

**NOTICE OF ANNUAL STOCKHOLDERS' MEETING**

FOR : The Stockholders of CENTURY PROPERTIES GROUP INC.
FROM : The Corporate Secretary
SUBJECT : Annual Stockholders' Meeting on JULY 24, 2026

Please be informed that the annual stockholders' meeting of CENTURY PROPERTIES GROUP INC. (the "Corporation") shall be held on JULY 24, 2026, FRIDAY at 1:00 P.M., to be conducted virtually and attendance at the meeting will be via remote communication only.

Only common stock shareholders as of JUNE 30, 2026 shall be entitled to notice and to vote at the said meeting.

The agenda for the said 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 from.



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 **JULY 1, 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


ATTY. DANNY E. BUNYI
Corporate Secretary

**EXPLANATION OF AGENDA ITEMS WITH PROPOSED RESOLUTIONS****Call to order**

The Chairman will formally open the meeting at approximately 1:00 o' clock in the afternoon.

Certification of Notice and Quorum (and rules of conduct and procedures)

The Corporate Secretary will certify that written notice for the meeting was duly sent to stockholders and that a quorum exists for the transaction of business.

Pursuant to Sections 57 and 23 of the Revised Corporation Code which allow voting in absentia by the stockholders, the Company has set up a designated online web address, <https://www.century-properties.com/asm2026/> which may be accessed by the stockholders to register and vote electronically in absentia on the matters for resolution at the meeting.

A stockholder participating by remote communication or voting in absentia, electronically or by proxy, shall be deemed present for purposes of quorum.

The following are the rules of conduct and procedures for the meeting to be conducted in virtual format:

(i) Stockholders may attend the meeting remotely through the online web address (URL) provided. Questions and comments may be sent prior to or during the meeting at web address provided or via email to icsales@century-properties.com or danny.bunyi@divinalaw.com

(ii) Each of the proposed resolutions will be shown on the screen during the meeting as the same is taken up at the meeting.

(iii) Stockholders must register on or before July 20, 2026 in order for them to participate in the Meeting by remote communication in order to be included in the determination of the existence of a quorum, together with the stockholders who voted in absentia, electronically and by proxy.

(iv) Voting shall only be allowed for validated stockholders registered in the web address provided or who submitted a duly accomplished proxy form. Stockholders registered may cast their votes through the said system at any time prior to 1:00 pm during the meeting date. Vote tabulation shall be completed and finalized after the meeting.

(v) All the items on the agenda for approval by the stockholders will need the affirmative vote of stockholders representing at least a majority of the issued and outstanding voting stock present at the meeting, except for the amendment of the Articles of Incorporation which requires the affirmative vote of two-thirds (2/3) of the outstanding capital stock of the Company.

(vi) Election of directors will be by plurality of votes and every stockholder will be entitled to cumulate his votes. Each outstanding share of stock entitles the registered stockholder to one vote.

(vii) The Compliance officer will tabulate all votes received and SGV, the Company's external auditor will validate the results. The Corporate Secretary shall report the results of initial voting during the meeting.

(viii) The meeting proceedings shall be recorded in audio and video format.

Matters for Approval of Stockholders**1. Approval of Minutes of Previous Meeting**

The minutes of the meeting held on June 27, 2025 are available at the Company's website, and shall be presented for stockholders' approval.

2. Ratification of the Acts of the Board of Directors and Management

The actions of the Board and its committees taken and the acts of management to implement the resolutions of the Board or its committees or made in the general conduct of business since the annual stockholders' meeting on June 27, 2025 until July 23, 2026 shall be presented for stockholders' ratification. They include the approval of the Company's agreements, projects, investments, capital allocations and other matters covered by disclosures to the Securities and Exchange Commission and the Philippine Stock Exchange.



3. 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.

4. Amendments to the Corporation's Articles of Incorporation

Approval of the stockholders will be sought for the following amendments:

(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

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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.

5. 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).

6. 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.

7. AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDING DECEMBER 31, 2025

Approval of the Audited Financial Statements for the year ending December 31, 2025, including noting of Annual Report, as approved by the Board upon the recommendation of the Audit Committee, will be embodied in the Information Statement to be sent to the stockholders at least 15 business days prior to the meeting. The Audited Financial Statement shall be presented for stockholders' approval during the meeting, together with the noting of the Company's annual report.

Consideration of Such Other Business as May Properly Come Before the Meeting

The Chairman will take up agenda items received from stockholders on or before July 20, 2026 in accordance with existing laws, rules and regulations of the Securities and Exchange Commission and the Company's internal guidelines



Presentation of Management and Question and Answer Session

The President and Chief Executive Officer will report on the performance of the Company in 2025 and the outlook for 2026. The President shall likewise read all questions sent via the online website and answer the same during the meeting.



SECURITIES AND EXCHANGE COMMISSION

SEC FORM 20-IS
INFORMATION STATEMENT PURSUANT TO SECTION 20
OF THE SECURITIES REGULATION CODE

1. Check the appropriate box:
 Preliminary Information Statement
 Definitive Information Statement
2. Name of Registrant as specified in its charter: **CENTURY PROPERTIES GROUP INC.**
 ("Company")
3. Province, country or other jurisdiction of incorporation or organization: **PHILIPPINES**
4. SEC Identification Number: **60566**
5. BIR Tax Identification Code: **004-504-281**
6. **35th Floor Century Diamond Tower, Century City, Kalayaan Avenue, Makati City 1210**
 Address of principal office Postal Code
7. Registrant's telephone number, including area code: **(632)7- 7938905**
8. **JULY 24, 2026 AT 1:00 p.m. TO BE HELD VIRTUALLY**
 Date, time and place of the meeting of security holders
9. Approximate date on which the Information Statement is first to be sent or given to security holders:
JULY 1, 2026
10. **In case of Proxy Solicitations:**
Name of Person Filing the Statement/Solicitor: CENTURY PROPERTIES GROUP INC.
Address and Telephone No.: 35th Floor, Century Diamond Tower, Century City
Kalayaan Avenue, Makati City
(632) 7-793-8905
11. Securities registered pursuant to Sections 8 and 12 of the Code or Sections 4 and 8 of the RSA
 (information on number of shares and amount of debt is applicable only to corporate registrants):

Title of Each Class	Number of Shares of Common Stock Outstanding or Amount of Debt Outstanding
<u>Common Shares</u>	11,599,600,690
<u>Preferred Shares</u>	20,000,000
12. Are any or all of registrant's securities listed in a Stock Exchange?
 Yes No
 If yes, disclose the name of such Stock Exchange and the class of securities listed therein:
The Company's 11,699,723,690 common shares and 20,000,000 preferred shares are listed in the
Philippine Stock Exchange.



PART I.
INFORMATION REQUIRED IN INFORMATION STATEMENT

A. GENERAL INFORMATION

Date, Time and Place of Meeting of Security Holders.

- (a) Date, time and place of the meeting:
JULY 24, 2026, Friday at 1:00 p.m., to be conducted virtually and attendance at the meeting will be via remote communication
- (b) Complete mailing address of the principal office of the registrant:
35th Floor Century Diamond Tower, Century city, Kalayaan Avenue, Makati City
- (c) Intended date of sending out copies of the information statement: **JULY 1, 2026**

Dissenters' Right of Appraisal

Pursuant those stated in the agenda, significant matters to be taken up during the meeting specifically the approval of merger and amendment of articles of incorporation may give rise to the exercise by any dissenting stockholder of the right of appraisal.

Sec. 81. *Instances of appraisal right.* – Any stockholder of a corporation shall have the right to dissent and demand payment of the fair value of his shares in the following instances:

1. In case any amendment to the articles of incorporation has the effect of changing or restricting the rights of any stockholder or class of shares, or of authorizing preferences in any respect superior to those of outstanding shares of any class, or of extending or shortening the term of corporate existence;
2. In case of sale, lease, exchange, transfer, mortgage, pledge or other disposition of all or substantially all of the corporate property and assets as provided in this Code; and
3. In case of merger or consolidation.

Sec. 82. *How right is exercised.* – The appraisal right may be exercised by any stockholder who shall have voted against the proposed corporate action, by making a written demand on the corporation, within thirty (30) days after the date on which the vote was taken for payment of the fair value of his shares: *Provided*, That failure to make the demand within such period shall be deemed a waiver of the appraisal right. If the proposed corporate action is implemented or effected, the corporation shall pay to such stockholder, upon surrender of the certificate(s) of stock representing his shares, the fair value thereof as of the day prior to the date on which the vote was taken, excluding any appreciation or depreciation in anticipation of such corporate action.

If within a period of sixty (60) days from the date the corporate action was approved by the stockholders, the withdrawing stockholder and the corporation cannot agree on the fair value of the shares, it shall be determined and appraised by three (3) disinterested persons, one of whom shall be named by the stockholder, another by the corporation, and the third by the two thus chosen. The findings of the majority of the appraisers shall be final, and their award shall be paid by the corporation within thirty (30) days after such award is made: *Provided*, that no payment shall be made to any dissenting stockholder unless the corporation has unrestricted retained earnings in its books to cover such payment: and *Provided, further*, That upon payment by the corporation of the agreed or awarded price, the stockholder shall forthwith transfer his shares to the corporation.

**Interest of Certain Persons in or Opposition to Matters to be Acted Upon**

- (a) Except for the fact that five (5) directors of the Company, namely, Mr. Jose E.B. Antonio, Mr. John Victor R. Antonio, Mr. Jose Marco R. Antonio, Mr. Jose Carlo R. Antonio and Mrs. Hilda R. Antonio, are likewise directors of the Company and Century Properties Inc., none among the Company's officers, members of the Board of Directors, and nominees thereto, including any of their associates, have any substantial interest, direct or indirect, by security holdings or otherwise, in any matter to be acted upon, other than the election to office, during the annual stockholders' meeting.
- (b) No written communication has so far been received by the Company from any of its directors conveying any intention to oppose any action to be taken at the said meeting.

B. CONTROL AND COMPENSATION INFORMATION**Voting Securities and Principal Holders Thereof**

- (a) As of MAY 31, 2026 **ELEVEN BILLION FIVE HUNDRED NINETY NINE MILLION SIX HUNDRED THOUSAND AND SIX HUNDRED NINETY (11,599,600,690)** common shares of the Company have been issued and are outstanding. Treasury shares amount to **ONE HUNDRED MILLION ONE HUNDRED TWENTY THREE THOUSAND (100,123,000)** shares.

As of MAY 31, 2026 TWENTY MILLION SHARES (20,000,000) preferred shares of the Company have been issued and are outstanding.

As of MAY 31, 2026, 84,579,070 common shares and 114,710 preferred shares or 0.73% of the total outstanding shares are owned by Non-Filipinos.

- (b) All COMMON shareholders of record at the close of business hours on **JUNE 30, 2026** shall be entitled to notice of and to vote at the annual stockholders' meeting.
- (c) For the matters requiring a vote in the annual stockholders' meeting, each common share shall be entitled to one vote.
- (d) Information required by Part IV paragraph (C) of "Annex C"

(1) Security Ownership of Certain Record and Beneficial Owners
As of MAY 31, 2026 the Company is aware of only (2) stockholders owning in excess of 5% of its common stock to the extent set forth in the table below:

(1) Title of class	(2) Name, address of record owner and relationship with issuer	(3) Name of Beneficial Owner and Relationship with Record Owner	(4) Citizenship	(5) No. of Shares Held	(6) Percent
Common	Century Properties Inc. (CPI) ¹ 21/F Pacific Star. Bldg Makati Ave, Makati City (relationship with issuer - Parent)	CPI	Filipino	6,472,351,319	55.321%
Common	PCD Nominee Corporation (Filipino) G/F Phil Stock Exchange Bldg., Makati (relationship with issuer - None)	PCD Fil*	Filipino	4,847,085,698	41.429%

*PCD Nominee Corporation (Filipino) is a beneficial stockholder of CPGI held by accredited brokers and institutions. The Company shall be notified of their proxies 10 days prior to the Annual Stockholders Meeting or by July 13, 2026. It has a total shares of 4,847,085,698 or 41.429% of the outstanding capital stock- beneficial owners owning 5% or more as of MAY 31, 2026

The following are the PCD participants with shareholdings of around 5% or more:

BDO Securities Corp 20th Floor, South Tower, BDO Corporate Center, 7899 Makati Avenue, Makati City,	1,064,235,290	9.10%
Social Security System SSS Main Building, East Avenue, Diliman, Quezon City	733,814,741	6.27%

(2) Security Ownership of Management

As of MAY 31, 2026, the amount and nature of the ownership of the Company's shares held by its directors and senior officers are set forth in the table below:

¹ N.B. CPI is the direct and beneficial owner of the shares. CPI has designated Mr. Jose E.B. Antonio or in his absence either Mr. Jose Marco R. Antonio or Mr. John Victor R. Antonio or Mr. Jose Carlo R. Antonio, as its proxy to vote during the stockholders' meeting of the Company. The total shareholding of CPI consists of directly issued shares for 6,472,351,319.



(1) Title of class	(2) Name of beneficial Owner	(3) Amount and nature of beneficial ownership	(4) Citizenship	Percent of Class
Common	Jose E.B. Antonio	60,580,424- Indirect	Filipino	0.68%
Common	John Victor R. Antonio	1 - Direct	Filipino	0.00000028%
Common	Jose Marco R. Antonio	1 - Direct	Filipino	0.00000028%
Common	Jose Carlo R. Antonio	1 - Direct	Filipino	0.00000028%
Common	Rafael G. Yaptinchay	1 - Direct	Filipino	0.00000028%
Common	Ricardo Cuerva	150,000,000 Indirect	Filipino	1.838%
Common	Arthur N. Aguilar*	1 - Indirect	Filipino	0.00000028%
Common	Josue A. Camba, Jr*	1 - Indirect	Filipino	0.00000028%
Common	Senen L. Magtoto*	1 - Indirect	Filipino	0.00000028%
Common	Hilda R. Antonio	1 - Direct	Filipino	0.00000028%
Common	Aileen Christel U. Ongkauko	1 - Direct	Filipino	0.00000028%
Common	Atty. Danny E. Bunyi	none	Filipino	0.000000%
Common	Carlos Benedict K. Rivilla, IV	none	Filipino	0.000000%
Common	Julienne M. Cruz	none	Filipino	0.000000%
Common	Isabelita Ching Sales	none	Filipino	0.000000%
Common	Rodel V. Marqueses	none	Filipino	0.000000%
Common	Ritchelle T. Cordero	none	Filipino	0.000000%
Common	Aggregate shareholding of all directors and officers as a group	297,192,179		

*Independent Directors appointed last May 8, 2026 to replace the Independent directors who have retired.



Voting Trust Holders of 5% or More

The Company is not aware of any persons holding more than 5% of any class of its share under a voting trust arrangement.

