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): **AUGUST 5, 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, August 5, 2026, a press release entitled:

SSS Increases Stake in Century Properties Group to 9.9%

Additional investment underscores confidence in CPG's fundamentals, dividend profile, and long-term value creation strategy

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:
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SSS Increases Stake in Century Properties Group to 9.9%

Additional investment underscores confidence in CPG's fundamentals, dividend profile, and long-term value creation strategy

Makati City, Philippines — [05 August 2026] — Century Properties Group, Inc. ("CPG" or the "Company," PSE: CPG) announced that the Social Security System ("SSS") has acquired additional common shares in CPG, increasing its ownership interest from approximately 6.4% to approximately 9.9%. The additional investment follows SSS's initial acquisition of 740,740,741 common shares in July 2025.

SSS's increased investment represents a strong vote of confidence in CPG's fundamentals, governance, growth strategy, and shareholder return profile. It also affirms continued conviction in the Company's Twin Engine Strategy, which combines PHirst's affordable first-home platform with CPG's premium residential portfolio"

"We are deeply honored by SSS's continued confidence in Century Properties Group," said Marco Antonio, President and CEO of CPG. "This additional investment recognizes the strength of our fundamentals, our long-term strategy, and our commitment to deliver sustainable value to shareholders. We will continue to focus on catering to the end-user market, thereby allowing us to pay a steady and healthy stream of dividends to our shareholders, while keeping our debt profile at moderate levels."

"From a capital markets perspective, SSS's additional investment is a clear endorsement of CPG's fundamentals, governance standards, financial discipline, and shareholder return profile," said Rodel V. Marqueses, Chief Financial Officer and Head of Investor Relations of CPG.

The transaction was completed through a block sale executed via the Philippine Stock Exchange, in compliance with applicable regulatory and disclosure requirements.#