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 12, 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 12, 2026, a press release entitled**:**

HORIZONTAL HOUSING PLATFORM DRIVES CENTURY PROPERTIES' 9% EBITDA GROWTH
PHirst Residential contributes 73% of consolidated revenues as CPG reinforces its shift toward horizontal developments outside Metro Manila

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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HORIZONTAL HOUSING PLATFORM DRIVES CENTURY PROPERTIES' 9% EBITDA GROWTH

PHirst Residential contributes 73% of consolidated revenues as CPG reinforces its shift toward horizontal developments outside Metro Manila

[12] August 2026 - Century Properties Group, Inc. (CPG or the Company) reported consolidated revenues of Php7.62 billion for the first half of 2026, broadly steady year-on-year, while EBITDA rose 9% to Php2.31 billion from Php2.13 billion in the same period last year, reflecting continued margin discipline and operating efficiency across its core businesses.

Net income after tax stood at Php1.18 billion for the six-month period, compared with Php1.22 billion a year earlier, as higher interest expense and income taxes partly offset the Company's stronger operating performance. Gross profit improved 9% year-on-year to Php3.74 billion, with the gross profit margin expanding to 49% from 45%.

PHirst Residential remained the Company's principal growth engine, contributing 73% of consolidated revenues and growing 7% year-on-year. Century Premium accounted for approximately 16% of consolidated revenues, while Commercial Leasing and Property Management Services contributed 7% and 4%, respectively, providing recurring and complementary support to the residential platform.

With majority of its vertical inventory sold, CPG is advancing its shift toward horizontal developments in key growth areas nationwide, while remaining selective on vertical opportunities that support its master-planning strategy and meet return thresholds. This sharpened focus aligns CPG's capital deployment with structural demand for attainable and premium house-and-lot communities in emerging provincial and suburban locations.

Reservation sales increased 11% during the period despite the ongoing geopolitical situation, signaling resilient buyer confidence and sustained demand for CPG's expanding horizontal residential portfolio.

"Our first-half performance demonstrates the strength of Century Properties Group's transformation into a more focused horizontal residential developer," said Marco R. Antonio, President of CPG. "The continued growth of PHirst, together with our premium house-and-lot communities, validates our strategy of serving end-user demand in high-growth areas outside Metro Manila. We believe this direction positions the Company for more sustainable value creation as Filipino families continue to seek quality homes in well-planned communities."

As of 30 June 2026, total assets reached Php68.41 billion, up 12% from Php60.94 billion as of 31 December 2025. Total liabilities increased 18% to Php43.18 billion, while stockholders' equity rose 4% to Php25.23 billion. The Company's net debt-to-EBITDA ratio remained at a healthy 3.8x, reflecting management's continued focus on prudent leverage, financial flexibility, and disciplined funding for growth.

"We remain disciplined in capital allocation and focused on maintaining a resilient balance sheet as we fund our horizontal pipeline," said Rodel V. Marqueses, Chief Financial Officer and Head of Investor Relations of CPG. "The improvement in EBITDA, stronger gross margin, and ongoing monitoring of net debt-to-EBITDA reflect our commitment to operational efficiency, prudent leverage, and transparent communication with investors."#

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