(4) Changes in Control

On May 31, 2011, the Company has been made aware that El Paso Philippines Energy Company, Inc.'s ("EPPECI") entered into an agreement with Century Properties, Inc. ("CPI"), providing for the terms and conditions for the purchase by CPI of EPPECI's 284,250,000 issued and outstanding fully-paid and preferred shares of stocks of EPHE and 67,096,092 issued and outstanding fully-paid common shares of stock in the Company, which will thereby effect a change in the ownership and control of the Company.

On July 11, 2011, the Company further disclosed that CPI has commenced a negotiated purchase thru a Deed of Assignment of Shares of Stock dated May 31, 2011 with EPPECI for the following acquisitions: (1) 67,096,092 common shares ("Public Sale Shares") of East Asia Power Resources Corporation (EAPRC) equivalent to 1.888% of EAPRC and (2) 284,250,000 common and preferred shares ("Private Sale Shares") of EPHE resulting to an indirect acquisition of equivalent to 91.695% of the total issued and outstanding capital stock of EAPRC. The purchase price for the Public and Private Sale Shares amounts to a total consideration of Php127,406,794.31 (the "Private Sale Consideration") allocated as follows: Php2,569,732.51 for the Public Sale Shares and Php124,837,061.80 for the Private Sale Shares.

On the same date, CPI and EAPRC executed and signed two (2) Deeds of Assignment of Shares of Stock effectively superseding the May 31, 2011 Deed of Assignment to finally close the above-mentioned acquisitions (1) Public Sale Shares and (2) Private Sale Shares. The July 11, 2011 Deeds of Assignment contained the same terms and conditions as stated in the May 31, 2011 Deed of Assignment thereby effecting a change in the ownership and control of the Company.

Directors and Executive Officers

(a) The information required by Part IV, paragraphs (A), (D)(1) and D(3) of "Annex C".

(1) Directors are generally elected to serve for a term of one (1) year, and until their successors are elected and qualified during the next stockholders' meeting.

Independent Directors

The independent directors of the Company are pre-screened and qualified by the Nomination and Remuneration Committee of the Company under the procedures laid down in the Company's By-Laws and its Manual on Corporate Governance regarding the election of directors to ensure that each of the independent directors possess all the qualifications and none of the disqualifications of an independent director, pursuant to the Revised Code of Corporate Governance Memorandum Circular No. 6 Series of 2009 and SEC Memorandum Circular No. 4, Series of 2017.

In approving the qualifications of the nominees for independent directors, the members of the Nomination and Remuneration Committee of the Company are in compliance with the SRC Rule 38, the guidelines prescribed in SEC Circular No. 16, Series of 2002 on the Guidelines on the Nomination and Election of Independent Directors, the Company's By-Laws and its Manual on Corporate Governance. The procedure to be observed by the Company for the election of independent directors is as set forth in SEC Circular No. 16, Series of 2002 and SRC Rule 38 of the Amended Rules and Regulations Implementing the Securities Regulation Code and under the Company's Corporate Governance Manual as per SEC Memorandum Circular No. 6 series of 2009, an independent director must have the following qualifications:



(a) “An independent director shall mean a person other than an officer or employee of the Corporation, its parent or subsidiaries, or any other individual having relationship with the Corporation that would interfere with the exercise of independent judgment in carrying out the responsibilities of a Director,” and

(b) “If the independent director becomes an officer or employee of the same Corporation he shall be automatically disqualified from being an independent director”.

Furthermore, in compliance with SEC Memorandum Circular No. 4 series of 2017, the Risk Management and Corporate Governance Committee of the Company, tasked for the selection and nomination of the members of the Board, also qualifies the term limits of independent directors for a maximum of 9 years. *Three current independent directors have served the maximum term limit, however, after discussion and upon motion made and duly seconded by majority of the committee body and board members, both approved the extension of term for one (1) year, and nomination of the following Independent Directors, subject to the approval of the stockholders during the annual stockholders meeting for the year 2025:*

1. ARTHUR N. AGUILAR
2. JOSUE A. CAMBA, JR
3. SENEN L. MATOTO

The current independent directors, ARTHUR N. AGUILAR, JOSUE A. CAMBA JR., SENEN L. MATOTO and AILEEN CHRISTEL U. ONGKAUKO were qualified as independent board members, possess all the qualifications and none of the disqualifications for independent directors.

Furthermore, ARTHUR N. AGUILAR and AILEEN CHRISTEL U. ONGKAUKO submitted their Certificate of Qualification of Independent Directors on June 15, 2026 (as attached in this report) which to date have no changes nor amendments with respect to their qualifications in compliance with the SEC Notice dated October 20, 2006 implementing section 38 of the Securities Regulations Code.

During its meeting held on June 16, 2026, the Risk Management & Corporate Governance Committee passed upon the qualifications of the following nominees for the year 2026-2027

1. ARTHUR N. AGUILAR - nominated by CPI
2. JOSUE A. CAMBA JR. - nominated by CPI
3. SENEN L. MATOTO - nominated by CPI
4. AILEEN CHRISTEL U. ONGKAUKO - nominated by CPI

Arthur N. Aguilar, Filipino, 80, holds a Master in Public Administration from Harvard University Kennedy School of Government, a Master in Business Management from the Asian Institute of Management, and bachelor’s degrees in Accounting and Political Science-Economics from De La Salle University. Mr. Aguilar has over 50 years of experience in corporate management, finance, energy, infrastructure, and public service, having served in senior leadership positions in both the private and public sectors, including as President and CEO of the National Transmission Corporation, Founding Chairman of the Department of Energy, President of Global Business Power Corporation, and Executive Vice President of Robinsons Land Corporation. He brings extensive expertise in corporate governance, strategic management, finance, and public policy.

Josue A. Camba, Jr., Filipino, 78, is a Certified Public Accountant and holds a Bachelor of Science in Business Administration major in Accounting from the University of the East, as well as a Program for Management Development certification from Harvard Business School. Mr. Camba has over five decades of experience in finance, banking, investment management, and corporate governance. He currently serves as Chief Executive Officer of Bancpros & Associates and as Independent Director of Penta Finance Corporation and Penta Capital Development Corporation. His previous leadership roles include Chairman and Chief Executive Officer of Basic Energy Corporation, President of Corporate Financial Advisors, Inc., President and Chief Executive Officer of New Millennium Investments Corporation, and Director and Head of the Audit Committee of the Philippine Dealing Systems Group of Companies. He brings extensive expertise in finance, investments, corporate management, and governance.

Senen L. Matoto, Filipino, 78, holds a Master in Business Administration from the Asian Institute of Management and a Bachelor of Science in Business Administration from the University of the Philippines. Mr. Matoto has over five decades of experience in banking, finance, investments, and corporate governance. He currently serves as Independent Director and Audit Committee member of Yuanta Savings Bank, PhilGuarantee Corporation, and Figaro Coffee Group, Inc. Previously, he held various senior leadership positions within the Bank of the Philippine Islands, including Senior Vice President, Head of Asset Recovery and Management Group, President and Chairman



of BPI Securities Corporation, Vice Chairman of BPI Capital Corporation, and Senior Vice President for Corporate Estate Banking. He has likewise served as director of several financial, investment, and publicly listed companies.

He brings extensive expertise in banking, corporate finance, investments, risk management, and corporate governance.

Ms. Aileen Christel U. Ongkauko, 56 years old, Filipino citizen, is concurrently the Group President and Chief Executive Officer of La Filipina Uy Gongco Corporation & Subsidiaries, a highly-diversified agribusiness, livestock and food company established more than a century ago. She is also a Director of South Balibago Resources Inc. and Ateneo Family Business Development Center. Ms. Ongkauko was also former director of Aboitiz Equity Ventures International, Aboitiz Power International, Pilmico International, and Advisor to the Board for Weather Philippines, Inc. She graduated *magna cum laude* and was a Departmental Awardee from Ateneo de Manila University, where she earned her degree in Bachelor of Arts in Management Economics

CPI, which nominated the four independent directors, are stockholders of the Issuer, and are not related to the aforementioned nominees.

Thereafter, the Nomination and Remuneration Committee, which comprises of the following appointed members:

Aileen Christel U. Ongkauko - Chairman of the Committee (Ind. Director)
Jose E.B. Antonio - Member
Jose Marco R. Antonio - Member
John Victor R. Antonio - Member
Rafael G. Yaptinchay - Member
Ricardo P. Cuerva - Member (Non-Executive Director)

ratified the qualification of the nominees for independent directors and Corporate Secretary during the Board Meeting held on June 16, 2025 for the election and re-election, respectively, at the upcoming annual stockholders' meeting, in accordance with the qualifications and disqualifications set forth in the Company's Revised Corporate Governance Manual.

Regular Directors

During its meeting on June 16, 2026, the Risk Management & Corporate Governance Committee noted the nomination of the following individuals, who are currently the directors of the Corporation, as nominees for regular director for the year 2026-2027:

- a) Jose E. B. Antonio
- b) John Victor R. Antonio
- c) Jose Marco R. Antonio
- d) Jose Carlo R. Antonio
- e) Ricardo P. Cuerva - Non executive
- f) Rafael G. Yaptinchay
- g) Hilda R. Antonio - Non Executive

The nomination committee passed upon their qualifications and found no disqualifications in accordance with Revised Code of Corporate Governance Memorandum Circular No. 6 Series of 2009.

As per attached sworn certification issued by the Corporate Secretary, none of the company's qualified directors including the company's out-going and in-coming independent directors and senior officers of CPGI works full time with the government.

The incumbent directors and officers of the Company as of MAY 31, 2026 are listed below and the relevant data including their respective professional work experience are summarized in paragraph 2 below.

(2) Hereunder are the summaries of the respective business experience of the Company's current Directors and Senior Officers for the last five years:

Amb. Jose E.B. Antonio, 79 years old, Filipino, is one of the founders and the Executive Chairman of the Board of the Company and its Subsidiaries. He graduated *cum laude* from San Beda College, Manila in 1966 with a Bachelor's Degree in Commercial Science (major in Marketing) and received a Master's Degree in Business Management in 1968 from Ateneo de Manila's Graduate School of Business. Chairman Antonio also graduated from Harvard University's Owner/President Management Program in 2003. Chairman Antonio served as the Philippines Special Envoy for Trade and Economics to the People's Republic of China in 2005 and is currently the Chairman



of Century Asia Corporation, Prestige Cars, Inc., and Philtranco Service Enterprises. He is also the founder and Chairman of the Philippine-China Business Council Inc. In addition, he serves as the Vice Chairman of Penta Pacific Realty Corporation, and Subic Air Charter, Inc. Mr. Antonio has also been duly appointed by former President Duterte as *the Philippines'* special envoy to the United States of America (U.S.A.), effective 28 October 2016. His mission is to enhance business ties and strengthen the economic affairs between the two countries.

Mr. John Victor R. Antonio, 53 years old, Filipino, is Vice-Chairman of the Company. He has been with the Company for 32 years and is involved in managing projects in the Company's middle income and affordable product lines, including Gramercy Residences and Azure Urban Residences. He graduated *magna cum laude* with a Bachelor's Degree in Economics (major in Marketing) from the University of Pennsylvania's Wharton School in 1993 and finished his Master's in Business Administration ("MBA") program from the Wharton School in 2003.

Mr. Jose Marco R. Antonio, 52 years old, Filipino, is President and Chief Executive Officer / Managing Director of the Company. Prior to joining the Company, he worked at Blackstone Real Estate Partners as a financial analyst. He has been with the Company for 29 years and is involved in managing projects in the Company's middle income and affordable product lines, including Canyon Ranch, Knightsbridge Residences, and Acqua Private Residences. He graduated *summa cum laude* with a Bachelor's Degree in Economics (dual major in Finance and Entrepreneurial Management) from the University of Pennsylvania's Wharton School in 1995 and received his MBA from the Wharton School in 2004.

Mr. Jose Carlo R. Antonio, 43 years old, Filipino, is a Director / Managing Director / Corporate Treasurer / Investor Relations Officer of the Company and a member of the Board of Directors. Prior to joining the Company in 2007, he worked in the investment banking groups of Citigroup and Goldman Sachs. He graduated *magna cum laude* with a Bachelor's Degree in Economics (major in Finance) from the University of Pennsylvania's Wharton School in 2005.

Ms. Hilda R. Antonio, 79 years old, Filipino, is a Director of the Company and a member of the Board. She is the wife of the Chairman, Amb. Jose E.B. Antonio. She is a philanthropist and a member of the Board of Directors of CPI, Museum Properties, Inc., Heirloom Properties Inc., and Sovereign Property Holdings. She graduated from Assumption College of Manila with a degree in Economics.

Mr. Ricardo P. Cuerva, 81 years old, Filipino, is a Director of the Company and a member of the Board. Mr. Cuerva was a co-founder of Meridien and served as Meridien's President from 1988 to 1996. He also currently serves as a member of the Rotary Club of Makati City. Mr. Cuerva graduated from San Beda College in 1961 with a Bachelor of Science Degree in Business Administration and obtained his MBA from Ateneo De Manila in 1971. Mr. Cuerva is the President and owner of Century Project Management and Construction Corporation, which oversees the construction of the Company's vertical developments.

Mr. Rafael G. Yaptinchay, 75 years old, Filipino, is a Director of the Company and a member of the Board. Mr. Yaptinchay was a co-founder of Meridien and served as Meridien's President from 1996 to 2009. He previously served as the Assistant Treasurer and Head of Business Development/Corporate Planning of Philippine National Construction Corporation. Mr. Yaptinchay is a member of the Rotary Club of Ortigas and the Association of Asian Manager, Inc. Mr. Yaptinchay graduated from Ateneo de Manila University in 1971 with a Bachelor's Degree (major in Economics) and received his MBA from Asian Institute of Management in 1974.

Arthur N. Aguilar, Filipino, 80, holds a Master in Public Administration from Harvard University Kennedy School of Government, a Master in Business Management from the Asian Institute of Management, and bachelor's degrees in Accounting and Political Science-Economics from De La Salle University. Mr. Aguilar has over 50 years of experience in corporate management, finance, energy, infrastructure, and public service, having served in senior leadership positions in both the private and public sectors, including as President and CEO of the National Transmission Corporation, Founding Chairman of the Department of Energy, President of Global Business Power Corporation, and Executive Vice President of Robinsons Land Corporation. He brings extensive expertise in corporate governance, strategic management, finance, and public policy.

Josue A. Camba, Jr., Filipino, 78, is a Certified Public Accountant and holds a Bachelor of Science in Business Administration major in Accounting from the University of the East, as well as a Program for Management Development certification from Harvard Business School. Mr. Camba has over five decades of experience in finance, banking, investment management, and corporate governance. He currently serves as Chief Executive Officer of Bancpros & Associates and as Independent Director of Penta Finance Corporation and Penta Capital Development Corporation. His previous leadership roles include Chairman and Chief Executive Officer of Basic Energy Corporation, President of Corporate Financial Advisors, Inc., President and Chief Executive Officer of New Millennium Investments Corporation, and Director and Head of the Audit Committee of the Philippine Dealing Systems Group of Companies. He brings extensive expertise in finance, investments, corporate management, and governance.

