

COVER SHEET

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S.E.C. Registration Number

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(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

Number

Contact Person

(632) 7935501

Company

Telephone

SEC FORM 17-C

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Month

Day

FORM TYPE

Month

Day

Fiscal Year

Annual

Meeting

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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

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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): **December 1, 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, December 1, 2025, a press release entitled:

**Century Properties Marks Triple Milestone as Azure North
Pampanga's New Phase Gains Momentum**

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 Marks Triple Milestone as Azure North Pampanga's New Phase Gains Momentum





Century Properties Group and House of David Mark Key Milestones in Pampanga. Executives from Century Properties Group (CPG) and House of David came together at Azure North in San Fernando, Pampanga for the groundbreaking ceremony of Azure North TownVillas and the first concrete pouring for the Mykonos Tower.

In photo (L-R): Jose Juris Carlos (Property Manager, House of David; Engr. Lauro Reyes, Technical Operations Group Head, Century Properties Group; Francisco Lapuz, General Manager, House of David; Yolly David-Aguila, Executive Vice President, House of David; Ar. Bernard Artates, Design and Innovations Group Head, Century Properties Group; Jules Cruz, VP and Corporate Communications and Marketing Group Head, Century Properties Group; Joseph Terrado, VP for Sales, Century Properties Group; Jennifer Dela Cruz, SVP, Sales Operations Management, Century Properties Group; Ferdinand Gonzalvo, VP for Sales, Century Properties Group; and Doj Garcia, VP for Sales, Century Properties Group.

SAN FERNANDO, PAMPANGA – Century Properties Group Inc. (CPGI) has reached a significant turning point in its Central Luzon expansion, celebrating three major milestones simultaneously at its Azure North Estate. The developments underscore the company's commitment to establishing a stronger footprint in the region's growing residential market.

The celebration marked the first concrete pouring for Mykonos Tower, the groundbreaking of Azure North Townvillas, and the inauguration of the completed Barbados Tower—each representing distinct phases in the estate's evolution into a comprehensive residential resort community.

Expanding Product Portfolio Beyond High-Rise

The Azure North Townvillas represents a strategic shift for CPGI as it enters the premium house-and-lot segment in Pampanga within the estate. The exclusive 0.8-hectare enclave offers 49 units of 3- and 4-story homes with lot areas ranging from 69 to 133 square meters, featuring up to five bedrooms. The limited inventory has already sold out, and the development is expected to generate P1.3 billion in revenues with completion targeted for 2028.

Construction is also progressing on the Mykonos Tower, the estate's first mid-rise building launched in February 2025. With P1.2 billion in capital expenditures and sales projections of P2.7 billion, the tower is slated for completion by the end of 2027. The development features generous unit cuts that exceed Metro Manila standards—studios range from 26.34 to 28.15 square meters compared to the typical 21 to 25 square meters in the capital, while one-bedroom units average 44 square meters versus the usual 35 to 40 square meters.

The inauguration of Barbados Tower marks the completion of the estate's third and final high-rise building. The tower adds 820 units with a capital expenditure of P1.6 billion, bringing the total high-rise inventory across all three towers to 2,426 units. The building achieved 99% sell-out and is now ready for homeowner turnover.

Enhancing the Resort Experience

Building on the success of Phase 1 amenities that include a man-made beach lagoon, wave pool, and exclusive clubhouse, CPGI is investing P215 million in the Azure North Waterpark, expected to be completed by 2028 alongside a new playpark. The enhanced amenity package will feature water slides, a basketball court, children's playground, and pet park, further differentiating Azure North's resort-style living proposition.

Marco Antonio, President and Chief Executive Officer at CPGI, emphasized the milestone's significance. "These milestones reflect our commitment to delivering on the aspirations of homeowners and the promise of quality living," Antonio stated. "Our focus extends beyond construction—we're building the foundation for a lasting community where families can flourish," he added.

Value for Multiple Market Segments



Antonio emphasized how the project attracts homeowners and people looking to invest, especially Filipinos working abroad. He described their approach as building vibrant communities that offer family-friendly environments with recreational opportunities for kids while also providing opportunities to generate rental revenue.

The 7.8-hectare Azure North Estate is strategically positioned in San Fernando, Pampanga, near major commercial centers including SM Pampanga and Robinson's Starmills. Antonio stressed the company's commitment to the region's growth trajectory, noting, "'Triple Wave' is a testament to our strong commitment to keeping pace with San Fernando's rapid growth."