

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): **17 July 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**

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

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

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 Out-
standing

Common Shares

11,599,600,690 Common Shares

Preferred Shares

**And 100,123,000 Treasury Shares
20,000,000**

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

Item 9. Other Events / Material Information

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 that at a special meeting of the Board of Directors approved on July 17, 2026, the following:

Declaration of REGULAR cash dividends in the aggregate amount of **PESOS: FIVE HUNDRED FIFTY FOUR MILLION EIGHT HUNDRED NINETY FOUR THOUSAND NINE HUNDRED NINETY ONE & 20/200 ONLY (PHP 554,894,991.20)** for the **COMMON SHARES** to be released as follows:

	REGULAR CASH DIVIDENDS
DIVIDEND PAYOUT RATIO	20% of FY2025 Net Income
DIVIDEND RATE PER SHARE	P0.047837
RECORD DATE	28 August 2026
PAYMENT DATE	23 September 2026

The Company fully undertakes that it shall furnish the Honorable Exchange any and all material information in relation to aforementioned resolutions.

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.


ATTY. ISABELITA CHING-SALES
Chief Compliance and Information Officer