Senen L. Matoto, Filipino, 78, holds a Master in Business Administration from the Asian Institute of Management
35th Floor, Century Properties Tower,
Kalayaan Avenue corner, Salamanca St.
Brgy. Poblacion, Makati City



and a Bachelor of Science in Business Administration from the University of the Philippines. Mr. Matoto has over five decades of experience in banking, finance, investments, and corporate governance. He currently serves as Independent Director and Audit Committee member of Yuanta Savings Bank, PhilGuarantee Corporation, and Figaro Coffee Group, Inc. Previously, he held various senior leadership positions within the Bank of the Philippine Islands, including Senior Vice President, Head of Asset Recovery and Management Group, President and Chairman of BPI Securities Corporation, Vice Chairman of BPI Capital Corporation, and Senior Vice President for Corporate Banking. He has likewise served as director of several financial, investment, and publicly listed companies. He brings extensive expertise in banking, corporate finance, investments, risk management, and corporate governance.

Ms. Aileen Christel U. Ongkauko, 57 Filipino citizen, is concurrently the Group President and CEO of La Filipina Uy Gongco Corporation & Subsidiaries, a highly diversified agribusiness, livestock, and food company established more than a century ago. She is also a Director of South Balibago Resources Inc. and Ateneo Family Business Development Center. Ms. Ongkauko was also former Director of Aboitiz Equity Ventures International, Aboitiz Power International, Pilmico International, and Advisor to the Board for Weather Philippines, Inc. She graduated *magna cum laude* and was a Departmental Awardee from Ateneo de Manila University, where she earned her degree in Bachelor of Arts in Management Economics.

Atty. Danny E. Bunyi, 60 years old, Filipino, is the Corporate Secretary of the Company. He is likewise a Senior Partner at Divina Law Offices and a lecturer at John Gokongwei School of Management in Ateneo de Manila University and at the Trust Institute Foundation of the Philippines. He was the Senior Vice President and Corporate Secretary of the Development Bank of the Philippines and the Chief Compliance Officer and Legal Services Group Head of Robinsons Bank. He was also the Legal Counsel for Consumer Banking of Standard Chartered Bank (Manila Office) and the Head of the Legal Advisory Division of the Philippine Commercial International Bank. He completed the Finance for Senior Executives Program in the Asian Institute of Management as well as the course on Trust Operations and Investment Management conducted by the Trust Institute Foundation of the Philippines. He obtained his law degree at the Ateneo de Manila University, with a Bachelor's Degree in Business Management, major in Legal Management, from the same university. Atty. Bunyi has extensive work experience in the field of banking and finance, trust banking and investment management, and corporate and special projects.

Mr. Carlos Benedict K. Rivilla IV, 54 years old, Filipino, is the Assistant Corporate Secretary and Vice-President for Corporate Affairs of the Company. As part of his experience in the business sector, he served as Corporate Compliance Officer and Vice-President for Finance in a corporation engaged in mass media for four (4) years in Cebu City and also previously handled corporate affairs for the Company and served as Director and Corporate Secretary of various businesses in Makati City. He joined the Company in 2007. Mr. Rivilla is a graduate of University of San Jose Recoletos. Mr. Rivilla was appointed Assistant Corporate Secretary on 17 August 2011.

Mr. Rodel V. Marqueses, 40 years old, Filipino, is the Group Chief Financial Officer (“CFO”). He graduated with academic distinction from San Beda College, Manila in 2005 with the degree of Bachelor of Science in Accountancy. Prior to his appointment, he was Chief Financial Officer of PPHI, a wholly-owned subsidiary of the Company, since July 2024. Prior to joining the Company, he was the Chief Financial Officer of Udenna Land, Inc. and Udenna Infrastructure Corporation, and Vice President for Finance of Udenna Corporation, AVP for Controllershship of Arthaland Corporation, Group Financial Controller at Chelsea Logistics and Infrastructure Holdings Group Corp., and Audit Senior Manager at Punongbayan & Araullo.

Atty. Isabelita Ching-Sales, 46 years old, Filipino, serves as the Company's Chief Legal Officer, Chief Information Officer, and Chief Compliance Officer. Prior to joining Century Properties, Atty. Ching-Sales was the Chief Legal Counsel and Chief Information Officer of Asiatruster Development Bank, also a publicly-listed company. Having undergone extensive training and experience on loans, credit, and branch banking operations, she was also appointed Head for Credit Support Department, and still is the Corporate Secretary of Asiatruster Development Bank, now NextGenesis Corporation. Atty Ching-Sales also worked as Head for Operations of China Banking Corporation's Acquired Assets Division. She graduated from the University of Sto. Tomas with a Bachelor's Degree in Legal Management and obtained her degree in Bachelor of Laws and Juris Doctor degree at San Beda College of Law and San Sebastian College Recoletos Manila, Institute of Law.

Mr. Ritchelle T. Cordero, 45 years old, Filipino, is the Chief Human Resource Officer and Group Head for Administration of the Company. He graduated with academic distinction from San Beda College, Manila in 2002 with the degree of Bachelor of Arts in Philosophy and Human Resources Development. He completed the Executive MBA degree program at the Asian Institute of Management in 2017. Prior to joining the Company, he was the Human Resources (“HR”) Manager of Ayala Property Management Corporation, a subsidiary of Ayala Land Inc., HR Officer of DMCI Project Developers, Inc., and HR & Quality Management Officer of Asiatic Development Corporation.

Ms. Julienne M. Cruz, 43 years old, Filipino, is the Group Head for Corporate Communications of the Company effective 1 November 2021. Prior to joining the Company in 2007, she served as a Public Relations (“PR”) Associate in Grupo Agatep (formerly Agatep Associates) and a television production member of various motoring



media shows. As part of her corporate background, she served as PR Associate, Advertising Manager, Marketing Communications Manager, and Assistant Vice President for Communications of the Company until 2020. She graduated with a Bachelor's Degree in Communication Arts from Miriam College Quezon City in 2005. Ms. Cruz is taking her MBA degree through the Regis program of the Ateneo Graduate School of Business in Makati.

All the directors and members of the senior management of the Company possess a high degree of integrity and character and are fully capable and able to perform their duties as directors and members of senior management, respectively.

Information on the Board's Election and Years of Service:

Director's Name	Type [Executive (ED), Non-Executive (NED) or Independent Director (ID)]	If nominee, identify the principal	Nominator in the last election (if ID, state the relationship with the nominator)	Date first elected	Date last elected (if ID, state the number of years served as ID)	Elected when (Annual /Special Meeting)	No. of years served as director
Jose E.B. Antonio	ED	CPI	Marnelli A. Sales -None	07/11/2011	06/27/2025	Annual	14
Arthur N. Aguilar*	ID	CPI	N/A				
Josue A. Camba, Jr*	ID	CPI	N/A				
Senen L. Matoto*	ID	CPI	N/A				
John Victor R. Antonio	ED	CPI	Marnelli A. Sales -None	07/11/2011	06/27/2025	Annual	14
Jose Marco R. Antonio	ED	CPI	Marnelli A. Sales -None	07/11/2011	06/27/2025	Annual	14
Jose Carlo R. Antonio	ED	CPI	Marnelli A. Sales -None	07/11/2011	06/27/2025	Annual	14
Rafael G. Yaptinchay	ED	CPI	Marnelli A. Sales -None	07/11/2011	06/27/2025	Annual	14
Ricardo P. Cuerva	NED	CPI	Marnelli A. Sales -None	07/11/2011	06/27/2025	Annual	14
Hilda R. Antonio	NED	CPI	Marnelli A. Sales -None	06/14/2019	06/27/2025	Annual	5
Aileen Christel U. Ongkauko	ID	CPI	Marnelli A. Sales -None	04/17/2021	06/27/2025	Annual	5

*Independent Directors appointed last May 8, 2026 to replace the Independent directors who have retired.

Voting Result of the last Annual General Meeting (June 27, 2025)

Name of Director	Votes Received
Jose E.B. Antonio	8,785,509,986 shares of 75.74%
Jose L. Cuisia, Jr	8,785,509,986 shares of 75.74%
Stephen T. CuUnjieng	8,785,509,986 shares or 75.74%



Name of Director	Votes Received
Carlos C. Ejercito	8,787,711,986 shares or 75.76%
Aileen Christel U. Ongkauko	8,787,711,986 shares or 75.76%
John Victor R. Antonio	8,785,509,986 shares of 75.74%
Jose Marco R. Antonio	8,785,509,986 shares of 75.74%
Jose Carlo R. Antonio	8,785,509,986 shares of 75.74%
Rafael G. Yaptinchay	8,785,509,986 shares of 75.74%
Ricardo P. Cuerva	8,785,509,986 shares of 75.74%
Hilda R. Antonio	8,787,711,986 shares or 75.76%

Directorships in Other Companies

The Chief Executive Officer and other executive directors of the Company submit themselves to a low indicative limit on membership in other corporate boards, within the limit as may be allowed by the Securities Regulations Code and relevant rules on Corporate Governance. The same low limit shall apply to independent, non-executive directors who serve as full-time executives in other corporations. An exception to this rule may be applied to memberships in the corporate boards of subsidiaries or affiliates of the Company. In any case, the capacity of directors to serve the Company with diligence shall not be compromised.

A. Directorships in the Company's Group

Director's Name	Corporate Name of the Group Company	Type of Directorship (Executive, Non-Executive, Independent). Indicate if director is also the Chairman.
Jose E.B. Antonio	Century Properties Inc. (CPI, Parent Company)	Executive, Chairman
	Century City Development Corporation (CCDC)	Executive, Chairman
	Century City Corporation (CCC)	Executive, Chairman
	Century Limitless Corporation (CLC)	Executive, Chairman
	Century Properties Management Inc. (CPMI)	Executive, Chairman
John Victor R. Antonio	CPI	Executive
	CCDC	Executive
	CCC	Executive
	CLC	Executive
	CPMI	Executive
Jose Marco R. Antonio	CPI	Executive
	CCDC	Executive
	CCC	Executive
	CLC	Executive
	CPMI	Executive
Jose Carlo R. Antonio	CPI	Executive
	CLC	Executive
	CPMI	Executive



Rafael G. Yaptinchay	CPI	Executive
Ricardo P. Cuerva	CPI	Executive

B. Directorships in Other Listed Companies

Director's Name	Name of Listed Company	Type of Directorship (Executive, Non-Executive, Independent). Indicate if director is also the Chairman.
Rafael G. Yaptinchay	Marc Ventures Inc.	Independent
Aileen Christel U. Ongkauko	La Filipina Uy Gongco Corporation & Subsidiaries	Executive Director

BOARD MEETINGS & ATTENDANCE

Regular Board meetings are held once in every quarter. The meetings are scheduled before the beginning of the year. For this year, the Regular Board Meetings are scheduled as follows:

First Quarter – April 13

Second Quarter – May 18

Third Quarter – August 8

Fourth Quarter – November 9

There are also special board meetings that are held from time to time, as the need to discuss important business matters and updates from the Company arise. These special meetings are scheduled a week ahead of the scheduled dates.

Attendance of Directors – All directors were re-elected and elected, respectively on June 27, 2025

Board	Name	Date of Election	No. of Meetings Held during the year (Regular & Special)	No. of Meetings Attended	%
Chairman	Jose Eduardo B. Antonio	June 27, 2025	8	8	100%
Member	John Victor R. Antonio	June 27, 2025	8	8	100%
Member	Jose Marco R. Antonio	June 27, 2025	8	8	100%
Member	Jose Carlo R. Antonio	June 27, 2025	8	8	100%
Member	Ricardo P. Cuerva	June 27, 2025	8	6	75%
Member	Rafael G. Yaptinchay	June 27, 2025	8	8	100%
Member	Hilda R. Antonio	June 27, 2025	8	8	100%
Independent	Jose L. Cuisia, Jr	June 27, 2025	8	8	100%



Independent	Stephen T. CuUnjieng	June 27, 2025	8	8	100%
Independent	Carlos C. Ejercito	June 27, 2025	8	8	100%
Chairman	Jose Eduardo B. Antonio	June 27, 2025	8	8	100%

BOARD COMMITTEES

1. Number of Members, Functions and Responsibilities

Committee	No. of Members			Committee Charter	Functions	Key Responsibilities	Power Executive Director (ED) Executive Director (ED) Executive Director (ED)
	Executive Director (ED)	Non-executive Director (NED)	Independent Director (ID)				
Executive	6	0	0	Develop a transparent business and organizational management system	Oversees the implementation of policies and corporate matters	Executive	6
Audit	2	1	2	Develop a transparent financial management system	Check all financial reports against its compliance; monitors external audit	Audit	2
Committee on Strategy & Growth	4	0	2	Assist the Board in discharging its oversight duties with respect to the development and implementation of the Company's strategic plan and the risks associated with such plan.	Provide assistance to the Board of Directors in the strategic management of the Company's activities, in its work to protect Company shareholders' interests via exercising control of the Company's strategy and sustainable development.	Committee on Strategy & Growth	4



Committee	No. of Members			Committee Charter	Functions	Key Responsibilities	Power Executive Director (ED) Executive Director (ED) Executive Director (ED)
	Executive Director (ED)	Non-executive Director (NED)	Independent Director (ID)				
Risk Management & Corporate Governance	4	1	2	Safeguard the company from potential and adherent risks	<p>Establish procedures to safeguard management from exposed risks and prevention of potential risks.</p> <p>Ensure that the Company is taking appropriate measures to achieve a prudent balance between risk and reward in both ongoing and new business activities in compliance as well with the Corporate Governance policies.</p>	Risk Management & Corporate Governance	4
Related Party Transactions Committee	2	0	2	Ensure that every Related Party Transaction is conducted in a manner that will protect the Company and its stakeholders from conflict of interest which may arise between the Company and its Related Parties;	Ensure that every Related Party Transaction is at arms' length, the terms are fair, and they will inure to the best interest of the Company, its stakeholders, subsidiaries and affiliates	Related Party Transactions Committee	2



2. Committee Members

(a) Executive Committee

Office	Name	Date of Appointment	No. of Meetings Held	No. of Meetings Attended	%	Term
Chairman	Jose E.B. Antonio	June 27, 2025	4	4	100	1 yr
Member (ED)	John Victor R. Antonio	June 27, 2025	4	4	100	1 yr
Member (ED)	Jose Marco R. Antonio	June 27, 2025	4	4	100	1 yr
Member (ED)	Rafael G. Yaptinchay	June 27, 2025	4	4	100	1 yr
Member (ED)	Jose Carlo R. Antonio	June 27, 2025	4	4	100	1 yr

