

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): **May 8, 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>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

CPGI would like to inform the Honorable Exchange that the Company, during its Special Board Meeting held today, May 8, 2026, the following resolutions were passed:

I. Retirement and Replacement of the Company's Independent Directors

The Board of Directors of the Company approved the retirement of **Mr. Stephen T. Cu Unjieng, Ambassador Jose L. Cuisia, Jr., and Mr. Carlos C. Ejercito**, all of whom have completed their respective terms as Independent Directors of the Company, effective today, May 8, 2026, upon reaching the maximum cumulative term limit in accordance with applicable rules and regulations of the Securities and Exchange Commission. Accordingly, they are no longer eligible for re-election as Independent Directors of the Company.

The Board of Directors expresses its sincere appreciation to Mr. Cu Unjieng, Ambassador Cuisia, and Mr. Ejercito for their dedicated service and invaluable contributions to the Company. Throughout their respective tenures as Independent Directors, they have played a vital role in strengthening the Company's corporate governance framework, guiding its strategic direction, and exercising independent oversight in the best interests of the Company and its stakeholders.

To fill the vacancies created by the foregoing retirements, the Board of Directors has approved the appointment of **Mr. Senen L. Matoto, Mr. Arthur N. Aguilar, and Mr. Josue A. Camba, Jr.** as Independent Directors of the Company, subject to their election by the stockholders at the next annual meeting and full compliance with all applicable laws, rules, and regulations.

II. Consent Solicitation for CPG Fixed Rate Bonds

The Board of Directors of the Company approved the conduct a consent solicitation exercise (the "Consent Solicitation") to secure from holders of the following outstanding Philippine Peso bonds as of 5:00 p.m. on 11 May 2026 (the "Record Date"), and the holders as of the Record Date, the "Record Bondholders"):

- (i) the 5.7524% Fixed Rate 5-Year Bonds due 2027 issued on 24 February 2022;
- (ii) the 7.4054% Fixed Rate 5-Year Bonds due 2028 issued on 17 March 2023; and
- (iii) the 7.6800% Fixed Rate 7-Year Bonds due 2030 issued on 17 March 2023

(collectively, the "Target Bonds")

the consent to the Proposed Amendments to certain terms and conditions under the relevant trust and suretyship agreements covering the Target Bonds.

The Proposed Amendments are being sought in connection with the Company's proposed corporate restructuring involving certain subsidiaries within the CPGI group. On 13 April 2026, the Board of Directors of the Company approved: (i) the merger of PHirst Park Homes Inc. with the Company, with the Company as the surviving entity; and (ii) the merger of Century Limitless Corporation with Century Communities Corporation, with Century

Limitless Corporation as the surviving entity. The proposed corporate restructuring is intended to optimize resource allocation, realize operational synergies, strengthen financial management, maximize the use of tax assets, and improve regulatory and tax administration efficiencies within the CPGI group.

The Consent Solicitation is being undertaken to align the relevant terms of the trust and suretyship agreements covering the Target Bonds with the proposed corporate restructuring. The Proposed Amendments are being sought as a proactive alignment measure, as the existing agreements do not contain express provisions for merger, consolidation, or succession involving the Corporate Sureties or the Company.

The Target Bonds are listed and traded on the Philippine Dealing & Exchange Corp. (“PDEX”), and the results of the Consent Solicitation will be announced on PDEX.

III. Request for Extension of Time to File Quarterly Report ending March 31, 2026

The Company hereby requests an extension of time to file its Quarterly Report (SEC Form 17-Q) for the period ended 31 March 2026, which is due on 15 May 2026, due to the ongoing audit and finalization of financial statements in connection with the Company’s previously disclosed merger transactions approved by the Board of Directors on April 13, 2026. The Company expects to submit its SEC Form 17-Q on or before 30 May 2026, subject to the approval of the Securities and Exchange Commission. The Company remains committed to full compliance with applicable reportorial and disclosure requirements.

IV. Postponement of the Annual Stockholders’ Meeting

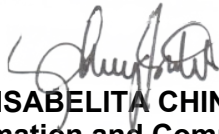
The Board of Directors approved the postponement of the Company’s Annual Stockholders’ Meeting to **July 22, 2026** to allow additional time for the preparation and completion of requirements relating to the Company’s previously disclosed merger transactions, which will be presented for approval of the stockholders at said meeting. The Company remains committed to providing shareholders with complete and accurate information to enable an informed vote on the proposed transactions.

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.

A handwritten signature in black ink, appearing to read 'Isabelita Ching-Sales', is positioned above the printed name.

ATTY. ISABELITA CHING-SALES
Chief Information and Compliance Officer

REPUBLIC OF THE PHILIPPINES
MAKATI CITY, METRO MANILA) S.S.

SECRETARY'S CERTIFICATE

I, **Danny E. Bunyi**, of legal age, Filipino and with office address at 8th Floor Pacific Star Bldg., Makati Avenue, Makati City, under oath, depose and state:

1. I am the duly elected and qualified Corporate Secretary of Century Properties Group, Inc. (the "Corporation"), a corporation duly organized and existing under and by virtue of the laws of the Philippines with principal office address at 35th Floor Century Diamond Tower, Century City, Kalayaan Avenue, Makati City;

2. At the special meeting of the Board of Directors held on 8 May 2026, at which a quorum was present, the following resolutions were unanimously adopted and approved:


"RESOLVED, that the Corporation be authorized for this current year to reschedule Annual Stockholder's Meeting to 22 July 2026.

"RESOLVED, FURTHER, that the Corporation is hereby authorized to send out notices of the meeting to the Stockholders together with the Securities and Exchange Commission (SEC) Form 20-IS within the period prescribed by law;

"RESOLVED, FINALLY, that the foregoing resolutions shall be valid and subsisting unless otherwise revoked or amended by subsequent resolutions.

3. That the foregoing resolutions have not been revoked and/or superseded by a subsequent resolution of the Board of Directors inconsistent therewith and are, therefore, still in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand on this 8 day of May 2026 at Makati City, Metro Manila.


Danny E. Bunyi
Corporate Secretary

SUBSCRIBED AND SWORN to before me, a notary public in and for the city named above, personally appeared with SSS ID No. 33-0659721-4 issued on _____ at _____, who is personally known to me to be the same person who executed the foregoing instrument, signed the same in my presence and who took an oath before me, as to such instrument.

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Book No. I
Series of 2026.


ALEXANDRO H. MALLILLIN
Appointment No. M-197
Notary Public for Makati City
Until 31 December 2027
23rd Floor Century Diamond Tower, Century City
Kalayaan Avenue cor. Salamanca St
Barangay Poblacion, Makati City
Roll of Attorneys No. 60805
IBP No. 587213, 1/5/2026 Quezon City
PTR No. MKT - 10764794, 1/5/2026 - Makati City
MCLE Compliance No. VIII 0023219 4/14/28