

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 19, 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, May 19, 2026, a press release entitled:

Century Properties Group Releases Financial Results in Q1 2026

EBITDA rises 5% to Php1.04 billion on higher margins; net income after tax totaled Php446 million

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.

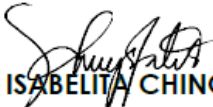
The Company fully undertakes that it shall furnish the Honorable Exchange all material documentation and filings for the aforementioned transactions.

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 Releases Financial Results in Q1 2026

EBITDA rises 5% to Php1.04 billion on higher margins; net income after tax totaled Php446 million

19 May 2026 - Century Properties Group Inc. (CPG) reported a 5% increase in earnings before interest, taxes, depreciation, and amortization (EBITDA) in January to March 2026, reaching Php1.04 billion from Php988 million in the same period the previous year, driven by disciplined cost management and improved operating efficiency. This is reflected in its gross profit margin which improved to 48% from 46% in the prior period.

Net income after tax (NIAT) for the first three months of 2026 totaled Php446 million, 6% lower than Php473 million in the comparable period in 2025, as higher interest expense and taxes partly offset the improvement in operating performance.

Consolidated revenues for the period amounted to Php3.58 billion, slightly lower than Php3.72 billion posted a year earlier. The First-Home Residential Developments (PHirst) segment remained the largest contributor, generating Php2.48 billion or 68% of total revenues. Premium Residential Developments contributed Php682 million (19%), while Commercial Leasing and Property Management contributed Php297 million (8%) and Php151 million (4%), respectively.

“Our first-quarter performance reflects the resilience of our core businesses and the benefits of disciplined execution across the organization. Amid a dynamic operating environment, we remain focused on margin protection, prudent cost management, and calibrating new project launches in line with prevailing market demand,” said Marco R. Antonio, President and CEO of CPG.

As of end-March 2026, total assets stood at P63.63 billion, while total liabilities reached P39.14 billion, resulting in stockholders’ equity of P24.49 billion.

The Company’s net debt-to-equity remained stable at 0.9x as of end-March 2026, underscoring its continued focus on maintaining a prudent capital structure and preserving financial flexibility.



“While we remain mindful of short-term headwinds, we continue to be optimistic about the long-term fundamentals of the business. Demand for quality housing across key segments remains supported by structural market needs, and we believe the Company is well positioned to pursue opportunities as conditions stabilize,” added Mr. Antonio

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