(b) Audit Committee

Office	Name	Date of Appointment	No. of Meetings Held	No. of Meetings Attended	%	Term
Chairman (ID)	Stephen CuUnjieng	June 27, 2025	4	4	100	1 yr
Member (ID)	Carlos C. Ejercito	June 27, 2025	4	4	100	1 yr
Member (ED)	Jose Carlo R. Antonio	June 27, 2025	4	4	100	1 yr
Member (ED)	Jose Marco R. Antonio	June 27, 2025	4	4	100	1 yr
Member (NED)	Rafael G. Yaptincahy	June 27, 2025	4	4	100	1 yr

(c) Committee on Strategy & Growth

Office	Name	Date of Appointment	No. of Meetings Held	No. of Meetings Attended	%	Term
Chairman (ID)	Aileen Christel U. Ongkauko	June 27, 2025	2	2	100	1 yr
Member (ID)	Stephen T. CuUnjieng	June 27, 2025	2	2	100	1 yr
Member (ED)	Jose E.B. Antonio	June 27, 2025	2	2	100	1 yr
Member (ID)	David L. Almirol, Jr.	June 27, 2025	2	2	100	1 yr
Member (ED)	Jose Marco R. Antonio	June 27, 2025	2	2	100	1 yr
Member (ED)	Jose Carlo R. Antonio	June 27, 2025	2	2	100	1 yr


(b) Risk Management & Corporate Governance Committee

Office	Name	Date of Appointment	No. of Meetings Held	No. of Meetings Attended	%	Term
Chairman (ID)	Jose L. Cuisia, Jr.	June 27, 2025	2	2	100	1 yr
Member (ED)	Jose E.B. Antonio	June 27, 2025	2	2	100	1 yr
Member (ED)	Jose Marco R. Antonio	June 27, 2025	2	2	100	1 yr
Member (ED)	John Victor R. Antonio	June 27, 2025	2	2	100	1 yr
Member (ED)	Rafael G. Yaptinchay	June 27, 2025	2	2	100	1 yr
Member (NED)	Ricardo P. Cuerva	June 27, 2025	2	2	100	1 yr

(c) Related Party Transactions Committee

Provide the same information on all other committees constituted by the Board of Directors:

Office	Name	Date of Appointment	No. of Meetings Held	No. of Meetings Attended	%	Term
Chairman (ID)	Carlos C. Ejercito	June 27, 2025	1	1	100	1 yr
Member (ID)	Jose L. Cuisia, Jr.	June 27, 2025	1	1	100	1 yr
Member (ID)	Aileen Christel U. Ongkauko	June 27, 2025	1	1	100	1 yr
Member (ED)	Jose Marco R. Antonio	June 27, 2025	1	1	100	1 yr
Member (ED)	Jose Carlo R. Antonio	June 27, 2025	1	1	100	1 yr
Member (NED)	Hilda R. Antonio	June 27, 2025	1	1	100	1 yr

EXECUTIVE OFFICERS

The Executive Officer of the Company as of December 31, 2025 are as follows:

Name of Director	Position	Age
Amb. Jose E.B. Antonio*	Executive Chairman	79
John Victor R. Antonio*	Vice Chairman	53
Jose Marco R. Antonio*	President and CEO / Managing Director	52
Jose Carlo R. Antonio*	Director	43
Rafael G. Yaptinchay*	Director	75
Atty. Danny E. Bunyi*	Corporate Secretary	60
Carlos Benedict K. Rivilla, IV*	Assistant Corporate Secretary	54
Rodel V. Marqueses	Chief Financial Officer	40



Jullienne Cruz	Head for Corporate Communications	43
Atty. Isabelita Ching Sales	Chief Legal Officer, Chief Information Officer and Chief Compliance Officer	46
Ritchelle T. Cordero	Chief Human Resource Officer and Group Head for Administration	45

(4) Family Relationships

Except for Messrs. Jose E.B. Antonio, John Victor R. Antonio, Jose Marco R. Antonio, Jose Roberto R. Antonio and Jose Carlo R. Antonio, none of the above indicated Directors and Senior Officers are bound by any familial relationships with one another up to the fourth civil degree, either by consanguinity or affinity.

Messrs. John Victor R. Antonio, Jose Marco R. Antonio, Jose Roberto R. Antonio and Jose Carlo R. Antonio are brothers while Mr. Jose E.B. Antonio is their father.

(5) Board and Executive Officers Orientation and Education Program

Under the Company's Corporate Governance manual and best practice, all new directors and senior officers are required to take the orientation on good governance and risk management.

In-house training and external courses attended by Directors and Executive Officers for the past years:

- Corporate Governance Orientation Course for Directors and Officers - August 2011, conducted by Sycip Gorres and Velayo
- ISO Training Seminar for Systems and Data - May 2012, Neville Clark Inc.
- Strategic Planning Seminar - July 2012, In-house, Corporate Planning Group
- Risk Management Seminar - October 2012, Ateneo Graduate School of Business
- Corporate Governance Seminar for Directors and Key Officers - November 2014, Philippine Stock Exchange
- Annual Corporate Governance Training Program - November 2015, Institute of Corporate Directors
- SEC Corporate Governance Forum - August 2016, SEC
- Annual Corporate Governance Training Program - September 2017, Institute of Corporate Directors
- Annual Corporate Governance Training Program - December 19, 2018, Institute of Corporate Directors
- Annual Corporate Governance Training Program - September 2019, Institute of Corporate Directors
- Corporate Sustainability Reporting - March 15, 2021, University of Asia and the Pacific - Center for Social Responsibility
- Sustainability Summit - April 30, 2021, University of Asia and the Pacific - Center for Social Responsibility
- Anti-Money Laundering/Counter-Terrorist Financing Fundamentals - July 12, 2022 - Anti-Money Laundering Council
- Anti-Money Laundering/Counter-Terrorist Financing - November 24, 2022 - Anti-Money Laundering Council
- 2022 Public Corporate Governance - December 15, 2022 - Sycip Gorres Velayo and Company
- 2023 Corporate Governance on Cyber Security, Blockchain and Data Analytics and Artificial Intelligence - December 13, 2023 - Sycip Gorres Velayo and Company
- 2024 Public Corporate Governance Seminar on Cyber Security, Artificial Intelligence (AI), Sustainability and Customers - December 11, 2024 - Sycip Gorres Velayo and Company
- 2025 Public Corporate Governance Seminar on Business Continuity Management, Agentic Artificial Intelligence and Cyber Security - December 15, 2025 - Sycip Gorres Velayo and Company



(6) Involvement in Certain Legal Proceedings

During the past five (5) years up to the latest date immediately preceding the issuance of this Information statement, none of the Company's directors or executive officers were (i) involved in any bankruptcy proceedings; (ii) convicted by final judgment in any criminal proceedings; (iii) subject to any order, judgment or decree of any court of competent jurisdiction, permanently or temporarily enjoining, barring, suspending or otherwise limiting their involvement in any type of business or securities, commodities or banking activities; and (iv) found in a civil action by any court or administrative body to have violated a securities or commodities law. The Company has no knowledge of any material pending criminal legal proceeding to which any of its directors or executive officers is a party, or to which any of their property is subject.

(7) Certain Relationships and Related Transactions

The Company has not during the last two (2) years engaged in any transaction where any of its directors, senior officers, stockholders owning ten percent (10%) or more of its total outstanding shares, or members of their immediate families had or is to have direct or indirect material interest.

For related transactions, the Group in their regular conduct of business has entered into transactions with related parties principally consisting of advances and reimbursement of expenses, development, management, marketing, leasing and administrative service agreements that are thoroughly discussed in Note 30 of the Audited Consolidated Financial Statements as attached which forms part and parcel of the Information.

Under Note 15 of the Audited Financial Statement, the Company states that there have been no guarantees provided or received for any related party receivables or payables. The Group does not provide allowance relating to receivable from related parties. This assessment is undertaken each financial year through examining the financial position of the related parties and the markets in which the related parties operate.

- (7) List all parents of the registrant showing the basis of control and as to each parent, the percentage of voting securities owned or other basis of control by its immediate parents if any.

Parent	No. of Shares Held	Percentage of Shares Held
Century Properties Inc.	6,472,351,319 – direct 1,199,137,000 - indirect	66.14%

Compensation of Directors and Executive Officers

- (a) Compensation of Directors and Senior Officers

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 annual meeting and full compliance with all applicable laws, rules, and regulations.



SUMMARY COMPENSATION

Information as to the aggregate compensation paid or accrued during the last two fiscal years and to be paid in the ensuing fiscal year to the Company's CEO and most highly compensated officers is as follows:

Name and Principal Position	Year	Salary	Bonus	Other Annual Compensation
Aggregate executive compensation for CEO and top 4 Most Highly Compensated Officers/ Directors*	Projected 2026	70,080,823.68		0
	Actual 2025	66,113,984.60	11,522,868.71	0
	Actual 2024	71,798,172.35	10,192,509.37	0
Aggregate executive compensation all other officers unnamed	Projected 2026	25,781,279.50	2,119,456.44	0
	Actual 2025	24,321,961.79	1,566,350.94	0
	Actual 2024	25,716,094.67	5,419,986.37	0

*These include Jose Marco Antonio (President and Chief Executive Officer), Jose Eduardo Antonio, Jose Carlo Antonio, John Victor Antonio, and Rafael Yaptinchay.

- **Five (5) members of management who are not at the same time executive directors and indicate the total remuneration received during the financial year:**

Name of Officer/Position	Salary	Bonus	Total
Rodel V. Marqueses	24,321,961.79	1,566,350.94	25,888,312.73
Ritchelle T. Cordero			
Isabelita C. Sales			
Carlos Benedict K. Rivilla			
Julienne M. Cruz			

- **PER DIEM GIVEN TO INDEPENDENT DIRECTORS FOR THE YEAR 2025:**

Name of Officer/ Position	Per Diem	Bonus	Total
Jose L. Cuisia, Jr.	4,800,000.00	0.00	4,800,000.00
Stephen T. Cuunjieng			
Carlos DC. Ejercito			
Aileen Christel U. Ongkauko			

**NOTES:**

1. The Company does not have any standard arrangement or other arrangements with its executive directors and, as previously mentioned, the executive directors of the Company do not receive any compensation for acting in such capacity, except for the independent directors who receives a monthly fee of **One Hundred Thousand Pesos (₱100,000.00) each monthly**, to cover all board meetings, special meetings and board committee meetings. As regards the employment contracts between the Company and the executive officers, the Company employs the same standard employment contract applicable to all its officers and employees. The Company has not issued and/or granted stock warrants or options in favor of its officers and employees.
2. Except for the per diem being paid to its independent directors, there are no other arrangements for the payment of compensation or remuneration to the directors in their capacity as such. Total Per diem paid to Board of Directors for attending the Board and Committee Meetings totals Php5.6M for the year 2024.

Description of Any Standard Arrangement - The employment contracts between the Company and its senior officers are the same as the standard employment contract applicable to all other employees and officers. Stock warrants and/or options have not been issued in favor of any officer or employee.

Description of Material Terms of Any Other Arrangement - On May 16, 2013 the Board of Directors approved the establishment of the Employee Stock Grant Program for all regular employees. All shares to be allocated under the ESGP shall be derived from the unissued shares of CPGI and up to 2% of the outstanding shares shall be granted. The ESGP was approved on May 21, 2013 by the Nomination and Remuneration Committee and subsequent board approval was made on the amendments of the ESGP policy in the determination of the valuation price per share subject ratified by the shareholders representing 2/3 of the outstanding capital stock of the Corporation during the last annual stockholders' meeting on July 23, 2014.

- (b) Bonus, profit sharing or other compensation plan, contract or arrangement with any director, nominee, or executive officer: None.
- (c) Pension or retirement plan

All regular employees who have reached the age of fifty (50) and have served the Company for at least ten (10) years may, subject to mutual agreement, avail of an early retirement plan and be entitled to early retirement benefits equivalent to the average salary received during the last six (6) months in service multiplied by the years of credited service.

All regular employees who have reached the mandatory retirement age of sixty-five (65) shall be entitled to mandatory retirement benefits equivalent to the average salary received during the last six months in service multiplied by the years of credited service.

- (d) Option/s, warrant/s or right/s to purchase any securities, other than warrants or rights issued to security holders

The Company has not extended nor granted any option/s, warrant/s or right/s to purchase any securities to any director or senior officer.

Significant Employees

There are no persons, other than the directors and executive officers, who are expected to make a significant contribution to the business of the Company.

Independent Public Accountants

On June 27, 2025, at the Annual Stockholders’ Meeting of the Company, the stockholders approved the re-appointment of SGV and Co. as the external auditor of the Company for the incumbent year and to serve as such until their successor shall have been appointed and qualified in compliance with SRC Rule 68.

On June 16, 2026 the Board of Directors held a meeting to approve the endorsement of the Audit Committee for the appointment of SGV as external auditors of the Corporation for the ensuing year to be ratified on the next Annual Stockholder Meeting on July 24, 2026

The representatives of our current external auditor, SGV and Co. are expected to be at the Annual Stockholders Meeting and shall have the opportunity to make a statement and/or address any queries that may arise from the meeting.

Pursuant to the General Requirements of SRC Rule 68), Par. 3 (Qualifications and Reports of Independent Auditors), the Company has engaged SGV & Co. as external auditor. SGV has appointed Ms. Ma. Emilita L. Villanueva as Partner-In-Charge.

There have been no disagreements with the current and previous accountants on accounting and financial disclosures.

Audit and Audit Related Fees

The following table sets out the aggregate fees billed for each of the last three fiscal years for professional services rendered by SGV & Co.

	2025	2024	2023
Audit and audit-related fees	₱11.9 million	₱6.6 million	₱9.4 million

The Audit Committee recommends to the Board of Directors the discharge or nomination of the external auditor to be proposed for shareholder approval at CPGI’s annual shareholders meeting, approve all audit engagement fees and terms of the external auditor, and review its performance. It also reviews and discusses with management and the external auditors the results of the audit, including any difficulties encountered. This review includes any restrictions on the scope of the external auditor’s activities or on access to requested information, and any significant disagreements with Management.

The Audit Committee also evaluates, determines, and pre-approves any non-audit service provided to the Company and its subsidiaries by the external auditors and keeps under review the non-audit fees paid to the external auditors both in relation to their significance to the auditor and in relation to the total expenditure on consultancy.

No engagement for other services from SGV and Co. either for professional services, tax accounting compliance, advice and planning nor any services rendered for products and services other than the aforementioned audit services reported in 2024.

Tax Fees

Other than the above, SGV & Company has not provided any professional service relative to tax accounting, compliance, advice, planning and any other form of tax services for the year 2023 to 2025.

