

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): **April 15, 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 1210**
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

Item 9. Other Events / Material Information

Century Properties Group Inc. would like to inform the Honorable Commission that the Company has seeded today, April 15, 2026, a press release entitled:

**Century Properties Group Profit Jumps 14% in 2025
EBITDA surges 21% on higher margins**

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 Group Profit Jumps 14% in 2025

EBITDA surges 21% on higher margins

15 April 2026 - Century Properties Group Inc. (CPG) reported a 14% increase in net income after tax (NIAT) in 2025, reaching P2.77 billion from P2.44 billion the previous year, driven by steady demand across its residential developments.

Consolidated revenues grew 12% to P16.40 billion from P14.64 billion in 2024 driven by consistent construction progress, stable buyer demand and the expansion of its project portfolio. The First-Home Residential Developments (PHirst) segment continues to be CPG's major revenue driver, generating P12.3 billion or 75% of total revenues. Premium Residential Developments accounted for P2.6 billion (16%), while Commercial Leasing and Property Management contributed P0.9 billion (6%) and P0.5 billion (3%), respectively.

"We are pleased to deliver another year of strong financial performance. Our results reflect the strength of our diversified portfolio, the buoyancy of the Philippine housing market, and our focus on operational excellence," said Jose Marco R. Antonio, President and CEO of CPG.

Earnings before interest, taxes, depreciation, and amortization (EBITDA) rose 21% to P5.28 billion, supported by 48% gross profit margin and sustained contributions from both the PHirst and Premium segments.

As of end-December 2025, total assets stood at P60.94 billion, while total liabilities reached P36.74 billion, bringing stockholders' equity of P24.20 billion.

The Company also reported improved leverage ratios, with debt-to-EBITDA ratio at 3.4x in 2025 from 3.9x in 2024 and debt-to-equity ratio at 0.7x in 2025 from 0.8x in 2024.

CPG remains committed to accelerating its growth through a dual-brand strategy across key provincial corridors.

"We continue to ensure that capital is deployed selectively through phased developments, guided by clear return thresholds across both affordable and premium housing segments," said Rodel V. Marqueses, CPG's Chief Financial Officer and Head of Investors Relations.



Under its premium segment, the company launched Cerulean Residences, a 25-hectare master-planned development in General Trias, Cavite. The project marks a strategic expansion into high-growth suburban markets.

Complementing this, PHirst unveiled PHirst Impressions Gen Tri, a 23.8-hectare development featuring over 1,500 homes with upgraded designs, larger lot cuts, and expanded community amenities. The project builds on the strong take-up of PHirst Park Homes Gen Tri, reinforcing demand in the area.

PHirst also recently entered Mindanao with the launch of PHirst Park Homes Gen San, signaling its sustained geographic expansion.

“In an increasingly dynamic environment, we are taking a measured and deliberate approach to long-term progress. With a clear strategy and prudent risk management, we are well-positioned to pursue sustainable growth and create long-term value for our shareholders,” added Mr. Antonio.