

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): **June 16, 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, June 16, 2026, the Board of Directors approved the following:

I. CHANGE IN THE DATE OF ANNUAL STOCKHOLDERS' MEETING

The Board of Directors of the Company, approved the rescheduling of the Company's Annual Stockholders' Meeting from 22 July 2026 (as previously approved by the Board of Directors on 8 May 2026) to **24 July 2026**.

The change in the date of the Annual Stockholders' Meeting was approved to allow the Company sufficient time to complete the documentary requirements and regulatory preparations relating to the proposed merger and to facilitate the orderly presentation of the matters requiring stockholder approval.

II. ARTICLES AND PLAN OF MERGER

Pursuant to the Board of Director's approval last 13 April 2026 of the merger between the Company and PHirst Park Homes Inc (PPHI), with CPGI as the surviving Company, Board of Directors approved today the Articles and Plan of Merger involving the Company and PPHI, pursuant to the provisions of the Revised Corporation Code of the Philippines.

Under the proposed merger, the Company shall be the surviving corporation, while PPHI shall be absorbed into the Company upon the effectivity of the merger and the issuance by the Securities and Exchange Commission ("SEC") of the corresponding Certificate of Merger.

The proposed merger forms part of the Company's internal corporate restructuring initiatives aimed at streamlining operations, enhancing organizational efficiency, optimizing resource allocation, and realizing operational synergies within the group. The proposed merger is not expected to result in any material change in the Company's ultimate ownership structure, business operations, or strategic direction.

The approved Articles and Plan of Merger will be presented to the stockholders of the Company for their consideration and approval during the Company's Annual Stockholders' Meeting scheduled to be held on 24 July 2026.

The execution and implementation of the Articles and Plan of Merger remain subject to the approval of the stockholders of the constituent corporations, the approval of the SEC, and compliance with all applicable regulatory requirements.

III. NOTICE AND AGENDA FOR THE ANNUAL STOCKHOLDERS MEETING

NOTICE IS HEREBY GIVEN that the Annual Stockholders' Meeting (the "Meeting") of CENTURY PROPERTIES GROUP, INC. (the "Corporation") will be held on Friday, 24 July 2026 (Friday), at 1:00 p.m. The Meeting shall be conducted virtually and attendance thereat shall be by remote communication only.

Only common stockholders of record as of **30 June 2026** shall be entitled to notice of, and to vote at, the Meeting.

The agenda for the Meeting shall be as follows:

1. Call to Order;
2. Certification of Notice and Determination of Quorum;
3. Approval of the Minutes of the Annual Stockholders' Meeting held on 27 June 2025;
4. Annual Report of the President;
5. Ratification of All Acts and Proceedings of the Board of Directors and Corporate Officers Since the Previous Annual Stockholders' Meeting;
6. Approval of the Audited Consolidated Financial Statements of the Corporation for the Fiscal Year Ended 31 December 2025;
7. Election of the Members of the Board of Directors;
8. Appointment of the External Auditor for Fiscal Year 2026;
9. Approval and Ratification of the Articles and Plan of Merger by and between CENTURY PROPERTIES GROUP, INC. and PHirst Park Homes, Inc., whereby CENTURY PROPERTIES GROUP, INC. shall be the surviving corporation, including the approval of the terms and conditions thereof and the authorization of the Corporation's directors and officers to execute, deliver, file, and perform all acts and documents necessary or incidental to the implementation and consummation of the merger, subject to the approval of the Securities and Exchange Commission and compliance with applicable laws, rules, and regulations;
10. Approval of the Amendments to the Corporation's Articles of Incorporation, specifically:

(a) Amendment of Article II to include the following secondary purpose:

"10. To establish, acquire, maintain, and utilize information technology systems and digital platforms, and to undertake information technology-related activities necessary or incidental to the Corporation's principal business of real estate development, sales, leasing, property management, and other related business operation."

(b) Amendment of Article VI to increase the Corporation's authorized capital stock as follows:

From:

Nine Billion Five Hundred Forty Million Pesos (Php9,540,000,000.00) consisting of Fifteen Billion (15,000,000,000) common shares and Three Billion (3,000,000,000) Preferred Shares with a par value of Fifty-Three Centavos (PHP0.53) per share

To:

TWELVE BILLION ONE HUNDRED NINETY MILLION PESOS (Php12,190,000,000.00) consisting of Twenty Billion (20,000,000,000) common shares Three Billion (3,000,000,000) Preferred Shares with a par value of Fifty-Three Centavos (PHP0.53) per share

And to incorporate the following provision:

Provided, further, that in connection with any merger, consolidation, reorganization, or similar corporate transaction involving the Corporation, any shares of the Corporation that may be acquired by the Corporation as treasury shares by operation of law or otherwise as a consequence of such transaction may, upon determination by the Board of Directors and subject to applicable law and regulations, be retired and cancelled by the Corporation, and the Board of Directors is hereby expressly authorized to approve and implement such retirement and cancellation and to effect the corresponding adjustments to the Corporation's issued shares, without the necessity of further stockholder approval; provided, however, that any reduction in the Corporation's authorized capital stock shall be effected only in accordance with the Revised Corporation Code and applicable regulations.