All Other Fees

35th Floor, Century Diamond Tower,
 Kalayaan Avenue corner, Salamanca St.
 Brgy. Poblacion, Makati City



SGV & Company has been engaged by the Group to review its Q3 2025 financial statements for the CPG Bond Offering. All other fees are for the audit of the Group's financial statements.

Approval Policies of Audit Committee

The engagement of the external auditors is recommended by the Audit Committee for approval of the Company's stockholders pursuant to the Code of Corporate Governance. As discussed, on June 16, 2026, the Audit Committee passed a resolution recommending to the stockholders of the Company the appointment of Sycip Gorres Velayo & Company as the external auditor of the Company for the incumbent year.

Previously, on June 16, 2026, the stockholders passed a resolution approving the appointment of SGV and Co. as the Company's external auditor for the ensuing year.

Compensation Plans

No action is proposed to be taken with respect to any plan pursuant to which cash or non-cash compensation may be paid or distributed.

C. ISSUANCE AND EXCHANGE OF SECURITIES

Authorization or Issuance of Securities Other than for Exchange

Each common share entitles the holder to one vote. At each meeting of the stockholders, each stockholder entitled to vote on a particular question or matter involved shall be entitled to vote for each share of stock standing in his name in the books of the Company as of record date.

Each holder of common shares shall be entitled to such dividends as may be declared by the Board of Directors on the basis of outstanding stock held by them. The Board of Directors is authorized to declare dividends which shall be declared and paid out of the Company's unrestricted retained earnings. A cash dividend does not require any further approval from the stockholders. A stock dividend shall require the further approval of the stockholders representing at least two-thirds of the Company's outstanding capital stock.

Under the Company's Amended Articles of Incorporation, holders of common stock have waived their pre-emptive right. There is no provision in the Company's Amended Articles of Incorporation or By-Laws that would delay, defer or prevent a change in control of the Company.

RECENT TRANSACTIONS

2025

CPGI Welcomes SSS as Anchor Investor

On 17 July 2025, the Social Security System ("SSS") acquired a strategic stake in the company through a block sale, marking a significant milestone for CPGI. CPI, the majority shareholder of CPGI, sold 740,740,741 common shares, with a transaction value of ₱500 Million, to SSS. This acquisition represents about 6.39% ownership in CPGI.

Public Offering of Preferred Shares

On February 22, 2024, CPGI issued the Primary Offering of 20 million perpetual, cumulative, non-participating, non-voting, redeemable, non-convertible Series B Preferred Shares ("CPGPB") worth an aggregate issue amount of P2 Billion at an offer price of P100 per share. CPGPB was listed and traded on the Main Board of The Philippine Stock Exchange (PSE) with an initial Dividend Rate of 7.5432% per annum. China Bank Capital Corporation acted as the sole issue manager, lead underwriter, and bookrunner for the transaction.

Redemption of Fixed Rate Retail Bonds

On March 1, 2024, CPGI redeemed its P3 Billion Fixed Rate 3-Year Bonds with a coupon rate of 4.8467% per annum issued on 1 March 2021.

**Rating Agency Reaffirms Century Properties' Strong Credit Score**

On April 16, 2024, CPGI's credit rating of "AA+" has been reaffirmed by Credit Rating and Investors Services Philippines, Inc. (CRISP), citing sustained market position and continued revenue growth. CRISP stated that CPGI's diversified market portfolio has enabled the company to maintain its position in a competitive market. It also recognized the CPGI's strategic entry into the horizontal affordable housing development market which has positioned it comfortably for further expansion, and highlighted the company's healthy financial position with continued growth in core revenues and a strong recovery from the downturn.

D. FINANCIAL AND OTHER INFORMATION

Please see attached Annex "A" - Annual Management Report as of December 31, 2025 with the accompanying audited consolidated financial statements as of period ended 31 December 2024; Annex "B" Financial report as of March 31, 2026 (unaudited);

F. OTHER MATTERS**Action with Respect to Reports**

The following shall be presented for approval during the annual stockholders' meeting:

- A. Minutes of the Annual stockholders' meeting held on June 27, 2025 attached as part of the Exhibits in this report.
- B. Audited financial statements of the Company and its subsidiaries for the fiscal year ended 31 December 2025

AGENDA FOR THE STOCKHOLDERS' MEETING ON JULY 24, 2026:

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.

Other Matters Not Required to be Submitted

There are no matters or actions to be taken up in the meeting that will not require the vote of the stockholders as of the record date.



PLAN OF MERGER AND ARTICLES 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.

The Articles of Merger is likewise attached in this Report.

AMENDMENT OF CHARTER, BY-LAWS AND OTHER DOCUMENTS

Approval of the stockholders will be sought for the following amendments:

(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."

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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.

RATIFICATION OF ALL ACTS OF THE BOARD OF DIRECTORS

The acts of the Board of Directors covering the period between the period June 27, 2025 to July 23, 2026 shall also be submitted to the stockholders for ratification for the purpose of formally obtaining their support therefor. In the event that a negative vote is registered, the Board of Directors and management reserves the option to disregard such vote entirely or study the matter further.

Hereunder is a brief summary /partial list of the acts and proceedings of the Board of Directors and management to be submitted for ratification by the stockholder.

REPORTS ON SEC FORM 17-C FOR PERIOD January 21, 2025-June 11, 2026

January 21, 2025	<p>In compliance with the rules and regulations for publicly listed corporations, Century Properties Group Inc. (CPGI or the "Company") would like to inform the Securities and Exchange Commission and the Philippine Stock Exchange that at a special meeting of the Board of Directors on January 21, 2025 the declaration of cash dividends for the CPGP B PREFERRED SHARES and the payment date thereof were unanimously approved as follows:</p> <table border="1"> <thead> <tr> <th>SHARES</th> <th>RECORD DATE</th> <th>PAYMENT DATE</th> <th>DIVIDEND RATE</th> </tr> </thead> <tbody> <tr> <td>CPGP B</td> <td>February 5, 2025</td> <td>February 24, 2025</td> <td>7.5432%</td> </tr> <tr> <td>CPGP B</td> <td>April 25, 2025</td> <td>May 22, 2025</td> <td>7.5432%</td> </tr> <tr> <td>CPGP B</td> <td>July 28, 2025</td> <td>August 22, 2025</td> <td>7.5432%</td> </tr> <tr> <td>CPGP B</td> <td>October 28, 2025</td> <td>November 24, 2025</td> <td>7.5432%</td> </tr> </tbody> </table>	SHARES	RECORD DATE	PAYMENT DATE	DIVIDEND RATE	CPGP B	February 5, 2025	February 24, 2025	7.5432%	CPGP B	April 25, 2025	May 22, 2025	7.5432%	CPGP B	July 28, 2025	August 22, 2025	7.5432%	CPGP B	October 28, 2025	November 24, 2025	7.5432%
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CPGP B	October 28, 2025	November 24, 2025	7.5432%																		
February 7, 2025	<p>Official Press release entitled: CPG Expands Premium Residential Portfolio with New Mid-Rise Development at Azure North in Pampanga</p>																				
March 6, 2025	<p>Official Press release entitled: Century Properties' PHirst Launches Century PHirst Centrale Batulao township in Batangas</p>																				
March 27, 2025	<p>Results of the Board Meeting held last March 27, 2025</p> <p>The following resolutions were passed:</p> <p>I. APPROVAL OF THE COMPANY'S FINANCIAL REPORT FOR YEAR ENDING DECEMBER 31, 2024</p> <p>The Chairman informed the Board that there is a need to approve the Financial Report of the Company for the Year ending December 31, 2024. Upon motion made and duly seconded, the following resolution was unanimously approved and adopted by the Board:</p> <p>“RESOLVED, That the Board of Directors of Century Properties Group Inc. (the “Corporation”) be authorized, as it is hereby authorized to approve the Financial Report of the Company for the Year ending December 31, 2024 and the release of the same.”</p> <p>II. PRESENTATION OF KEY BUSINESS UPDATES</p> <p>The Management presented the Company's Key Business Updates which the Board duly noted and approved.</p>																				
March 27, 2025	<p>Official Press release entitled: Century Properties Soars with 32% Profit Surge to P2.45B, Signals Strategic Expansion Beyond Luzon</p>																				



	<p>Strong earnings driven by robust demand for affordable homes, double-digit ROE achieved</p>
May 5, 2025	<p>Results of the Board Meeting held last May 5, 2025</p> <p>The following resolutions were passed:</p> <p>I. APPROVAL OF THE COMPANY'S FINANCIAL REPORT FOR THE QUARTER ENDING MARCH 31, 2025 The Chairman informed the Board that there is a need to approve the Financial Report of the Company for the Quarter ending March 31, 2025. Upon motion made and duly seconded, the following resolution was unanimously approved and adopted by the Board: "RESOLVED, That the Board of Directors of Century Properties Group Inc. (the "Corporation") be authorized, as it is hereby authorized to approve the Financial Report of the Company for the Quarter ending March 31, 2025 and the release of the same."</p> <p>II. PRESENTATION OF KEY BUSINESS UPDATES The Management presented the Company's Key Business Updates which the Board duly noted and approved.</p>
	<p>III. CHANGES IN SENIOR MANAGEMENT The Board of Directors has noted and approved the retirement of Mr. Ponciano S. Carreon, Jr. Chief Financial Officer of the Company, effective May 31, 2025. Mr. Jose Carlo R. Antonio, Managing Director, will replace Mr. Carreon as the Chief Financial Officer of the Company.</p> <p>IV. ANNUAL STOCKHOLDERS MEETING The Chairman discussed the need to set and approve the details of the Annual Stockholders' Meeting of the Company on JUNE 27, 2025. The Board unanimously approved the following resolutions:</p>



	<p>“RESOLVED, to set and approve the date of the Annual Stockholders Meeting on JUNE 27, 2025, Friday at 10:00 a.m., to be conducted virtually and attendance at the meeting will be via remote communication only. RESOLVED, FURTHER, that the record date is set on MAY 23, 2024, thus, only common stock shareholders as of MAY 23, 2024 shall be entitled to notice and to vote at the said meeting;</p> <p>“RESOLVED, FURTHER, that the agenda for the said meeting shall be as follows:</p> <ol style="list-style-type: none"> 1. Call to order 2. Certification of notice and the existence of a quorum 3. Approval of the minutes of the Annual Stockholders’ Meeting held on JUNE 28, 2024 4. Annual Report of the President 5. Ratification of all Acts and Proceedings of the Board of Directors and Corporate Officers 6. Approval of the 2024 Audited Consolidated Financial Statements of the Corporation 7. Election of Members of the Board of Directors and extension of term for 3 Independent Directors 8. Appointment of External Auditor for 2025 9. Other Matters 10. Adjournment
	<p>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/asm2025/ on or before June 20, 2025</p> <p>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 from.</p> <p>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).</p> <p>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 MAY 23, 2025 through any of the following:</p>



	<p>1. Go to the Corporation website via this link: https://www.centuryproperties.com/</p> <p>2. Go to the PSE EDGE portal via https://edge.pse.com.ph/ or;</p> <p>3. Request for a copy by sending an email to icsales@century-properties.com or danny.bunyi@divinalaw.com</p> <p>RESOLVED, FINALLY, that the Corporate Secretary or the Assistant Corporate Secretary or other responsible officers of the Corporation is hereby authorized to issue this notice of meeting to stockholders and to execute, sign, and file any and all documents which may be required by the Securities and Exchange Commission, Philippine Stock Exchange, and other government agencies and to do all actions and things as may be necessary to comply with the provisions of the Corporation Code of the Philippines, Securities Regulation Code and other regulations relating to the subject matter of this resolution.”</p>
	<p>V. RISK MANAGEMENT AND CORPORATE GOVERNANCE COMMITTEE ENDORSEMENT FOR THE SELECTION AND NOMINEES FOR INDEPENDENT DIRECTORS AND REGULAR DIRECTORS</p> <p>The Chairman of the Risk Management and Corporate Governance Committee discussed the selection and qualification of the Independent Directors and Regular Directors based on the SRC Rules and Corporate Governance Code. After discussion and upon motion made and duly seconded by majority of the committee body and board members, the following resolutions were both approved by majority of the Committee members and the Board of Directors:</p> <p>“RESOLVED, That the Board of Directors of Century Properties Group Inc. (the Corporation) upon endorsement of the Risk Management and Corporate Governance Committee hereby approves the extension of term for one (1) year, and nomination of the following Independent Directors, subject to the approval of the stockholders during the annual stockholders meeting for the year 2025,</p> <ol style="list-style-type: none"> 1. JOSE L. CUISIA Jr. 2. STEPHEN T. CuUNJIENG 3. CARLOS C. EJERCITO



	<p>The Committee as well as the Board of Directors strongly believe that the above Independent Directors subject for Term extension all possess the wealth of experience and expertise have been proven invaluable in providing input and guidance in the overall strategy of the Corporation. The independent and objective perspectives provided by them during Committee and Board meetings are essential and indispensable. The length of time that the extended independent directors sat on the Board has not and will not impair said directors' ability to act independently and objectively. The following Independent Directors and Regular Directors for the year 2025-2026</p> <p>Independent Directors: CARLOS C. EJERCITO - nominated by CPI STEPHEN T. CUUNJIENG - nominated by CPI JOSE L. CUISIA Jr. - nominated by CPI AILEEN CHRISTEL U. ONGKAUKO – nominated by CPI</p> <p>Regular Directors: Jose E. B. Antonio John Victor R. Antonio Jose Marco R. Antonio Jose Carlo R. Antonio Ricardo P. Cuerva – Non Executive Rafael G. Yaptinchay Hilda R. Antonio – Non Executive</p>
	<p>“RESOLVED, FINALLY, that the Corporate Secretary or the Assistant Corporate Secretary or other responsible officers of the Corporation is hereby authorized to issue the notice of meeting to stockholders and to execute, sign, and file any and all documents which may be required by the Securities and Exchange Commission, Philippine Stock Exchange, and other government agencies and to do all actions and things as may be necessary to comply with the provisions of the Corporation Code of the Philippines, Securities Regulation Code and other regulations relating to the subject matter of this resolution.”</p> <p>VI. ENDORSEMENT OF EXTERNAL AUDITOR FOR 2025</p> <p>The Chairman of the Audit Committee discussed the selection of External Auditors for the year 2024 and recommended to the Board the firm of Sycip, Gorres, Velayo and Co. as external auditor for the year 2024. After discussion and upon motion made and duly seconded by majority of the committee body and board members, the following resolutions were both approved by majority of the Committee members and the Board of Directors:</p> <p>“RESOLVED, That the Board of Directors of Century Properties Group Inc. (the “Corporation”) be authorized, as it is hereby authorized to endorse for approval of the Stockholders the firm of Sycip, Gorres, Velayo and Co. as external auditor for the year 2025.”</p>
<p>May 6, 2025</p>	<p>Official Press release entitled: Century Properties Group’s Net Income Jumps 16% to P473 Mn in Q1 2025</p>
<p>June 16, 2025</p>	<p>Results of the Special Meeting held last June 16, 2025</p> <p>The following resolutions were approved:</p>



