

Disclosure on Century Properties Group, Inc. and PHirst Park Homes, Inc.

Century Properties Group, Inc. (CPGI)

Nature of Business

CPGI is a publicly listed property developer (SEC Registration No. 60566; formerly East Asia Power Resources Corporation). Per its 2025 General Information Sheet, its registered primary purpose/activity is to invest in, purchase or otherwise acquire and own, hold, use, sell, assign, transfer, mortgage, pledge, exchange or otherwise dispose of property, as may be permitted by law.

Discussion of Major Projects and Investments

CPGI's business is focused on residential and mixed-use real estate development, including the development and sale of housing projects through its operating subsidiaries and investments in complementary property-related businesses.

List of Subsidiaries and Affiliates, with Percentage Holdings

	Percentage of Ownership as of the Filing of the Report	
	2025	2024
Century Communities Corporation (CCC)	100	100
Century City Development Corporation (CCDC)	100	100
Century City Development Corporation II (CCDC II)	100	100
Centuria Medical Development Corporation (CMDC)	100	100
Milano Development Corporation (MDC)****	100	100
Century Limitless Corporation (CLC)	100	100
Century Acqua Lifestyle Corporation (CALC)	100	100
Tanza Properties I, Inc. (TPI I)	100	100
Tanza Properties II, Inc. (TPI II)	100	100
Tanza Properties III, Inc. (TPI III)	100	100
Katipunan Prime Development Corporation (KPDC)	100	100
Century PHirst Corporation (CPC)*	100	100
Century Properties Management Inc. (CPMI)	100	100
Siglo Suites, Inc. (SSI)****	100	100
PHirst Park Homes, Inc (PPHI)	100	100
Century PHirst Corporation (CPC)*	100	100
Century Destinations and Lifestyle Corp.**	100	100
Century Nuliv Development Corporation***	100	100

Capital Structure

Authorized Capital Stock

Type of Security	Amount (PhP)	Number of Shares
Common Shares (CPGI)	7,950,000,000.00	15,000,000,000
Preferred Shares (CPGI)	1,590,000,000.00	3,000,000,000
TOTAL	9,540,000,000.00	18,000,000,000

Subscribed Shares

Type of Security	Amount (PhP)	Number of Shares
Common Shares (Filipino)	6,148,328,323.70	11,599,600,610
Common Shares (Foreign)	42,978,138.84*	81,090,829
Preferred Shares (Filipino)	10,539,860.90	19,886,530
Preferred Shares (Foreign)	55,438.00	113,470
Treasury Shares (Common)	53,065,190.00	100,123,000

Type of Security	Amount (PhP)	Number of Shares
TOTAL	6,254,426,993.97	11,800,814,519

Paid Up Capital

	Amount (PhP)	Number of Shares
Total Paid-Up Capital	6,254,426,993.97	11,800,814,519

Issued Shares

Type of Security	Amount (PhP)	Number of Shares
Common Shares (CPGI)	6,201,361,803.97	11,780,814,519
Preferred Shares (CPGI)	10,595,298.90*	20,000,000
TOTAL	6,254,426,993.97	11,800,814,519

Outstanding Shares

Type of Security	Amount (PhP)	Number of Shares
Common Shares (CPGI)	6,148,296,613.97*	11,680,691,519
Preferred Shares (CPGI)	10,595,298.90*	20,000,000
TOTAL	6,201,361,803.97	11,700,691,519

Par Value

Type of Security	Amount
Common Shares (CPGI)	P0.53
Preferred Shares (CPGI)	P0.53

Ownership Structure (Top Stockholders)

Name	Number of Shares	% Ownership
Century Properties, Inc.	6,472,351,319	55.321%
PCD Nominee Corporation (Filipino)	4,846,637,291	41.425%
F. Yap Securities, Inc.	169,183,755	1.446%
Triventures Construction & Management Corporation	119,441,756	1.021%
PCD Nominee Corporation (Non-Filipino)	77,027,176	0.658%
Others (490 stockholders of record)	15,082,393	0.129%
TOTAL (496 stockholders of record)	11,699,723,690	100.000%

Source: CPGI List of Top 100 Stockholders as of March 31, 2026.

Board of Directors

Name	Regular or Independent
Jose Eduardo B. Antonio	Chairman
John Victor R. Antonio	Regular
Jose Marco R. Antonio	Regular
Jose Carlo R. Antonio	Regular
Hilda R. Antonio	Regular
Ricardo P. Cuerva	Regular
Rafael G. Yaptinchay	Regular
Arthur N. Aguilar	Independent Director
Josue A. Camba, Jr	Independent Director

Name	Regular or Independent
Senen L. Matoto	Independent Director
Aileen Christel Uyongco Ongkauko	Independent Director

Principal Officers

Name	Position/Designation
Jose Eduardo B. Antonio	Director and Executive Chairman
John Victor R. Antonio	Director and Vice Chairman
Jose Marco R. Antonio	Director, President and Chief Executive Officer / Managing Director
Jose Carlo R. Antonio	Director / Managing Director, Corporate Treasurer, Investor Relations Officer
Rafael G. Yaptinchay	Director / Managing Director
Isabelita Ching-Sales	Chief Legal Officer, Chief Information Officer and Chief Compliance Officer
Rodel V. Marqueses	Chief Financial Officer
Atty. Danny E. Bunyi	Corporate Secretary
Carlos Benedict K. Rivilla IV	Assistant Corporate Secretary
Ritchelle T. Cordero	Chief Human Resource Officer
Julienne M. Cruz	Head for Corporate Communications

Source (Board of Directors and Principal Officers): CPGI General Information Sheet for the year 2025, Special Meeting of November 13, 2025.

