

COVER SHEET

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S.E.C. Registration Number

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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

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

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): **February 21, 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
<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 21, 2026, a press release entitled:

PHirst Marks Historic P5.3B Mindanao Debut with the Grand Unveiling Event of PHirst Park Homes Gen San

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.

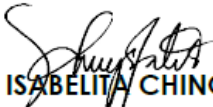
The Company fully undertakes that it shall furnish the Honorable Exchange all material documentation and filings for the aforementioned transactions.

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

PHirst Marks Historic P5.3B Mindanao Debut with the Grand Unveiling Event of PHirst Park Homes Gen San

Century Properties Group's first-home brand (PHirst) officially launched PHirst Park Homes Gen San on February 21, 2026 – marking its maiden entry into Mindanao. This milestone strengthens PHirst's position as a nationwide developer and reinforces its long-term growth strategy beyond Luzon.

Held under the theme "The Champ Life", the grand unveiling celebrated PHirst's vision of empowering individuals and families to live in a community designed for champions—perfectly fitting for General Santos City, a place proud to be called the "*Home of the Champions*". With its reputation of excellence and resilience, the city embodies the spirit of champions, making it the ideal location for a community that fosters growth and success. The event gathered key executives from Century Properties Group and PHirst Park Homes, valued partners, and future homeowners eager to explore the newest addition to the PHirst portfolio.

"We are proud to reinforce the champ life in General Santos City through PHirst Park Homes Gen San. This development is a testament to our commitment to enriching the lives of more Filipinos with quality homes and community." PPHI President, Ricky M. Celis said. "Our vision extends beyond homeownership; it is about fostering a sustainable, thriving community where every family can prosper and contribute to a champion-driven community."

Investing to Drive Champion Growth in Gen San

Valued at P5.3 billion, PHirst Park Homes Gen San will deliver more than 2,400 homes tailored to various lifestyle needs through its diverse range of house models. The budgeted capital expenditure of P3B for the project reflects PHirst's strong confidence in General Santos City's continued growth and its commitment to addressing the housing demand in the region.

Spanning 23.7 hectares in Baluan, General Santos City, PHirst Park Homes Gen San's strategic location near commercial hubs and major transportation routes offers residents both everyday convenience and long-term value appreciation.

A First Look at Champion Living

A highlight of the event was the unveiling of the show village and model homes, giving guests an exclusive preview of life at PHirst Park Homes Gen San. The project will showcase two of PHirst's well-loved house models. Amani is a thoughtfully designed townhouse offering a 36 sqm floor area on typical lot areas ranging from 44 to 60 sqm. Ideal for individuals, young couples, and starting families, Amani delivers practical and efficient living in a well-planned layout. Meanwhile, Dua offers a more spacious option, featuring a 48-sqm floor area on a typical 77 sqm lot area. With its enhanced layout flexibility and generous



living spaces, Dua is well-suited for growing families who require additional sleeping areas, storage solutions, and greater privacy.

All units will be delivered fully finished and move-in ready, complete with fitted kitchen cabinetry, tiled floors, pre-installed plumbing and electrical connections, and a secure perimeter fence. Designed for practical, secure, and sustainable living, these homes make quality homeownership accessible to homebuyers in the region.

Amenities Designed for Champions

Beyond delivering quality homes, PHirst Park Homes Gen San features thoughtfully curated amenities that support holistic living for residents of all ages.

Core Amenities include a clubhouse, basketball court, and swimming pool – spaces that foster recreation, connection, and relaxation. Complementing these are concept-driven features such as the Paw Park for pets, a Linear Park for active lifestyles, an Outdoor Cinema for shared entertainment experiences, and a WiFi Node to support work-from-home and learning needs.

The PHirst Core

Currently, PHirst operates 32 active projects across the country, with developments in key locations in Cavite, Laguna, Batangas, Quezon Province, Bulacan, Pampanga, Bataan, Nueva Ecija, Bacolod City [Negros Occidental], and South Cotabato. Carrying its brand pillars– 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.

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