	<p>1. CPGI' New Dividend Policy whereby the Company intends to maintain an annual cash dividend payment ratio for the issued and outstanding common shares of the Company of approximately 20% of its consolidated net income from the preceding fiscal year, subject to the requirements of applicable laws and regulations, availability of unrestricted retained earnings and the absence of circumstances which may restrict the payment of such dividends.</p> <p>2. Declaration of REGULAR AND SPECIAL cash dividends in the aggregate amount of PESOS: SIX HUNDRED TEN MILLION SIX HUNDRED THIRTY-TWO THOUSAND EIGHT HUNDRED THIRTY ONLY (PHP P610,632,830.00) for the COMMON SHARES to be released in two tranches as follows:</p>																		
	<table border="1"> <thead> <tr> <th></th> <th>REGULAR CASH DIVIDENDS</th> <th>SPECIAL CASH DIVIDENDS</th> </tr> </thead> <tbody> <tr> <td>DIVIDEND PAYOUT</td> <td>20% of FY2024 Net Income</td> <td>5% of FY2024 Net Income</td> </tr> <tr> <td>RATIO</td> <td></td> <td></td> </tr> <tr> <td>DIVIDEND RATE PER SHARE</td> <td>P0.042114</td> <td>P0.010529</td> </tr> <tr> <td>RECORD DATE</td> <td>25 July 2025</td> <td>26 September 2025</td> </tr> <tr> <td>PAYMENT DATE</td> <td>20 August 2025</td> <td>22 October 2025</td> </tr> </tbody> </table>		REGULAR CASH DIVIDENDS	SPECIAL CASH DIVIDENDS	DIVIDEND PAYOUT	20% of FY2024 Net Income	5% of FY2024 Net Income	RATIO			DIVIDEND RATE PER SHARE	P0.042114	P0.010529	RECORD DATE	25 July 2025	26 September 2025	PAYMENT DATE	20 August 2025	22 October 2025
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June 16, 2025	Official Press release entitled: Century Properties Doubles Dividend Payout to 20%, Declares 5% Special Cash Dividend for 2025																		
June 27, 2025	<p>Results of the Annual Stockholder's Meeting held last June 27, 2025</p> <p>The following resolutions were unanimously approved:</p> <p>PRESENT:</p> <table border="1"> <thead> <tr> <th></th> <th>Number of Shares</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>Total Shares Present (in person or by Proxy)</td> <td>8,787,711,986</td> <td>75.76%</td> </tr> <tr> <td>Total Outstanding Shares (Treasury shares)</td> <td>11,599,600,690 (100,123,000)</td> <td></td> </tr> </tbody> </table> <p>• As of Record Date: May 23, 2025</p> <p>I. CALL TO ORDER The Corporation's Chairman, Mr. Jose E.B. Antonio, called the meeting to order. The Corporate Secretary Atty. Danny E. Bunyi, recorded the minutes of the proceedings.</p> <p>II. CERTIFICATION OF NOTICE AND QUORUM The Corporate Secretary certified that notices of this annual stockholders' meeting, together with the agenda thereof and the Definitive Information Statement, were duly sent to all the stockholders of the Corporation of record date as of May 23, 2025 and that a quorum existed for the transaction of such business as may properly come before the meeting, there being present (in person or by proxy) the stockholders representing 8,787,711,986 shares of the Corporation, constituting approximately 75.76% of the Corporation's total outstanding capital stock.</p>		Number of Shares	Percentage	Total Shares Present (in person or by Proxy)	8,787,711,986	75.76%	Total Outstanding Shares (Treasury shares)	11,599,600,690 (100,123,000)										
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	<p>III. APPROVAL OF THE MINUTES OF THE ANNUAL MEETING OF THE STOCKHOLDERS HELD ON JUNE 28, 2024</p> <p>Upon motion duly made and seconded, the reading of the minutes of the special meeting of the stockholders of the Corporation held on JUNE 28, 2024 was dispensed with and the said minutes were approved as presented.</p> <p>IV. REPORT OF THE PRESIDENT TO THE STOCKHOLDERS, MANAGEMENT REPORT AND PRESENTATION OF AUDITED FINANCIAL STATEMENTS FOR THE YEAR 2024</p> <p>The Chairman presented his report to the stockholders of the Corporation for the year 2024, the results of operations, management report inclusive of the presentation of the 2024 Audited Financial Statements.</p> <p>After discussions between the stockholders present and the panel of directors and officers of the Corporation, the board duly noted clarifications and questions raised by each stockholder. Then upon motion duly made and seconded, the report of the Chairman was noted and the Audited Financial Statements of the Corporation for fiscal year 2024 was approved.</p>
	<p>V. CONFIRMATION AND RATIFICATION OF ACTS OF THE BOARD OF DIRECTORS AND OFFICERS OF THE CORPORATION</p> <p>The Chairman notified the stockholders of the need to ratify specific acts and proceedings of the Board of Directors and its Corporate Officers relative to business operations of the Corporation.</p> <p>Upon motion duly made and seconded, each and every legal act, proceeding, contract or deed performed, entered into or executed by the Corporation's Board of Directors and Officers since JUNE 28, 2024, as appearing in the minutes of the meetings of the Board of Directors, and other records of the Corporation have been approved, confirmed and ratified as if such acts were entered into or executed with the specific and special authorization of the stockholders in a meeting duly convoked and held.</p> <p>VI. ELECTION OF MEMBERS OF THE BOARD OF DIRECTORS AND EXTENSION OF TERM FOR 1 YEAR FOR 3 INDEPENDENT DIRECTORS</p> <p>The Chairman advised the stockholders of the need to elect members of the Corporation's Board of Directors for the ensuing year and until their successors shall have been elected and qualified the Extension of Term for 1 year for the following Independent Directors:</p> <ol style="list-style-type: none"> 1. AMBASSADOR JOSE L. CUISIA Jr. 2. MR. STEPHEN T. CuUNJIENG 3. MR. CARLOS C. EJERCITO



	<p>Upon motion duly made and seconded, the Extension of Term for one (1) Year for the following Independent Directors have been Approved:</p> <ol style="list-style-type: none"> 1. AMBASSADOR JOSE L. CUISIA Jr. 2. MR. STEPHEN T. CuUNJIENG 3. MR. CARLOS C. EJERCITO <p>Likewise, upon motion duly made and seconded, the following persons were elected as Directors of the Company for the ensuing year:</p> <ol style="list-style-type: none"> 1. Jose E.B. Antonio 2. John Victor R. Antonio 3. Jose Marco R. Antonio 4. Jose Carlo R. Antonio 5. Ricardo P Cuerva 6. Rafael G. Yaptinchay 7. Hilda R. Antonio 8. Jose L. Cuisia Jr – Independent Director 9. Stephen T. CuUnjieng – Independent Director 10. Carlos C. Ejercito – Independent Director 11. Aileen Christel U. Ongkauko – Independent Director 	<p>Corporation Real Estate</p>
	<p>VII. APPOINTMENT OF EXTERNAL AUDITORS</p> <p>The Chairman informed the stockholders of the need to appoint an external auditor of the Corporation for the ensuing year. The Chairman said that the auditing firm of SGV and Company was recommended by the Audit Committee and endorsed by the Board of Directors of the Corporation. Upon motion duly made and seconded, the following resolution was unanimously approved by the stockholders:</p> <p>“RESOLVED, that the Corporation appoints SGV and Company as its external auditor for the ensuing year and to serve as such until its successor shall have been appointed and qualified.”</p> <p>VIII. ADJOURNMENT</p> <p>There being no other matter to discuss and business to transact, the meeting was adjourned at 10:49 am. The Company fully undertakes that it shall furnish the Honorable Exchange all material documentation and filings for the aforementioned resolutions.</p>	
<p>June 27, 2025</p>	<p>Results of the Organizational Meeting held last June 27, 2025</p> <p>The following resolutions were unanimously approved:</p>	



	<p>A. The Corporate Secretary certified to the election of the following Directors of the Corporation at the recently concluded Annual Stockholders' Meeting:</p> <ol style="list-style-type: none"> 1. Jose E.B. Antonio 2. John Victor R. Antonio 3. Jose Marco R. Antonio 4. Jose Carlo R. Antonio 5. Ricardo P Cuerva 6. Rafael G. Yaptinchay 7. Hilda R. Antonio 8. Jose L. Cuisia Jr – Independent Director 9. Stephen T. CuUnjieng – Independent Director 10. Carlos C. Ejercito – Independent Director 11. Aileen Christel U. Ongkauko – Independent Director <p>B. The Organization of Senior Officers were discussed and upon nominations duly made and seconded, the following persons were unanimously confirmed to the positions set forth after their respective names:</p>																													
	<table border="1"> <thead> <tr> <th data-bbox="481 810 794 842">Name</th> <th data-bbox="821 810 1385 842">Position</th> </tr> </thead> <tbody> <tr> <td data-bbox="481 842 794 873">Jose E.B. Antonio</td> <td data-bbox="821 842 1385 873">Executive Chairman</td> </tr> <tr> <td data-bbox="481 873 794 904">John Victor R. Antonio</td> <td data-bbox="821 873 1385 904">Vice Chairman</td> </tr> <tr> <td data-bbox="481 904 794 936">Jose Marco R. Antonio</td> <td data-bbox="821 904 1385 936">President & CEO</td> </tr> <tr> <td data-bbox="481 936 794 967">Jose Carlo R. Antonio</td> <td data-bbox="821 936 1385 967">Managing Director</td> </tr> <tr> <td data-bbox="481 967 794 999"></td> <td data-bbox="821 967 1385 999">Chief Financial Officer/Corporate Treasurer/</td> </tr> <tr> <td data-bbox="481 999 794 1030"></td> <td data-bbox="821 999 1385 1030">Investor Relations Officer</td> </tr> <tr> <td data-bbox="481 1030 794 1061">Rafael G. Yaptinchay</td> <td data-bbox="821 1030 1385 1061">Managing Director</td> </tr> <tr> <td data-bbox="481 1061 794 1093">Atty. Danny E. Bunyi</td> <td data-bbox="821 1061 1385 1093">Corporate Secretary</td> </tr> <tr> <td data-bbox="481 1093 794 1124">Carlos Benedict K. Rivilla, IV</td> <td data-bbox="821 1093 1385 1124">Assistant Corporate Secretary</td> </tr> <tr> <td data-bbox="481 1124 794 1155">Atty. Isabelita Ching Sales</td> <td data-bbox="821 1124 1385 1155">CLO – Chief Legal Officer, Chief Information and</td> </tr> <tr> <td data-bbox="481 1155 794 1187"></td> <td data-bbox="821 1155 1385 1187">Chief Compliance Officer</td> </tr> <tr> <td data-bbox="481 1187 794 1218">Ritchelle T. Cordero</td> <td data-bbox="821 1187 1385 1218">CHRO – Chief Human Resource Officer</td> </tr> <tr> <td data-bbox="481 1218 794 1249">Julienne M. Cruz</td> <td data-bbox="821 1218 1385 1249">Head for Corporate Communications</td> </tr> </tbody> </table>	Name	Position	Jose E.B. Antonio	Executive Chairman	John Victor R. Antonio	Vice Chairman	Jose Marco R. Antonio	President & CEO	Jose Carlo R. Antonio	Managing Director		Chief Financial Officer/Corporate Treasurer/		Investor Relations Officer	Rafael G. Yaptinchay	Managing Director	Atty. Danny E. Bunyi	Corporate Secretary	Carlos Benedict K. Rivilla, IV	Assistant Corporate Secretary	Atty. Isabelita Ching Sales	CLO – Chief Legal Officer, Chief Information and		Chief Compliance Officer	Ritchelle T. Cordero	CHRO – Chief Human Resource Officer	Julienne M. Cruz	Head for Corporate Communications	
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Julienne M. Cruz	Head for Corporate Communications																													



	<p>D. Election of members of the Audit Committee, Related Party Transactions Committee, Risk Management and Corporate Governance Committee and the Committee on Strategy and Growth as follows: Executive Committee: Jose E.B. Antonio – Chairman of the Committee Jose Marco R. Antonio – Member John Victor R. Antonio – member Jose Carlo R. Antonio – Member Rafael G. Yaptinchay - Member Audit Committee: Stephen CuUnjieng– Chairman of the Committee (Ind. Director) Carlos C. Ejercito - Member (Ind. Director) Jose Carlo R. Antonio – Member Jose Marco R. Antonio - Member Rafael G. Yaptinchay – Member Risk Management & Corporate Governance Committee Jose L. Cuisia, Jr - Chairman of the Committee (Ind. Director) Jose Marco R. Antonio – Member Jose E.B. Antonio – Member John Victor R. Antonio - Member Rafael G. Yaptinchay – Member Ricardo P. Cuerva – Member (Non-executive Director)</p>										
	<p>Committee on Strategy and Growth: Aileen Christel U. Ongkauko - Chairman of the Committee (Ind. Director) Jose E.B. Antonio – Member John Victor R. Antonio – Member Jose Marco R. Antonio – Member Jose Carlo R. Antonio – Member Stephen CuUnjieng – Member (Ind. Director) Related Party Transactions Committee: Carlos C. Ejercito - Chairman of the Committee (Ind. Director) Jose L. Cuisia - Member (Ind. Director) Aileen Christel U. Ongkauko - Member (Ind. Director) Jose Marco R. Antonio – Member Jose Carlo R. Antonio – Member Hilda R. Antonio – Member (Non-executive Director)</p>										
<p>July 17, 2025</p>	<p>In compliance to the rules and regulations for publicly listed corporations, Century Properties Group Inc. (“CPGI” or the “Company”) would like to inform the Securities and Exchange Commission and The Philippine Stock Exchange, Inc. that CENTURY PROPERTIES INC, the majority shareholder of the Company, sold a total of 740,740,741 Common Shares via a special block sale duly approved by the Exchange on July 17, 2025 to the following:</p> <table border="1"> <thead> <tr> <th>BUYER’S NAME</th> <th>DATE OF TRANSACTION</th> <th>TOTAL NUMBER OF SHARES</th> <th>PRICE PER SHARE</th> <th>TOTAL PURCHASE PRICE</th> </tr> </thead> <tbody> <tr> <td>Social Security System</td> <td>July 17, 2025</td> <td>740,740,741</td> <td>Php 0.675</td> <td>Php500,000,000.18</td> </tr> </tbody> </table> <p>(Philippines)</p>	BUYER’S NAME	DATE OF TRANSACTION	TOTAL NUMBER OF SHARES	PRICE PER SHARE	TOTAL PURCHASE PRICE	Social Security System	July 17, 2025	740,740,741	Php 0.675	Php500,000,000.18
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July 18, 2025	Official Press release entitled: Century Properties Group (CPG) Welcomes SSS as Anchor Investor
August 5, 2025	Results of the Board Meeting held last August 5, 2025
	The following resolutions were passed:
	<p>I. APPROVAL OF THE COMPANY'S FINANCIAL REPORT FOR THE QUARTER ENDING JUNE 30, 2025</p> <p>The Chairman informed the Board that there is a need to approve the Financial Report of the Company for the Quarter ending June 30, 2025. Upon motion made and duly seconded, the following resolution was unanimously approved and adopted by the Board: “RESOLVED, That the Board of Directors of Century Properties Group Inc. (the “Corporation”) be authorized, as it is hereby authorized to approve the Financial Report of the Company for the Quarter ending June 30, 2025 and the release of the same.”</p> <p>II. PRESENTATION OF KEY BUSINESS UPDATES</p> <p>The Management presented the Company’s Key Business Updates which the Board duly noted and approved.</p>
August 11, 2025	Official Press release entitled: Century Properties Group Reports 14% Net Income Growth in H1 2025
August 26, 2025	Official Press release entitled: Century Properties’ PHirst Park Homes Marks Mindanao Debut via P5.3B General Santos City Project
September 22, 2025	Official Press release entitled: Century Properties Group gets a spot in FTSE Global Equity Index Series
October 6, 2025	Official Press release entitled: Century Properties’ Strategic Shift: Azure North Townvillas Taps into Pampanga's Premium Residential Demand
October 30, 2025	Official Press release entitled: Century Properties Group’s PHirst Park Homes to Invest PHP 8.39B to Build Over 13,000 More Homes
November 13, 2025	Results of the Board Meeting held last November 13, 2025
	The following resolutions were passed:
	<p>I. APPROVAL OF THE COMPANY'S FINANCIAL REPORT FOR THE QUARTER ENDING SEPTEMBER 30, 2025</p> <p>The Chairman informed the Board that there is a need to approve the Financial Report of the Company for the Quarter ending September 30, 2025. Upon motion made and duly seconded, the following resolution was unanimously approved and adopted by the Board: “RESOLVED, That the Board of Directors of Century Properties Group Inc. (the “Corporation”) be authorized, as it is hereby authorized to approve the Financial Report of the Company for the Quarter ending September 30, 2025 and the release of the same.”</p>



