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): **November 4, 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	**17,763,095,193 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, November 4, 2026, a press release entitled**:**

CENTURY PROPERTIES' PHIRST ADDS TWO NEW COMMUNITIES IN LAGUNA AND BATANGAS

Brings More Communities Closer to the Region's Industrial Zones

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:
Henry Barrameda: +63 9989902030; henry.barrameda@century-properties.com

CENTURY PROPERTIES' PHIRST ADDS TWO NEW COMMUNITIES IN LAGUNA AND BATANGAS

Brings More Communities Closer to the Region's Industrial Zones

04 November 2026 — Century Properties Group Inc. (CPGI), through its first-home brand PHirst, has secured the licenses to sell for two new house-and-lot communities in the industry-heavy region of Luzon that is CALABARZON: PHirst Sights Calauan West in Calauan, Laguna, and PHirst Sights Batangas in Lipa.

The two projects follow the launch of PHirst Sights Tayabas in Quezon earlier this year, bringing PHirst's new launches in the region to three in 2026. They are part of CPGI's progressive shift toward horizontal developments outside Metro Manila, where the company is building closer to the jobs and infrastructure that drive housing demand.

Located in Brgy. Masit, Calauan, Laguna, PHirst Sights Calauan West covers six hectares and will have 682 homes, with estimated sales of Php P981.1M. The community lies in Laguna's southern suburban belt, around 30 to 40 minutes from the Calamba–Sto. Tomas manufacturing cluster, which includes Carmelray Industrial Parks I and II in Canlubang, Calamba Premiere International Park, and Light Industry & Science Park II.

PHirst Sights Batangas, meanwhile, with 2,583 homes, sits on an expansive 30 hectares spanning Barangays Tangob, Padre Garcia and San Francisco, Lipa. The project has an estimated sales value of Php 5.37 Billion. The site is 30 to 45 minutes from Light Industry & Science Park III and First Philippine Industrial Park in Sto. Tomas. Batangas is part of the Luzon Economic Corridor, where industry and port activity have grown steadily.

CALABARZON is the only region in the country whose economy is mainly industrial. Its economy grew 5.6 percent in 2024 to PHP 3.27 trillion, accounting for 14.7 percent of national output, according to the Philippine Statistics Authority. Laguna, Cavite and Batangas also posted the three largest shares of the country's industry output.

"We are opening our doors to the Laguna and Batangas workforce who want to own a home closer to their jobs," said Marco Antonio, President and Chief Executive Officer of CPGI. "Having three communities in one region lets us serve them better and build more efficiently. That is how we intend to grow the horizontal business."

The launches are PHirst's first since the Securities and Exchange Commission approved its merger into CPGI in September, which placed the first-home business directly under the listed parent.

PHirst plans two more launches before the end of the year, in Central Luzon and the Davao Region, subject to regulatory approvals.#

Century Properties Group Inc.
23F Century Diamond Tower,
Century City, Kalayaan Avenue,
Makati City, Philippines 1200

www.century-properties.com