October 1, 2026

Securities and Exchange Commission
17/F SEC Headquarters
7907 Makati Avenue
Barangay Bel-Air, Makati City

Attention: **Atty. Oliver O. Leonardo**
Director, Markets & Securities Regulation Department

Philippine Stock Exchange, Inc.
6/F PSE Tower
5th Avenue corner 28th Street
Bonifacio Global City, Taguig City

Attention: **Mr. John S. Edralin**
Head, Disclosure Department

Philippine Dealing and Exchange Corporation
29th Floor, BDO Equitable Tower
8751 Paseo de Roxas
Makati City 1226

Attention: **Atty. Suzy Claire R. Selleza**
Head, Issuer Compliance and Disclosure Department

Gentlemen:

Please be advised of the following issuance of common shares in connection with the merger of **Century Properties Group Inc. ("CPGI")** and **PHirst Park Homes Inc. ("PPHI")**, with CPGI as the surviving corporation:

1. Further to our disclosure on **April 13, 2026** regarding the approval by the Board of Directors of the merger of CPGI and PPHI, and our subsequent disclosures regarding the approval of the merger by the stockholders and the Securities and Exchange Commission, please be informed that **2,863,218,193 common shares** were subscribed and fully paid as consideration for the merger.

The said common shares have a par value of **Php0.53 per share**, with an aggregate subscription price of **Php1,918,356,189.11**, which was fully paid through the transfer of the net assets of the absorbed corporation, PPHI, as consideration for the issuance of the shares.

The remaining **2,136,781,807 common shares** covered by the increase in authorized capital stock remain unsubscribed and unissued.

Following the issuance, the Company's share capital information is as follows:

Particulars	Number of Shares
Common Issued Shares	**17,863,218,193**
Common Outstanding Shares	**11,599,600,690**
Listed Common Shares	**11,699,723,690**
Common Shares Subscribed from Capital Increase	**2,863,218,193**

Thank you.

Very truly yours,

ATTY. DANNY E. BUNYI
Corporate Secretary

35th Floor, Century Diamond Tower,
Kalayaan Avenue corner, Salamanca St.
Brgy. Poblacion, Makati City

www.century-properties.com

CENTURY PROPERTIES
Creating New Generation Real Estate

CERTIFICATION

I, **DANNY E. BUNYI**, the duly elected and qualified Corporate Secretary of **CENTURY PROPERTIES GROUP INC.** (the "Corporation"), hereby certify that, based on the books and records of the Corporation, the following shares are duly recorded:

Particulars	Number of Shares
Common Issued Shares	**17,863,218,193**
Common Outstanding Shares	**11,599,600,690**
Listed Common Shares	**11,699,723,690**
Common Shares Subscribed from Capital Increase	**2,863,218,193**

The foregoing change resulted from the merger of **Century Properties Group Inc.**, as the surviving corporation, and **PHirst Park Homes Inc.**, as the absorbed corporation, and the corresponding increase in the authorized capital stock of the Corporation.

Of the **5,000,000,000 additional common shares** authorized, **2,863,218,193 common shares** were subscribed and fully paid through the net assets of the absorbed corporation. The remaining **2,136,781,807 common shares** are unsubscribed and unissued.

This certification is being issued to confirm the number of issued, outstanding, and listed common shares of the Corporation and the shares subscribed from the capital increase in connection with the merger.

IN WITNESS WHEREOF, I have hereunto set my hand this ___ day of OCT 0 1 2026 2026 in Makati City, Philippines.

ATTY. DANNY E. BUNYI
Corporate Secretary

SUBSCRIBED AND SWORN to before me this ___ day of OCT 0 1 2026 2026 in Makati City, affiant exhibiting to his SSS ID 33-0659721-4.

NOTARY PUBLIC

Doc. No. 219;
Page No. 45;
Book No. II;
Series of 2026

ALEXANDRINO H. MALLILLIN
Appointment No. M-197
Notary Public for Makati City
Until 31 December 2027
23rd Floor Century Diamond Tower, Century City
Kalayaan Avenue cor Salamanca St
Barangay Poblacion, Makati City
Roll of Attoneys No. 60805
IBP No. 587213; 1/5/2026 Quezon City
PTR No. MKT - 10764794; 1/5/2026 - Makati City
MCLE Compliance No. VIII 0023219. 4/14/28

CENTURY PROPERTIES
Creating New Generation Real Estate

SWORN CORPORATE SECRETARY'S CERTIFICATION

I, **ATTY. DANNY E. BUNYI**, Corporate Secretary of CENTURY PROPERTIES GROUP INC. (the "Corporation"), after having been duly sworn in accordance with law, hereby certify that:

1. As of October 1, 2026, the Corporation has 17,863,218,193 issued common shares and 11,599,600,690 common outstanding shares, with a par value of Php0.53 per share. The number of listed shares shall be confirmed against the corporate records.
2. The change in the number of issued and outstanding shares resulted from the merger of Century Properties Group Inc., as the surviving corporation, and PHirst Park Homes Inc., as the absorbed corporation, and the corresponding increase in authorized capital stock.
3. At the meetings of the Board of Directors held on June 16, 2026, and the stockholders held on July 24, 2026, the Corporation approved the increase in its authorized capital stock from Php9,540,000,000.00 to Php12,190,000,000.00.
4. The increase consists of 5,000,000,000 additional common shares with a par value of Php0.53 per share, having an aggregate par value of Php2,650,000,000.00.
5. Of the 5,000,000,000 additional common shares, 2,863,218,193 common shares were subscribed, with an aggregate subscription price of Php1,918,356,189.11, and were fully paid through the net assets of the absorbed corporation as consideration and payment for the subscribed shares.
6. The remaining 2,136,781,807 common shares remain unsubscribed and unissued and do not form part of the Corporation's subscribed or paid-up capital.
7. The foregoing shares are duly paid and recorded in the books of the Corporation, subject to confirmation of the final post-merger share records based on the corporate records.
8. This Certification is executed to support the Corporation's submission of PSE Disclosure Form 4-11 and related documents.

