

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): **February 7, 2025**
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 1200**
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
<u>Common Shares</u>	11,599,600,690
<u>Preferred Shares</u>	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, February 7, 2025 a press release entitled:

CPG Expands Premium Residential Portfolio with New Mid-Rise Development at Azure North in Pampanga

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

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CPG Expands Premium Residential Portfolio with New Mid-Rise Development at Azure North in Pampanga

Century Properties Group (CPG) is strengthening its presence outside Metro Manila with the launch of a new mid-rise residential development at Azure North Estate in San Fernando, Pampanga. Building on the success of its initial developments, the second phase of Azure North will feature four (4) mid-rise residential buildings and 49 townvillas, complemented by new amenities designed to elevate the resort-style living experience for residents.

“This development comes at a time when rapid infrastructure growth is transforming Central and North Luzon,” says Marco Antonio, President and CEO of Century Properties Group. “Azure North is strategically located in the heart of these emerging hubs, offering easy access to key destinations and Metro Manila. This project aligns with the evolving needs of the new generation, and we are confident it will contribute significantly to the growth of Pampanga and Central Luzon. We foresee a future where more premium residential projects like this will be built outside NCR.”

The first mid-rise tower, Mykonos, launched in February 2025, is expected to be completed by mid-2027. This 12-story building will offer studio and one-bedroom units and include services such as 24/7 security, concierge, and a fire safety system, ensuring convenience and safety for residents.

CPG is investing Php 1.2 billion in capital expenditures for Mykonos and Php 215 million for the Azure North Waterpark. The total sales projections for Mykonos is at Php 2.7 billion. The Waterpark will feature thrilling water slides, while the Playpark will include a basketball court, a children’s playground, a pet park, and expansive green spaces—designed to foster community engagement and family-oriented living.

“Launching Mykonos Tower is a testament to our commitment to bringing premium residential developments to strategic regions outside NCR,” Antonio adds. “With the continued growth of the Philippine economy and the expansion of infrastructure, Azure North is positioned as an attractive destination for both homebuyers and investors seeking convenience and lifestyle amenities.”

The 7.8-hectare Azure North Estate is conveniently located just minutes from the NLEX San Fernando exit and is only a 90-minute drive from Metro Manila via Skyway 3. The development offers easy access to schools, hospitals, shopping centers, and business districts, positioning it as a premier residential and investment hub in Central Luzon.



About Century Properties Group

Century Properties Group is one of the Philippines' leading real estate developers with over 35 years of experience in delivering high-quality residential, office, and commercial projects. With a focus on innovative developments, CPG continues to reshape the country's real estate landscape, offering modern living solutions across the nation.

For more information on Mykonos Tower and other Azure North developments, visit www.century-properties.com.