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S.E.C. Registration Number

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(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

(632) 7935501

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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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 25, 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 25, 2026 a press release entitled:

Century Properties Group Ramps Up Expansion with Launch of Cerulean Residences

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

Century Properties Group Ramps Up Expansion with Launch of Cerulean Residences

February 25, 2026 - Century Properties Group (CPG) is accelerating its nationwide expansion with the launch of Cerulean Residences, a 25-hectare master-planned house-and-lot development in General Trias, Cavite, reinforcing the company's growth across both its premium and first-home residential segments.

The launch of Cerulean Residences marks a key milestone for the expansion of CPG's premium residential segment under its subsidiary Century Limitless Corp. This also signals CPG's continued push into high-growth provincial corridors.

Alongside its premium rollout, CPG's first-home brand, PHirst, will also have the grand launch of its new residential development in General Trias in March, further strengthening the Group's presence in Cavite. PHirst continues to be CPG's largest revenue contributor, generating P8.4 billion or 69% of total revenues in 9M 2025.

"By balancing our PHirst and Premium residential segments, we are able to sustain growth while expanding our footprint across the nation's key growth corridors," said **Marco R. Antonio**, President and CEO of CPG. "With Cerulean under our premium segment and continued PHirst expansion—including our move into Mindanao—we are building a truly nationwide platform that addresses multiple market segments."

PHirst recently marked its entry into Mindanao with the grand launch of PHirst Park Homes Gen San on February 21, reinforcing its transformation into a nationwide first-home developer, while Century Limitless continues to scale CPG's premium portfolio in strategic locations.

In the first nine months of 2025 (9M 2025), CPG posted a net income after tax of P2.10 billion, up 17% from P1.80 billion in 9M 2024. Consolidated revenues rose 15% to P12.31 billion, compared to P10.69 billion in the same period in 2024.

The company is earmarking P12 billion for capital expenditures to fund its 2026 developments.

"With two projects launching in General Trias this March—Cerulean Residences under Century Limitless and PHirst's new project—CPG continues to execute a dual-brand growth strategy: scaling its premium offerings while broadening access to quality homes through PHirst, all under a strengthened and growing consolidated platform," Antonio adds. -#-