PHirst Park Homes, Inc. (PPHI)

Nature of Business

PPHI is a real estate developer (SEC Registration No. CS201819169) and a subsidiary of CPGL. Per its Amended GIS for the year 2025, its registered primary purpose/activity is to acquire, by purchase, lease, donation or otherwise, and own, use, improve, develop, subdivide, market, sell, mortgage, exchange, lease and hold for investment or otherwise, real estate of all kinds, for subdivision and allied purposes.

Discussion of Major Projects and Investments

PPHI develops residential communities and related housing projects under the PHirst brand. The Company is expanding rapidly in the affordable housing market and its current projects located in Tanza, Naic and General Trias (2) in Cavite; Lipa (2), Nasugbu (5) and Sto. Tomas in Batangas; San Pablo (2), Calamba (2), Bay and Calauan in Laguna; Tayabas, Quezon; Pandi and Baliwag in, Bulacan; Magalang, Pampanga (2); Balanga and Hermosa in Bataan and Gapan, Nueva Ecija.

List of Subsidiaries and Affiliates, with Percentage Holdings

Not applicable.

Capital Structure

Authorized Capital Stock

Type of Security	Amount (Php)	Number of Shares
Common Shares (PPHI)	4,000,000,000.00	4,000,000,000
Preferred A Shares (PPHI)	600,000,000.00	600,000
Preferred B Shares (PPHI)	400,000,000.00	400,000
TOTAL	5,000,000,000.00	4,001,000,000

Subscribed Shares

Type of Security	Amount (Php)	Number of Shares
Common Shares (PPHI)	3,649,000,000.00	3,649,000,000
Preferred A Shares (PPHI)	397,500,000.00	397,500
Preferred B Shares (PPHI)	265,000,000.00	265,000
TOTAL	4,311,500,000.00	3,649,662,500

Paid Up Capital

	Amount (Php)	Number of Shares
Total Paid-Up Capital	4,311,500,000.00	3,649,662,500

Issued Shares

Type of Security	Amount (Php)	Number of Shares
Common Shares (PPHI)	3,649,000,000.00	3,649,000,000
Preferred A Shares (PPHI)	397,500,000.00	397,500
Preferred B Shares (PPHI)	265,000,000.00	265,000
TOTAL	4,311,500,000.00	3,649,662,500

Outstanding Shares

Type of Security	Amount (Php)	Number of Shares
Common Shares (PPHI)	2,650,000,000.00	2,650,000,000
Preferred A Shares (PPHI)	397,500,000.00	397,500
Preferred B Shares (PPHI)	265,000,000.00	265,000
TOTAL	3,312,500,000.00	2,650,662,500

Par Value

Type of Security	Amount
Common Shares (PPHI)	P1.00
Preferred A Shares (PPHI)	P1,000.00
Preferred B Shares (PPHI)	P1,000.00

Ownership Structure

Name	Number of Shares	% Ownership
Century Properties Group, Inc.	2,650,662,495	76.83%
PHirst Park Homes, Inc. (treasury shares)	999,000,000	23.17%
Jose Eduardo B. Antonio	1	0.00%
Ricky M. Celis	1	0.00%
Jose Marco R. Antonio	1	0.00%
John Victor R. Antonio	1	0.00%
Jose Carlo R. Antonio	1	0.00%
TOTAL (7 stockholders of record)	3,649,662,500	100.000%

Board of Directors

Name	Regular or Independent
Jose Eduardo B. Antonio	Chairman
Jose Marco R. Antonio	Regular (Vice Chairman)
Ricky M. Celis	Regular (President/CEO)
Jose Carlo R. Antonio	Regular
John Victor R. Antonio	Regular

Principal Officers

Name	Position/Designation
Jose Eduardo B. Antonio	Chairman / Director
Jose Marco R. Antonio	Vice Chairman / Director
Ricky M. Celis	President / Chief Executive Officer / Director
Jose Carlo R. Antonio	Director
John Victor R. Antonio	Director
Rodel V. Marqueses	Group Chief Finance Officer
Eloisa F. Martin	Comptroller
Roy Bayani C. Lachica	Vice President – Technical Operations
Ritchelle T. Cordero	Chief Human Resource Officer & Group Head – Admin
Antoinette Maria E. Cortes-Garcia	Corporate Secretary
Patricia Ester R. Verzosa	Assistant Corporate Secretary