

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

Contact Person

(632) 7935501

Company Telephone

Number

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

LCU

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Document I.D.

Cashier

STAMPS

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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 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 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
<u>Common Shares</u>	11,599,600,690
<u>Preferred 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, February 20, 2026 a press release entitled:

CPG Attends its 6th Listing at PDEX for its Oversubscribed P5B Bond

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:

Joba Botana: +63 9178045622; joba.botana@century-properties.com

CPG Attends its 6th Listing at PDEX for its Oversubscribed P5B Bond



(From left to right): China Bank Capital Corporation Managing Director Juan Paolo Colet, SEC Commissioner Mcjill Bryant Fernandez, CPG Managing Director Carlo Antonio, CPG Chairman Jose E.B. Antonio, CPG President and CEO Marco Antonio, Philippine Dealing & Exchange Corp Ms. Stephanie Marie Zulueta, China Bank Capital Corporation President Ryan Martin Tapia, and PNB Capital and Investment Corporation Vice President Bernadette Caacbay.

20 February 2026, Makati, Philippines — Century Properties Group Inc. (CPG) attends its six listing today, February 20, at the Philippine Dealing & Exchange Corp. (PDEX) in BDO Equitable Tower, Makati City.

CPG issued an aggregate principal amount of ₱3.0 billion and fully exercised the oversubscription option of ₱2.0 billion. The bonds carry coupon rates of 6.508% p.a. for its four (4)-year Series D Fixed Rate Bonds due 2030 and 7.628% p.a. for its seven (7)-year Series E Fixed Rate Bonds due 2033, respectively.



“We are very pleased by the outcome of this transaction. The strong demand for our retail bonds reflects investor confidence in our long-term strategy and in our ability to execute consistently, even amid shifting market dynamics,” said Marco R. Antonio, CPG President & CEO.

CPG, through its subsidiary Phirst Park Homes Inc (PPHI), which focuses on the affordable market, plans to launch up to 9 projects with a sales value of P30B this year. Separately, its other subsidiary Century Limitless Corp (CLC) completed the third condominium in its Azure North San Fernando Pampanga development, and plans to launch a project in General Trias worth P10B this quarter.

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.