

COVER SHEET

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S.E.C. Registration Number

C	E	N	T	U	R	Y		P	R	O	P	E	R	T	I	E	S		G	R	O	U	P
I	N	C	.																				

(FORMERLY EAST ASIA POWER RESOURCES CORPORATION)

(Company's Full Name)

**35th Floor Century Diamond Tower, Century City, Kalayaan Ave. cor.
Salamanca St., Brgy. Poblacion, Makati City**

(Business Address: No. Street City / Town / Province)

Atty. Isabelita Ching-Sales

(632) 7935501

Number

Contact Person

Company

Telephone

SEC FORM 17-C

1	2
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Month

3	1
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Day

FORM TYPE

Month

Day

Fiscal Year

Meeting

Annual

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Secondary License Type, If Applicable

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Dept. Requiring this Doc.
Number/Section

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Amended

Articles

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Total Amount of Borrowings

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To be accomplished by SEC Personnel concerned

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File Number

LCU

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Document I.D.

Cashier

STAMPS

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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): **October 30, 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 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
<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, October 30, 2025, a press release entitled:

Century Properties Group’s PHirst Park Homes to Invest PHP 8.39B to Build Over 13,000 More Homes

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

For inquiries, contact:

Shaina Mae Semaña | 0917 152 4850; shainamae.semana@century-phirst.com

Century Properties Group's PHirst Park Homes to Invest PHP 8.39B to Build Over 13,000 More Homes

Century Properties Group's PHirst Park Homes Inc. (PPHI) is poised to take significant steps to help address the country's housing backlog, with the planned implementation of newly awarded housing contracts covering 13,150 new units before the end of 2025. These new units will be built across nine project locations nationwide, representing a total value of PHP 8.39 billion. This strategic move underscores PPHI's unwavering commitment to meet the increasing demand for affordable yet high-quality homes for our valued Filipino first-home buyers.

To ensure timely delivery and maintain construction efficiency, the projects have been awarded to PPHI's in-house construction arm, PHirst Build, alongside long-standing partner Megawide Construction Corp. (MCC).

The 13,150 new units consist of PPHI's Economic, Affordable and Mid-Income Home Models. PHirst Build will handle the construction of 6,326 units in several Luzon locations, including the newly launched PHirst Park Homes Sto. Tomas and PHirst Park Homes Magalang East. Meanwhile, Megawide will deliver 5,824 precast housing units valued across five projects located in key growth areas such as Cavite, Laguna, and Batangas. Additionally, 1,000 more units are currently in the contract awarding stage and are expected to complete this year's development plan.

As of the end of 2024, the company had already awarded 29,306 units to dedicated construction firms since its founding in 2017. This upcoming batch of homes will significantly expand PHirst's portfolio, increasing its total housing stock to 42,456 units.

Delivering on its Promise of Accessible Housing

PPHI's rapid growth reflects the company's successful track record in the housing sector. By the first half of 2025, more than 15,000 units have been completed, with projections indicating that this number could rise to approximately 18,000 units by year's end.

Additionally, PPHI reported that over 10,000 units have been turned over to buyers within the same period, with expectations to reach over 14,000 by the end of 2025. These figures show PPHI's continued commitment to timely delivery and high-quality project execution.

"Our initiatives, through innovative construction methods and strategic partnerships with contractors and suppliers, represent a strong continuation of our mission to provide affordable housing solutions - making quality homes more accessible to Filipino families and helping elevate their communities," said Engr. Roy C. Lachica, Vice President for Technical Operations Division of PPHI. "These also help us to continue our expansion into more locations nationwide as the company responds to the country's growing demand for housing."



Boosting Capabilities with Partnership and Efficient Technologies

PPHI's expansion is made possible through strong partnerships and collaboration. Together, PHirst Build and Megawide implement a strategic and innovative construction approach, which allows PHirst to offer practical and scalable solutions. Leveraging on advanced Precast and Cast-In-Place (CIP) Building systems, this partnership allow for faster and sustainable construction, greater efficiency, and consistent quality across all developments.

Further strengthening this partnership is PHirst Build's continuous growth. Established in 2022, PHirst Build has since overseen the construction of over 12,000 units across various developments nationwide, representing about 31% of the total PHirst housing portfolio. The rapid scale-up highlights the in-house team's significant impact on project execution and operational capability.

With a clear focus on speed, scale, transportability, and quality, PPHI is setting new benchmarks in residential development. Its synergy with Megawide and the growing capacity of PHirst Build ensure that the company can continue addressing the housing demand while elevating the standard of Filipino living.

About PHirst Park Homes Inc.

PHirst Park Homes Inc. is dedicated to providing quality, affordable housing solutions to meet the growing demands of the Philippine real estate market. Through innovative construction methods and strong partnerships, PPHI strives to make homeownership accessible for all Filipinos while actively contributing to community development.

The PHirst Core

Currently, PHirst operates in 31 active projects across Luzon and Visayas, with developments in key locations in Cavite, Laguna, Batangas, Quezon Province, Bulacan, Pampanga, Bataan, Nueva Ecija, and Bacolod City (Negros Occidental). Carrying its brand pillars, 4Cs - Complete Homes, Conceptive Amenities, Connected Essentials, and Convenient Selling & Buying Experience –PHirst has built a solid reputation for creating thoughtfully designed homes that cater to the needs of the modern Filipino family. With every development, PHirst remains committed to building not just homes, but vibrant communities where families can Dwell, Create, and Thrive.

PHirst is a subsidiary and the first-home business segment of Century Properties Group. For more information on PHirst's developments, upcoming projects and additional offerings, visit www.century-phirst.com or following PHirst on social media.

END

Photos:



Drone shot of a PHirst Park Homes community (1)



Drone shot of a PHirst Park Homes community (2)



Drone shot of a PHirst Park Homes community (3)



Drone shot of a PHirst Park Homes community (4)