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): **September 30, 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, September 30, 2026, a press release entitled**:**

CENTURY PROPERTIES GROUP SECURES SEC APPROVAL FOR MERGER WITH PHIRST PARK HOMES
Consolidation streamlines operations, governance, and financial management

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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CENTURY PROPERTIES GROUP SECURES SEC APPROVAL FOR MERGER WITH PHIRST PARK HOMES

Consolidation streamlines operations, governance, and financial management

30 September 2026 — Century Properties Group Inc. (CPGI) announced that the Securities and Exchange Commission has approved its merger with PHirst Park Homes Inc. (PHirst), with CPGI as the surviving corporation.

Pursuant to Section 79 of the Revised Corporation Code of the Philippines, upon the effectivity of the merger, CPGI will continue as the surviving corporation, while PHirst will cease to exist as a separate juridical entity. All assets, properties, receivables, rights, privileges and interests of PHirst will, by operation of law, be transferred to and vested in CPGI, which will likewise assume all of PHirst's liabilities and obligations. The merger will not affect the rights of creditors or existing liens, and any pending claims, actions or proceedings involving PHirst may continue by or against CPGI as the surviving corporation. The merger is intended to consolidate the businesses, assets and operations of CPGI and PHirst under a single corporate structure, resulting in a more streamlined and integrated organization.

"This merger advances our goal of building a simpler and more agile listed company," said Marco Antonio, President and Chief Executive Officer of CPGI. "It supports disciplined capital allocation and provides a stronger platform to scale our first-home residential business alongside our diversified real estate portfolio."

PHirst is CPGI's platform for complete, accessible, and well-planned communities for Filipino families. Bringing the business directly under the listed parent is expected to improve strategic alignment, governance, transparency, and execution while reducing duplicated functions.

"The combined structure will simplify oversight of capital, resources, tax assets, and compliance," said Rodel Marqueses, Chief Financial Officer of CPGI. "Greater visibility over financial performance and more efficient resource deployment should support long-term stockholder value."

The merger follows the required approvals of the boards and stockholders of both companies. CPGI expects the integrated structure to improve decision-making, financial discipline, and sustainable growth.
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