	<p>II. APPOINTMENT OF A SENIOR OFFICER The Board of Directors unanimously approved the appointment of MR. RODEL V. MARQUESES as the Company’s Chief Financial Officer. The Board of Directors have duly noted that prior to joining CPGI, Mr. Marqueses served as Chief Finance Officer of PHirst Park Homes, Chief Finance Officer of Udenna Land and Udenna Infrastructure Corporation. He also served as the Vice President for Finance for Udenna Corporation, Group Financial Controller of Chelsea Logistics & Infrastructure Holdings Group, Inc. He also brings with him strong and comprehensive experience in audit having served as an audit senior Manager at P&A Grant Thornton. The Board of Directors likewise noted that MR. JOSE CARLO R. ANTONIO who is currently the Chief Financial Officer will resume his post as the Company’s Co Managing Director.</p> <p>III. PRESENTATION OF KEY BUSINESS UPDATES The Management presented the Company’s Key Business Updates which the Board duly noted and approved.</p>
November 14, 2025	Official Press release entitled: Century Properties Group Sustains Growth Momentum with 17% Increase in Net Income for First Nine Months of 2025
December 1, 2025	Official Press release entitled: Century Properties Marks Triple Milestone as Azure North Pampanga’s New Phase Gains Momentum
December 5, 2025	<p>Results of the Special Board Meeting held on December 5, 2025</p> <p>The following resolutions were passed:</p> <p>1. Resolution on the approval for CPGI to register, offer, sell, and issue by way of public offering in the Philippines, Debt Securities amounting to ₱12,000,000,000.00 (the “Debt Securities”), with an initial offering of fixed rate bonds with an aggregate principal amount of up to ₱3,000,000,000.00, with an oversubscription option of up to ₱2,000,000,000.00 (the “Offer”, and the bonds subject of the Offer, the “Bonds”), consisting of 4-year Series D Bonds due on 2030, and 7-year Series E Bonds due on 2033, and the shelf registration of not less than ₱7,000,000,000.00 to be offered over a period not exceeding five (5) years from the effective date of the registration statement for the Debt Securities</p>
	<p>2. Resolution on the authority for CPGI to apply for (i) the registration and licensing of the Debt Securities with the Securities and Exchange Commission (“Commission”), and (ii) the listing of the Bonds with the Philippine Dealing and Exchange Corporation (“PDEX”), and that the Corporation be authorized to sign, execute, deliver any and all documents, contracts, agreements, and instruments as may be required or necessary in connection with the issuance of the Debt Securities, as well as its registration and licensing with the Commission, and the listing with the PDEX, and the use of the Philippine Dealing Systems Group’s Securities Issuer Portal (e-SIP).</p> <p>3. Resolution on the authority for CPGI to delegate to its Management the determination of the amount and the timing of the succeeding issuances of the Debt Securities within the shelf registration period.</p>



	<p>4. Resolution on the authority for CPGI to engage the services of underwriters, bookrunners, issue manager, advisors, legal counsel, trustee, registrar and paying agent/bank, and other agents as may be necessary, proper or desirable to effect and implement the registration and licensing of the Debt Securities with the Commission, the listing of the Debt Securities with the PDEX and the offer for sale, to the public and investors within the Philippines, of its Debt Securities, under such terms and conditions as the Management may deem to be fair and reasonable and in the best interest of the Corporation.</p> <p>5. Resolution on the authority for CPGI to sign, execute and deliver any and all documents, contracts, agreements and instruments as may be required or necessary in connection with the aforementioned registration and licensing of the Debt Securities with the Commission, the listing of the Debt Securities with the PDEX, and the offer for sale to the public of the Debt Securities.</p>																				
	<p>6. Resolution on the ratification of the disclosures contained in the Registration Statement and Offer Supplement to be filed by the Corporation with the Securities and Exchange Commission in connection with the registration of the unsecured bonds to be offered by the Corporation to the public; and</p> <p>7. Resolution further authorizing CPGI to implement all necessary corporate and other actions to proceed with the offering and issuance of the Bonds;</p>																				
<p>January 8, 2026</p>	<p>In compliance with the rules and regulations for publicly listed corporations, Century Properties Group Inc. (CPGI or the "Company") would like to inform the Securities and Exchange Commission and the Philippine Stock Exchange that at a special meeting of the Board of Directors on January 8, 2026 the declaration of cash dividends for the CPGP B PREFERRED SHARES and the payment date thereof were unanimously approved as follows:</p> <table border="1" data-bbox="486 1198 1372 1377"> <thead> <tr> <th>SHARES</th> <th>RECORD DATE</th> <th>PAYMENT DATE</th> <th>DIVIDEND RATE</th> </tr> </thead> <tbody> <tr> <td>CPGP B</td> <td>January 27, 2026</td> <td>February 23, 2026</td> <td>7.5432%</td> </tr> <tr> <td>CPGP B</td> <td>April 27, 2026</td> <td>May 22, 2026</td> <td>7.5432%</td> </tr> <tr> <td>CPGP B</td> <td>July 28, 2026</td> <td>August 24, 2026</td> <td>7.5432%</td> </tr> <tr> <td>CPGP B</td> <td>October 27, 2026</td> <td>November 23, 2026</td> <td>7.5432%</td> </tr> </tbody> </table>	SHARES	RECORD DATE	PAYMENT DATE	DIVIDEND RATE	CPGP B	January 27, 2026	February 23, 2026	7.5432%	CPGP B	April 27, 2026	May 22, 2026	7.5432%	CPGP B	July 28, 2026	August 24, 2026	7.5432%	CPGP B	October 27, 2026	November 23, 2026	7.5432%
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<p>January 16, 2026</p>	<p>CPGI would like to inform the Honorable Exchange that the Company received today, January 16, 2026, the Pre-Effective Letter from Securities and Exchange Commission favorably considering the Company's Shelf Registration of Debt Securities in the aggregate principal amount of PhP12,000,000,000.00 with its first tranche consisting of a Base Offer of up to Three Billion Pesos (Php3,000,000,000.00) FixedRate Bonds and an Oversubscription Option of up to Two Billion Pesos (Php2,000,000,000.00) at an Offer Price of 100% of Face Value, to be listed and traded through the Philippine Dealing & Exchange Corp and shall be declared effective by the Commission through the issuance of an Order of Registration and Permit to Sell Securities. The said approval is subject to the Company's submission of the Final Prospectus and Transaction Agreements as well as compliance to such other conditions as the Securities and Exchange Commission may impose or require.</p>																				



February 05, 2026	CPGI would like to inform the Honorable Exchange that the Company received today, February 5, 2026, the Order of Registration and Certificate of Permit to Offer Securities for Sale from the Securities and Exchange Commission relative to CPGI's First Tranche Offer consisting of an Offer of Three Billion Pesos (Php3,000,000,000.00) with an Oversubscription Option of up to Two Billion Pesos (Php2,000,000,000.00) comprised of 6.5080% p.a. 4-Year Series D Fixed Rate Retail Bonds due 2030 and 7.6280% p.a. 7-Year Series E Fixed Rate Retail Bonds due 2033, to be listed and traded through the Philippine Dealing & Exchange Corp.
February 6, 2026	Official Press release entitled: Century Properties Secures SEC Nod for ₱5 Billion Retail Bonds; Strong Demand Results in Oversubscription
February 20, 2026	CPGI would like to inform the Honorable Exchange that the Company's First Tranche Offer consisting of Three Billion Pesos (₱3,000,000,000.00) with an Oversubscription Option of up to Two Billion Pesos (₱2,000,000,000.00) comprised of 6.5080% p.a. 4-Year "Series D" Fixed Rate Retail Bonds due 2030 and 7.6280% p.a. 7-Year "Series E" Fixed Rate Retail Bonds due 2033, under its Twelve Billion Pesos (₱12,000,000,000.00) Debt Securities Program Shelf Registration, have been listed at the Philippine Dealing & Exchange Corp. ("PDEX) today, February 20, 2026.
February 20, 2026	Official Press release entitled: CPG Attends its 6th Listing at PDEX for its Oversubscribed P5B Bond
February 21, 2026	Official Press release entitled: PHirst Marks Historic P5.3B Mindanao Debut with the Grand Unveiling Event of PHirst Park Homes Gen San
February 25, 2026	Official Press release entitled: Century Properties Group Ramps Up Expansion with Launch of Cerulean Residences
March 09, 2026	Official Press release entitled: PHirst Unveils Next-Generation Community in General Trias, Cavite
April 13, 2026	Results of the Board Meeting held last April 13, 2026
	The following resolutions were passed:



	<p>I. APPROVAL OF THE COMPANY’S FINANCIAL REPORT FOR YEAR ENDING DECEMBER 31, 2025 The Chairman informed the Board that there is a need to approve the Financial Report of the Company for the Year ending December 31, 2025. Upon motion made and duly seconded, the following resolution was unanimously approved and adopted by the Board: “RESOLVED, That the Board of Directors of Century Properties Group Inc. (the “Corporation”) be authorized, as it is hereby authorized to approve the Financial Report of the Company for the Year ending December 31, 2025 and the release of the same.”</p> <p>II. APPROVAL OF THE MERGER OF THE COMPANY’S SUBSIDIARIES The Board of Directors of Century Properties Group, Inc. (CPG) has approved the following proposed mergers as part of the Company’s corporate restructuring initiatives: a. Merger of Phirst Park Homes, Inc. with CPG, with CPG as the surviving entity; and b. Merger of Century Limitless Corporation (CLC) with Century Communities Corporation (CCC), with CLC as the surviving entity. The respective Plans of Merger will be submitted for approval by the stockholders during the upcoming Annual Stockholders’ Meeting. The consummation of the proposed mergers shall be subject to the approval of creditors and relevant regulatory authorities. The merger aims to improve resource allocations and operational synergies, enhance financial management, utilize tax assets, and enhance regulatory and tax administration efficiencies.</p>
	<p>III. APPROVAL OF THE APPOINTMENT OF SGV FOR NON-AUDIT SERVICES The Board of Directors approved the appointment of SyCip Gorres Velayo & Co. (SGV) to provide services for merger support in order to ensure compliance with regulatory, financial reporting, and due diligence requirements.</p> <p>IV. PRESENTATION OF KEY BUSINESS UPDATES The Management presented the Company’s Key Business Updates which the Board duly noted and approved. The Company fully undertakes that it shall furnish the Honorable Exchange all material documentation and filings for the aforementioned transactions.</p>
<p>April 15, 2026</p>	<p>Official Press release entitled: Century Properties Group Profit Jumps 14% in 2025 EBITDA surges 21% on higher margins</p>
<p>May 08, 2026</p>	<p>Results of the Special Board Meeting held last May 8, 2026 The following resolutions were passed:</p>



	<p>I. Retirement and Replacement of the Company’s Independent Directors</p> <p>The Board of Directors of the Company approved the retirement of Mr. Stephen T. CuUnjieng, 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.</p> <p>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.</p> <p>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</p>
	<p>II. Consent Solicitation for CPG Fixed Rate Bonds</p> <p>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”):</p> <ul style="list-style-type: none"> (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”) <p>the consent to the Proposed Amendments to certain terms and conditions under the relevant trust and suretyship agreements covering the Target Bonds.</p> <p>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.</p>



	<p>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.</p> <p>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.</p> <p>III. Request for Extension of Time to File Quarterly Report ending March 31, 2026</p> <p>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.</p>
	<p>IV. Postponement of the Annual Stockholders’ Meeting</p> <p>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.</p>
<p>May 12, 2026</p>	<p>CPGI would like to inform the Honorable Exchange that the Company, during its Special Board Meeting held today, May 12, 2026, the Board of Directors noted and approved the amendment of the Request for extension of time to file the Quarter Report ending March 31, 2026 from its original 15 days extension to 5 days extension. The request for extension is due to the ongoing review 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.</p> <p>The Company expects to submit its SEC Form 17-Q within five (5) calendar days after the prescribed deadline or on or before 20 May 2026, or upon submission of the report to the Securities and Exchange Commission, whichever is earlier. The Company remains committed to full compliance with applicable reportorial and disclosure requirements.</p>
<p>May 19, 2026</p>	<p>Official 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</p>



