



CENTURY PROPERTIES GROUP
www.century-properties.com



MERIDIEN
DEVELOPMENT GROUP, INC.

Driven to Excellence with a Track Record of Success

Our collection of the more than 60 projects that we have marketed, managed or developed attest to our strong commitment for quality, excellence and reliability. With over US\$2.5 billion worth of assets under our helm, we have become the largest privately owned property group in the Philippines.

In our 20 years of experience, we constantly seek new ideas, innovations and technologies. We are not merely content on meeting expectations, but on exceeding them.



The Powerhouse Team of the Century Group of Companies

SOME OF CPI – MDGI'S COMPLETED PROJECTS:



Century Properties Inc. (CPI) together with its development partner Meridien Development Group (MDG) is probably the most dynamic and innovative group in local real estate today. Since 1986, the partnership has continuously challenged the conventional concepts of real estate by breaking new ground and creating whole new experiences for clients. It has created the most distinct developments the market has seen — from unprecedented architectural landmarks like Essensa to fully-furnished condominiums like Soma; from Medical Plazas to complete Transportation-Oriented Developments.

“Property is the strongest and most universal interest of mankind,” says MDG CEO Ricardo P. Cuerva. “It is everybody’s dream to own a home and it is our inspiration to be a significant part of it by offering people distinctive and unique addresses,” adds CPI-MDG Chairman Jose E. B. Antonio.

Over the past decade, the Filipinos’ taste in choosing a place to call home has evolved dramatically. Apart from the invaluable elements of location and value — family lifestyles, luxury and convenience have come to fore. “It is crucial that you anticipate market trends and respond to lifestyle changes,” says Antonio.

ROCK SOLID REPUTATION

Through real estate booms and busts, the Century Properties Group has survived and excelled by innovating with the times. “We have gone through 4 real estate cycles. And what we have learned is that you have to embrace the bust years as much as the boom years. When a company survives the bust cycle, then you know it is a sold company,” declares Antonio. While numerous real estate companies have gone by the wayside during the Asian Crisis, Century

has steadfastly remained on top by constantly innovating.

But over and above the expertise, innovative leadership and developmental excellence, CPI-MDG owe the success of their companies and developments to the myriad of talents they hold dearly. Every person who works for the group, from its seasoned executives to its highly motivated real estate and technical staff down to its construction workers share a common goal: **Service Excellence.**

“We pride ourselves on the relationships we have built over the years — with our employees, clients, architects, suppliers and designers,” concludes Cuerva.

PORTFOLIO OF HIGH QUALITY REAL ESTATE

CPI-MDG’s list of quality developments include: Le Triomphe, Le Metropole, Le Domaine, Pacific Place, Medical Plaza Makati and Ortigas, West Of Ayala, Oxford Suites, One Magnificent Mile and Essensa East Forbes.

Apart from SOMA, current developments include: the **Bel-Air Soho** in Makati, a boutique residential condominium that epitomizes chic urban living, and **Soho Central** in Mandaluyong, the first Transportation Oriented Development in the country. Soho Central is a joint venture with Unilab-Greenfield and will be the first residential condo in the new Greenfield district in Mandaluyong City. On top of that, the group has expanded its reach and has introduced its first House & Lot community in the San Lazaro Leisure Park in Carmona called **Canyon Ranch**.

LARGEST PROPERTY MANAGEMENT COMPANY

Century Properties Management Inc. (CPMI) is

the largest property management company in the country. As property managers, CPMI provides management service to properties as well as offers a full range of property management services including pre-development advisory to post-leasing services for completed units.

“By providing property management services, we ensure that our clients and partners are fully taken cared of — from project inception to project completion,” says Century Properties Group Chairman Jose E. B. Antonio.

At the moment, CPMI has over 40 buildings under its care. Among its list of prominent clients include: the Pacific Star Building in Makati, the Globe Telecom Headquarters in Mandaluyong, the Alexandra Condo Complex in Ortigas, the Export Bank Plaza in Makati, the UCPB Head office in Makati, the BPI Headquarters in Buendia, the Astoria Hotel in Ortigas and Essensa East Forbes in Fort Bonifacio.

According its Senior Vice President Pol Navarro, CPMI manages both Century-Meridien developed projects as well as third party properties. Developers like Megaworld, BPI, Universal Rightfield, Millenium Properties, Antel and New World Properties have chosen CPMI to manage its properties because of the vast experience and expertise the company possesses.

“We manage our own developments because we want to keep the capital values of the assets for many years. Home buyers feel confident and secure knowing that the units they are buying will be managed by the largest property management company in the country,” adds Navarro.

From a fledging start-up company of 30, Century and Meridien have grown to a group that now encompasses over 3,000 employees. And with a landmark development Essensa East Forbes at its helm, the group has indeed proven its merit in the real estate industry.

“What we strive for determines not only our vision, but our destiny. Nothing expands possibilities more than innovative thinking.”

– Century Properties Group Chairman Jose E. B. Antonio

ON-GOING PROJECTS:

