SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

CURRENT REPORT UNDER SECTION 17
OF THE SECURITIES REGULATION CODE
AND SRC RULE 17.2(c)(iii) THEREUNDER

1. Date of Report (Date of earliest event reported): **JULY 17, 2026**

2. SEC Identification Number: **60566**

3. BIR Tax Identification No. : **004-504-281-000**

4. Exact name of issuer as specified in its charter:

CENTURY PROPERTIES GROUP INC.

5. Province, country or other jurisdiction of incorporation: **Metro Manila**

6. Industry Classification Code: (SEC Use Only)

7. Address of principal office/Postal Code: **35th Floor Century Diamond Tower, Century City, Kalayaan Avenue, Makati City 1210**

8. Issuer's telephone number, including area code: **(632) 7-793-8905**

9. Former name or former address, if changed since last report: n/a

10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA:

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
Common Shares	**11,599,600,690 Common Shares** **100,123,000Treasury Shares**
Preferred Shares	**20,000,000**

11. Indicate the item numbers reported herein: **Item 9**

Item 9. Other Events / Material Information

Century Properties Group Inc. would like to inform the Honorable Commission that the Company has seeded today, July 17, 2026, a press release entitled**:**

Century Properties Maintains 20% Cash Dividend Payout for 2026

Declares P554.9 million dividend representing an estimated dividend yield of 6.8%

Attached is the Press Release for reference.

Any forward-looking statements contained in the press release are based upon what management of the Company believes are reasonable assumptions. There can be no assurance that forward-looking statements will prove to be accurate, as actual results and future events could differ materially from those anticipated in such statements. The Company undertakes to update such forward-looking statements if circumstances or management's estimates or opinions should change.

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

SIGNATURES

Pursuant to the requirements of the Securities Regulation Code, the issuer has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

CENTURY PROPERTIES GROUP INC.

By:

ATTY. ISABELITA CHING SALES
Chief Information and Compliance Officer

PRESS RELEASE

Contact: Joba Botana: +63 9178045622; joba.botana@century-properties.com

Century Properties Maintains 20% Cash Dividend Payout for 2026

Declares P554.9 million dividend representing an estimated dividend yield of 6.8%

July 17, 2026 – Century Properties Group, Inc. (CPG) has declared its annual cash dividend for 2026, reflecting the company's continued commitment to delivering long-term value to shareholders. At a special meeting held on July 17, 2026, the CPG's Board of Directors approved the declaration of a regular cash dividend equivalent to 20% of its consolidated net income for the preceding fiscal year, consistent with the company's enhanced dividend policy, which increased its minimum dividend payout ratio from 10% in 2024 to 20% beginning in 2025.

For 2026, CPG will distribute a total cash dividend of P554,894,991.20, equivalent to 20% of its FY2025 consolidated net income, or P0.047837 per share. Based on CPG's recent closing share price as of July 17, 2026, this represents an estimated dividend yield of approximately 6.8%. The cash dividend has a record date of August 28, 2026, and a payment date of September 23, 2026.

"We are pleased to continue our enhanced dividend policy, reinforcing our commitment to providing stable and sustainable returns for our shareholders," said Marco R. Antonio, President and CEO of Century Properties Group. "Maintaining our 20% dividend payout despite geopolitical uncertainties and a challenging business environment reflects the resilience of our business, our disciplined financial management, and our confidence in the company's long-term growth strategy."

CPG delivered another year of solid financial performance in 2025, posting a 13.6% increase in net income to P2.77 billion from P2.44 billion in 2024. Growth was driven by sustained demand across its residential developments and the continued execution of its strategic priorities. The company remains focused on accelerating project completion, improving capital efficiency, and expanding its presence in key growth markets.

"Our stronger financial position has enabled us to balance reinvestment in the business with returning value to shareholders. We believe this demonstrates our disciplined approach to capital allocation—investing for future growth while delivering sustainable returns to our shareholders," Antonio added.

"Looking ahead, our dividend decisions will continue to be guided by earnings, cash flow generation, investment opportunities, and our overall financial position. Our priority remains maintaining financial flexibility while delivering sustainable long-term shareholder returns," Antonio concluded. -#-