IN WITNESS WHEREOF, I have hereunto set my hand this ___ day of OCT 0 1 2026 2026 in Makati City, Philippines.

ATTY. DANNY E. BUNYI
Corporate Secretary

SUBSCRIBED AND SWORN to before me this ___ day of OCT 0 1 2026 2026 in Makati City, affiant exhibiting to his SSS ID 33-0659721-4.

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REPUBLIC OF THE PHILIPPINES
CITY OF MAKATI) S.S.

TREASURER'S AFFIDAVIT

I, **JOSE CARLO R. ANTONIO**, Filipino, married, of legal age, and with office address at **35th Floor, Century Diamond Tower, Century City, Kalayaan Avenue cor. Salamanca St., Poblacion, Makati City, Philippines**, after being duly sworn, hereby depose and state that:

1. I am the duly elected and qualified Treasurer of **CENTURY PROPERTIES GROUP INC.** (the "Corporation"), a corporation duly organized and existing in accordance with the laws of the Republic of the Philippines, with principal office address at the 35th Floor, Century Diamond Tower, Century City, Kalayaan Avenue cor. Salamanca St., Poblacion, Makati City, Philippines.
2. In the meetings of the Board of Directors held on **June 16, 2026** and the Stockholders of the Corporation held on **July 24, 2026**, the Corporation approved the increase in its authorized capital stock from **Nine Billion Five Hundred Forty Million Pesos (Php9,540,000,000.00)**, divided into (a) **Fifteen Billion (15,000,000,000) common shares and Twenty Million preferred shares** with a par value of **Fifty-Three Centavos (Php0.53) per share and** (b) Three Billion (3,000,000,000) Preferred Shares, with a par value of Fifty-Three Centavos (₱0.53) per share, to **Twelve Billion One Hundred Ninety Million Pesos (Php12,190,000,000.00)**, divided into **Twenty Billion (20,000,000,000) common shares** with a par value of **Fifty-Three Centavos (Php0.53) per share and** (b) Three Billion (3,000,000,000) Preferred Shares, with a par value of Fifty-Three Centavos (₱0.53) per share.
3. **As of October 1, 2026**, the total number of common outstanding shares of the Corporation is **Eleven Billion Five Hundred Ninety-Nine Million Six Hundred Thousand Six Hundred Ninety (11,599,600,690)** shares, with a par value of **Php0.53** per share. The increase in the authorized capital stock represents **Five Billion (5,000,000,000) additional common shares**, with a total par value of **Two Billion Six Hundred Fifty Million Pesos (Php2,650,000,000.00)**.
4. Of the Five Billion (5,000,000,000) additional common shares comprising the increase in the authorized capital stock, **Two Billion Eight Hundred Sixty Three Million Two Hundred Eighteen Thousand One Hundred Ninety Three (2,863,218,193)** common shares, with an aggregate subscription price of Php One Billion Nine Hundred Eighteen Million Three Hundred Fifty Six Thousand One Hundred Eighty Nine Pesos and Eleven Centavos (**Php1,918,356,189.11**), have been subscribed by the Corporation's subscriber/s.
5. The subscription to the said **Two Billion Eight Hundred Sixty Three Million Two Hundred Eighteen Thousand One Hundred Ninety Three (2,863,218,193)** common shares, with an aggregate subscription price of Php One Billion Nine Hundred Eighteen Million Three Hundred Fifty Six Thousand One Hundred Eighty Nine Pesos and Eleven Centavos (**Php1,918,356,189.11**), has been fully paid through the net assets of absorbed corporation, as consideration and payment for the subscribed shares of the Corporation, in accordance with the terms and conditions approved by the Corporation and applicable laws, rules, and regulations.

6. The remaining **Two Billion One Hundred Thirty Six Million Seven Hundred Eighty One Thousand Eight Hundred Seven (2,136,781,807)** common shares, representing the portion of the Five Billion (5,000,000,000) additional common shares that has not been subscribed, remain unsubscribed and unissued, and do not form part of the Corporation's subscribed or paid-up capital.
7. Accordingly, only the **Two Billion Eight Hundred Sixty Three Million Two Hundred Eighteen Thousand One Hundred Ninety Three (2,863,218,193)** common shares covered by the subscription shall be considered subscribed and fully paid, while the remaining **Two Billion One Hundred Thirty Six Million Seven Hundred Eighty One Thousand Eight Hundred Seven (2,136,781,807)** common shares shall remain part of the Corporation's authorized but unissued and unsubscribed capital stock.
8. I hereby certify that the foregoing statements are true and correct based on the books and records of the Corporation and the documents pertaining to the increase in its authorized capital stock, the corresponding subscription, and that the shares actually subscribed pursuant thereto have been duly subscribed and fully paid in accordance with applicable laws, rules, and regulations.

IN WITNESS WHEREOF, I have hereunto set my hand this OCT 0 1 2026 day of _____ 2026 at Makati City, Philippines.

JOSE CARLO R. ANTONIO
Treasurer

SUBSCRIBED AND SWORN TO BEFORE ME, a Notary Public for and in the City of Makati, Philippines, this OCT 0 1 2026 day of October, 2026, affiant who is personally known to me and whose identity I have confirmed through his Passport No. P9570894B issued at DFA Manila on 04.08.2022, bearing the affiant's photograph and signature.

Doc. No. 221 ;
Page No. 46 ;
Book No. II ;
Series of 2026.

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