<p>June 05, 2026</p>	<p>We refer to Century Properties Group Inc.'s (the "Company" or "CPGI") 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"): 1. 5.7524% Fixed Rate 5-Year Bonds due 2027 issued on 24 February 2022 (the "2027 Bonds"); 2. 7.4054% Fixed Rate 5-Year Bonds due 2028 issued on 17 March 2023 (the "2028 Bonds"); and 3. 7.6800% Fixed Rate 7-Year Bonds due 2030 issued on 17 March 2023 (the "2030 Bonds") (collectively, the "Target Bonds", the 2027 Bonds and collectively, the 2028 Bonds and 2030 Bonds, shall each be considered as a separate tranche), for their consent to the proposed amendments (the "Proposed Amendments") to certain terms and conditions under the trust indenture agreements and suretyship agreements covering the Target Bonds. Unless otherwise defined, capitalized terms used herein shall have the same meanings ascribed in the Consent Solicitation Statements dated 18 May 2026.</p>
	<p>Please be advised that the Company has obtained, based on the records of the Trustee, the required consents from the Record Bondholders constituting more than fifty percent (50%) of the aggregate outstanding principal amount of each separate tranche of the Target Bonds.</p> <p>Accordingly, the Company hereby announces that the Consent Solicitation Period for the Target Bonds is terminated as of 5 June 2026, 12:00 noon (the "Termination Date").</p> <p>Following the Termination Date, the Solicitation Agent and Trustee shall no longer accept any submission of Consent Forms by the Record Bondholders for the Target Bonds.</p> <p>Any Consent Forms submitted by the Record Bondholders and duly received by the Trustee before the Termination Date will still be processed and verified accordingly for purposes of determining the Consenting Bondholders entitled to the Consent Fee. If any of the Consent Forms are determined by the Registrar to be defective or incomplete, the Solicitation Agent and Trustee shall no longer accept any resubmission in view of the termination of the Consent Solicitation Period for the Target Bonds.</p> <p>This disclosure is considered integral to the Consent Solicitation Statements for the Target Bonds and forms part thereof. The Consent Solicitation Statements shall be construed accordingly, and in the event of any inconsistency between the terms set out herein and any of the terms and conditions set out in the Consent Solicitation Statements for the Target Bonds, the terms of this disclosure shall prevail.</p> <p>The Company shall make further disclosures, as appropriate, regarding the execution of the Supplemental Trust Indenture Agreements and Supplemental Suretyship Agreements, and the Consent Payment Date for the Target Bonds.</p>



June 11, 2026	<p>We refer to Century Properties Group Inc.'s (the "Company" or "CPGI") 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"): 1. 5.7524% Fixed Rate 5-Year Bonds due 2027 issued on 24 February 2022 (the "2027 Bonds"); and</p> <p>2. 7.4054% Fixed Rate 5-Year Bonds due 2028 issued on 17 March 2023 (the "2028 Bonds") and 7.6800% Fixed Rate 7-Year Bonds due 2030 issued on 17 March 2023 (the "2030 Bonds"). (the 2027 Bonds, and together, the 2028 Bonds and 2030 Bonds, shall each be considered as a separate tranche, and collectively, the two (2) tranches are referred to as the "Target Bonds"), for their consent to the proposed amendments (the "Proposed Amendments") to certain terms and conditions under the trust indenture agreements and suretyship agreements covering the Target Bonds. Unless otherwise defined, capitalized terms used herein shall have the same meanings ascribed in the Consent Solicitation Statements dated 18 May 2026.</p> <p>Please be advised that as of today, 11 June 2026, the Supplemental Trust Indenture Agreement and Supplemental Suretyship Agreement for each separate tranche of the Target Bonds have been executed by the relevant parties. The Company has also paid the Consent Fees in relation to the Consent Solicitation for the Target Bonds.</p>	<p>CPGI Century Properties Group Inc. Generation Real Estate</p>
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Other Proposed Action

There are no other proposed actions other than those indicated in the notice for this Annual Meeting of Stockholders

Voting Procedures

(a) Vote Required

All matters subject to vote during the shareholder's meeting on June 27, 2025 shall require the vote of majority of the shareholders, either in absentia or by proxy, and entitled to vote thereat, provided that a quorum is present.

Each common share entitles the holder to one vote for each share of stock standing in his name in the books of the Company as of May 23, 2025

(b) Electronic Voting in Absentia

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/asm2025/> on or before **JUNE 20, 2025**.

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 from.



The link through which the Meeting may be accessed shall be sent to the email address of the registered stockholder after validation.

Stockholders as of MAY 23, 2025 (“Stockholders”) have the option of electronic voting *in absentia* on the matters in the Agenda, after complete registration and successful validation. To access the Voting in Absentia link, stockholders are required to provide their active, primary electronic mail (e-mail) addresses to the Corporation by informing (a) the Corporation through the registration link provided: <https://www.century-properties.com/asm2025/>, or (b) the brokerage firm, or (c) the stock transfer office.

By registering to participate in the virtual meeting a stockholder or a proxy or representative of the stockholder agrees for the Company and its service providers to process their sensitive personal information necessary to verify their identity and authority. A stockholder who fails to comply with the registration requirement will not be able to participate in the virtual stockholders meeting and voting in absentia.

Important Matters to take note on registration and voting:

1. The deadline for registration to vote *in absentia* is on JUNE 20, 2025. Beyond this date, Stockholders may no longer avail of the option to vote *in absentia*.
2. After validation of the Stockholder’s registration, a link for the voting in absentia as well as a link to the meeting will be sent to the Stockholder’s registered e-mail address. Simply follow the instructions sent to the e-mail address provided. The Stockholders shall have the option to cast their votes ahead of the meeting or until 10:15 am of June 27, 2025
3. After the ballot has been submitted, Stockholders may no longer change their votes.
4. The following are needed for validation procedures (as will be stated in the instruction link to be provided):
 - A. For individual Stockholders-
 1. A recent photo of the Stockholder, with the face fully visible (in JPG format). The file size should not exceed 2MB;
 2. A scanned-copy of the stockholder’s valid government-issued ID showing photo and personal details, preferably with residential address (in JPG format). The file size should not exceed 2MB;
 3. A valid and active e-mail address;
 4. A valid and active contact number;
 - B. For Stockholders with joint accounts-
 1. A scanned copy of an authorization letter signed by all Stockholders, identifying who among them is authorized to cast the vote for the account (in JPG format). The file size should not exceed 2MB.
 - C. For Stockholders under Broker accounts-
 1. A broker’s certification on the Stockholder’s number of shareholdings (in JPG format). The file size should not exceed 2MB;
 2. A recent photo of the stockholder, with the face fully visible (in JPG format). The file size should not exceed 2MB



3. A scanned copy of the Stockholder's valid government-issued ID showing photo and personal details, preferably with residential address (in JPG format). The file size should not exceed 2MB;
 4. A valid and active e-mail address;
 5. A valid and active contact number;
- D. For corporate Stockholders-
1. A secretary's certificate attesting to the authority of the representative to vote for, and on behalf of the Corporation (in JPG format). The file size should not exceed 2MB;
 2. A recent photo of the stockholder's representative, with the face fully visible (in JPG format). The file size should not exceed 2MB;
 3. A scanned copy of the valid government-issued ID of the stockholder's representative showing photo and personal details, preferably with residential address (in JPG format). The file size should not exceed 2MB;
 4. A valid and active e-mail address of the Stockholder's representative;
 5. A valid and active contact number of the Stockholder's representative.

Incomplete or inconsistent information may result in an unsuccessful registration. As a result, Stockholders will not be allowed access to vote electronically in absentia, but may still vote through the Chairman of the meeting as proxy, by submitting a duly accomplished proxy form, on or before June 20, 2025.

The Company shall allow electronic signature for the required documents, as applicable. Notarization requirement shall also be dispensed with at this time. However, the Company reserves the right to request additional information, and original signed and notarized copies of these documents at a later time.

- E. All agenda items indicated in the Notice of the Meeting will be set out in the digital absentee ballot and the registered Stockholder may vote as follows:
1. For items other than the Election of Directors, the registered Stockholder has the option to vote: For, Against, or Abstain. The vote is considered cast for all the registered Stockholder's shares.
 2. For the Election of Directors, the registered Stockholder may vote for all nominees, not vote for any of the nominees, or vote for some nominees only, in such number of shares as preferred by the Stockholder, provided that the total number of votes cast shall not exceed the number of shares owned, multiplied by the number of directors to be elected.

F. Method by which Votes will be Counted

The Company's internal audit team will count and tabulate the votes cast in absentia together with the votes cast by proxy. The counting thereof shall be supervised and validated by the external auditor of the Company.

G. Questions of the Stockholders

All stockholders can send their questions before 9:45 a.m. through the CPG Shareholders website. Questions will be answered during the Q&A portion of the meeting. For questions that the Company will be unable to answer in this session due to time limitations will be responded to via e-mail.



PART II.
PROXY FORM
CENTURY PROPERTIES GROUP INC.

Item 1: **Identification**

This proxy is being solicited by CENTURY PROPERTIES GROUP INC. (the “Company”). The Chairman of the Board of Directors or, in his absence, the President of the Company will vote the proxies at the Annual Stockholders’ Meeting to be held on **JULY 24, 2026, FRIDAY** at **1:00 p.m.**

Item 2: **Instructions**

- (a) The proxy form must be completed, signed and dated by the stockholder on or before **July 17, 2026** or his duly authorized representative, and received by the Compliance Officer not later than 5:00 p.m. on July 20, 2026 via the following email addresses:

icsales@century-properties.com or danny.bunyi@divinalaw.com

You may also send the forms via courier to the following address:

Atty. Isabelita Ching-Sales
23rd Flr. Century Diamond Tower, Century City,
Kalayaan Avenue, Makati City, 1200

- (b) ***The stockholder may withhold authority to vote on any nominee/s by lining through or striking out the name of the specific nominee for which authority to vote is withheld.***
- (c) In case of a corporate stockholder, the proxy must be accompanied by a corporate secretary’s certificate quoting the board resolution authorizing the relevant corporate officer to execute the proxy for the corporate stockholder.
- (d) Validation of proxies will be done by the Corporate Secretary and persons designated by the Corporate Secretary on July 20, 2026
- (e) The manner in which this proxy shall be accomplished, as well as the validation hereof shall be governed by the provisions of Rule 20 Section 11(b) of the SRC IRR.
- (f) The stockholder executing the proxy shall indicate the manner by which he wishes the proxy to vote on the matters in (1), (2), (3), (4), (5),(6) and (7) (8) (9) below by checking the appropriate box. **Where the boxes (or any of them) are unchecked, the stockholder executing the proxy is deemed to have authorized the proxy to vote “FOR” the items below.**

The undersigned hereby appoints the Chairman of the Board of Directors of the Company; or in his absence or any substitute proxy designated by him, the President of the Company, with full power of substitution and delegation, as the proxy of the undersigned, to represent and vote all of the shares of common stock of the undersigned at the ANNUAL stockholders’ meeting of the Company to be held on July 24, 2026 and at any and all adjournments or postponements thereof, for the purpose of acting on the proposals enumerated below:

Item 3: **Revocability of Proxy**

Any stockholder who executes the proxy enclosed with this statement may revoke it at any time before it is exercised by submitting to the Corporate Secretary a written notice of revocation not later than the start of the meeting, or by attending the meeting in person.

Item 4: **Persons Making the Solicitation**

The solicitation is made by the Management of the Company. No director of the Company has informed the Company in writing that he intends to oppose an action intended to be taken up by the Management of the Company at the annual stockholders’ meeting.

Solicitation of proxies shall be made THROUGH the use of e-mail or courier mail.



Item 5: **Interest of Certain Persons in Matters to be Acted Upon**

No director, officer, nominee for director, or associate of any of the foregoing, has any substantial interest, direct or indirect, by security holdings or otherwise, on the matter to be acted upon at the annual stockholders' meeting to be held on July 24, 2026

Proposal	FOR	AGAINST	ABSTAIN
1. Approval of the minutes of the 2025 Annual Stockholders' Meeting held on June 27, 2025			
2. Presentation and approval/ratification of the 2025 Reports and Audited Financial Statements for year ended December 31, 2025			
3. Ratification of the acts of the Board of Directors and of Management; To approve, ratify and confirm all previous acts of the Board from 27 June 2025 to 24 July 2026			
4. Election of Directors	FOR	DO NOT VOTE	WITHHOLD AUTHORITY TO VOTE
Jose E. B. Antonio			
John Victor R. Antonio			
Jose Marco R. Antonio			
Jose Carlo R. Antonio			
Ricardo P. Cuerva			
Rafael G. Yaptinchay			
Hilda R. Antonio			
INDEPENDENT DIRECTORS			
Arthur N. Aguilar			
Josue A. Camba Jr.			
Senen L. Matoto			
Aileen Christel U. Ongkauko			
	FOR	AGAINST	ABSTAIN
5. Appointment of Sycip Gorres, Velayo & Co. as External Auditors			
6. Approval and Ratification of the Articles and Plan of Merger between Century Properties Group, Inc. and PHirst Park Homes, Inc.			
10(a). Approval of the Amendment of Article II of the Articles of Incorporation to Include an Information Technology-Related Secondary Purpose			
10(b). Approval of the Amendment of Article VI of the Articles of Incorporation to Increase the Authorized Capital Stock from Php9.54 Billion to Php12.19 Billion and Incorporate the Provision on Retirement and Cancellation of Treasury Shares			
7. Other Matter			
8. Adjournment			



Date of Proxy

(Signature above printed name, including title when signing for a corporation or partnership or as an agent, attorney or fiduciary).

THE PROXY SHOULD BE RECEIVED BY THE CORPORATE SECRETARY ON OR BEFORE JULY 17, 2026, THE DEADLINE FOR THE SUBMISSION OF PROXIES.

THIS PROXY, WHEN PROPERLY EXECUTED WILL BE VOTED IN THE MANNER AS DIRECTED HEREIN BY THE STOCKHOLDER(S). IF NO VOTE FOR A DIRECTOR IS MADE, THIS PROXY WILL BE VOTED FOR THE ELECTION OF ALL NOMINEES AND FOR THE APPROVAL OF THE MATTERS STATED ABOVE AND FOR SUCH OTHER MATTERS AS MAY BE PROPERLY COME BEFORE THE MEETING IN THE MANNER DESCRIBED IN THE INFORMATION STATEMENT AND/OR AS RECOMMENDED BY MANAGEMENT OR THE BOARD OF DIRECTORS.

A STOCKHOLDER GIVING A PROXY HAS THE POWER TO REVOKE IT AT ANY TIME BEFORE THE RIGHT GRANTED IS EXERCISED. A PROXY IS ALSO CONSIDERED REVOKED IF THE STOCKHOLDER ATTENDS THE MEETING IN PERSON AND EXPRESSED HIS INTENTION TO VOTE IN PERSON



PART III.

SIGNATURE PAGE

After reasonable inquiry and to the best of my knowledge and belief, I certify that the information set forth in this report is true, complete and correct. This report is signed in the City of Makati on June 22, 2026.

CENTURY PROPERTIES GROUP INC.

By:


ATTY. DANNY E. BUNYI
Corporate Secretary