted as Sole Issue Manager, and together with PNB Capital and Investment Corporation as Joint Lead Underwriters and Bookrunners. Land Bank of the Philippines served as a Selling Agent. -#-