



CENTURY
PROPERTIES GROUP, INC.

06 February 2012

PHILIPPINE STOCK EXCHANGE

PSE Building
Tower One, Makati Stock Exchange
Makati City

Attention: MS. JANET A. ENCARNACION
Head, Disclosure Department

Gentlemen:


We would like to inform the Honorable Exchange that the Company has released a press release for publication today, February 06, 2012 in leading newspapers.

In view of the above, and in compliance with the rules of the Exchange on disclosures of material information and relevant events, attached please find the official Press Release we have distributed to the press for publication.

We trust that this meets the requirements of the PSE.

Thank you.

Very truly yours,


NEKO LYREE USÓN - CRUZ
Compliance Officer / CIO

Century Properties October 2011 Performance and Plans for 2012

Property developer and publicly-listed firm Century Properties Group Inc. ("Century") recently published its performance for the ten month period ended October 31, 2011. For the period from January 1 to October 31, 2011, Century reported a 93% increase in total revenue amounting to Php4.02 billion from Php2.09 billion in the same period in 2010. During the ten months ended October 31, 2011, cost and expenses amounted to Php2.89 billion as compared to Php1.81 billion during the comparable period in 2010. As a result, Century's net income grew 447% to Php781 million for the ten month period ended October 31, 2011 as compared to Php143 million during the same period in 2010.

Century's pre-sales data indicated that it pre-sold Php18.4 billion for the full year 2011, which equals 129% growth as compared to its Php8.0 billion in pre-sales for the full year 2010. On a unit basis, Century pre-sold 5,367 units for the full year 2011, as compared to 2,325 units for the full year 2010. Century believes it was able to attain this sales growth in large part due to its efforts to sell to Filipinos living overseas, as well as foreign nationals. In 2011, approximately 67% (in terms of value) of Century's pre-sales came from international markets.

For 2012, Century's Chief Financial Officer Jose Carlo R. Antonio said that the company plans to have a capital expenditure budget of Php7.3 billion to Php8.3 billion. Century has four current master planned developments, namely Century City in Makati City, Canyon Ranch in Cavite City, Azure Urban Residences in Paranaque City and Acqua Residences in Mandaluyong City. Upon full completion, these four master planned developments are expected to contain 23 condominium buildings with 14,748 condominium and office units, and 955 single detached homes, with a total expected gross floor area of 1,185,024 sq.m. Furthermore, in 2012, Century is planning to launch a 4.4-hectare project along Commonwealth Avenue in Quezon City to offer approximately 2,000 affordable housing units, and is also constructing a lifestyle center that is expected to include a variety of retail offerings to complement its existing developments in Century City.

As of October 31, 2011, Century (including its former affiliate Meridien and main shareholder Century Properties, Inc.) has completed 20 condominium buildings (4,128 units) with a total gross floor area of 548,262 sq.m. Century's roster of noteworthy developments include the award-winning Essensa East Forbes ("Essensa") in Fort Bonifacio, the Philippines' first Fully-Fitted and Fully-Furnished condominium South of Market ("SOMA") in Fort Bonifacio, SOHO Central in the Greenfield District of Mandaluyong City, Pacific Place in Ortigas and a collection of French-inspired condominiums in Makati City called Le Triomphe, Le Domaine and Le Metropole. Additionally, as of December 31, 2011, Century also manages 51 properties including the Asian Development Bank and Makati Medical Center.