11. Other Matters; and
12. Adjournment.

There will be no physical meeting. Stockholders may only attend and participate in the meeting by remote communication. Stockholders may vote electronically in absentia, subject to validation procedures.

Stockholders who intend to attend by remote communication are required to REGISTER via <https://www.century-properties.com/asm2026/> on or before JULY 20, 2026.

The instructions, procedures and requirements for electronic voting in absentia and participation by remote communication shall be sent to the email address provided in the stockholder's registration form.

The link through which the Meeting may be accessed shall be sent to the email address of the registered stockholder after validation. The procedures for participating in the meeting through remote communication and for casting of votes in absentia will be set forth and discussed in details in the Company's Definitive Information Statement (SEC Form 20-IS).

The Definitive Information Statement, Management Report, Audited Financial Statements, Quarterly Report/s and other documents relative to the Annual Stockholders' Meeting, including the Procedures and Guidelines on the participation by remote communication and voting in absentia may be accessed, beginning on 01 JULY 2026 through any of the following:

1. Go to the Corporation website via this link: <https://www.century-properties.com/>;
2. Go to the PSE EDGE portal via <https://edge.pse.com.ph/> or;
3. Request for a copy by sending an email to icsales@century-properties.com or danny.bunyi@divinalaw.com

IV. NOMINATIONS FOR THE ELECTION OF THE MEMBERS OF THE BOARD OF DIRECTORS FOR THE YEAR 2026-2027

Upon the recommendation and endorsement of the Risk Management and Corporate Governance Committee of the Company, the Board of Directors approved the nomination of the following individuals for election as members of the Board of Directors of the Company for the ensuing term, subject to the approval of the stockholders during the Annual Stockholders' Meeting to be held on 24 July 2026.

The Risk Management and Corporate Governance Committee reviewed the qualifications, experience, integrity, competence, and eligibility of the nominees in accordance with the requirements of the Securities Regulation Code, its Implementing Rules and Regulations, the Revised Corporation Code, the Company's Manual on Corporate Governance, and other applicable laws, rules, and regulations.

The following nominees were endorsed by the Committee and approved by the Board of Directors:

Independent Director Nominees:

1. Arthur N. Aguilar – nominated by Century Properties, Inc.;
2. Josue A. Camba, Jr – nominated by Century Properties, Inc.;
3. Senen L. Matoto. – nominated by Century Properties, Inc.; and
4. Aileen Christel U. Ongkauko – nominated by Century Properties, Inc.

Regular Director Nominees:

1. Jose E. B. Antonio;
2. John Victor R. Antonio;
3. Jose Marco R. Antonio;
4. Jose Carlo R. Antonio;
5. Ricardo P. Cuerva (Non-Executive Director);
6. Rafael G. Yaptinchay; and
7. Hilda R. Antonio (Non-Executive Director).

The election of the foregoing nominees shall be included as an agenda item for consideration and approval by the stockholders at the Annual Stockholders' Meeting of the Company scheduled on 24 July 2026.

V. ENDORSEMENT OF EXTERNAL AUDITOR FOR THE YEAR 2026

Upon the recommendation of the Audit Committee, the Board of Directors approved the endorsement for the appointment of Sycip, Gorres, Velayo & Co. as the Company's external auditor for the fiscal year ending 31 December 2026.

The proposed appointment of Sycip, Gorres, Velayo & Co. shall likewise be submitted to the stockholders for approval during the Annual Stockholders' Meeting on 24 July 2026.

The Corporate Secretary and such other authorized officers of the Company are authorized to execute, sign, and file all notices, disclosures, reports, and documents, and to undertake all acts necessary or desirable to give effect to the foregoing actions and to ensure compliance with the requirements of the Securities and Exchange Commission, the Philippine Stock Exchange, and other applicable regulatory agencies.

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 16 June 2026, at which a quorum was present, the following resolutions were unanimously adopted and approved:

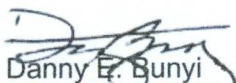
"RESOLVED, that the Corporation be authorized for this current year to reschedule Annual Stockholder's Meeting to 24 July 2026 at 1:00p.m.

"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 16 day of June 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 JUN 16 2026 at MAKATI CITY, 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.

Doc. No. 151
Page No. 32
Book No. IV
Series of 2026.


RACHEL C. MACAPAGAL
Appointment No. M 324
Notary Public for Makati City
Until December 31, 2026

23rd Floor, Century Diamond Tower, Century City,
Kalayaan Avenue corner Salamanca Street,
Barangay Poblacion, Makati City

PTR No. MKT10764793.01.05.2026 / Makati City
Roll No. 74043 / IBP No. 571265.12.24.2025 / Makati City
MCLE Compliance No. VBI-0029683, valid until April 14, 2028