

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 20, 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>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**
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Item 9. Other Events / Material Information

CPGI would like to inform the Honorable Exchange that the Company's First Tranche Offer consisting of Three Billion Pesos (₱3,000,000,000.00) with an Oversubscription Option of up to Two Billion Pesos (₱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, under its Twelve Billion Pesos (₱12,000,000,000.00) Debt Securities Program Shelf Registration, have been listed at the Philippine Dealing & Exchange Corp. ("PDEX) today, February 20, 2026.

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