

# 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)

**21<sup>st</sup> FLOOR, PACIFIC STAR BUILDING, SEN. GIL PUYAT CORNER MAKATI AVE., MAKATI CITY**

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

Neko Iyree Uson -Cruz									
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Contact Person

(632) 7935520									
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Company Telephone Number

## (SEC FORM -17 C)

1	2	3	1
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Month Day Fiscal Year

FORM TYPE

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Month Day Annual Meeting

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Secondary License Type, If Applicable

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Dept. Requiring this Doc.

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Amended Articles Number/Section

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Total Amount of Borrowings

To be accomplished by SEC Personnel concerned

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File Number

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LCU

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Document I.D.

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Cashier

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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 17.1 THEREUNDER

1. Date of Report (Date of earliest event reported) : **21 February 2012**

2. SEC Identification Number: **60566**

3. BIR Tax Identification No. **004-504-2281 VAT**

4. Exact name of registrant as specified in its charter:

**CENTURY PROPERTIES GROUP INC**

5. Province, country or other jurisdiction of incorporation : **Philippines**

6. Industry Classification Code:  (SEC Use Only)

7. Address of principal office / Postal Code:

**21<sup>ST</sup> Floor, Pacific Star Building, Sen. Gil Puyat corner Makati Avenue, Makati City**

8. Registrant's telephone number, including area code : **(632) 7935500**

9. Former name or former address, if changed since last report

**Ground Floor, PFDA Building, Navotas Fishport Complex, Navotas, Metro Manila**

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
Common shares	7,566,391,027 issued and outstanding common shares (3,554,720,004 listed shares and 4,011,671,023 unlisted shares)

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11. Indicate the item numbers reported herein:

**Item 9 – Other Events**

In compliance to the rules and regulations for publicly listed corporations, Century Properties Group Inc. (CPGI or the "Company") would like to inform the Honorable Exchange and the Securities and Exchange Commission that on February 20, 2012, CPGI, together with its Parent Company, Century Properties Inc. (CPI) and APG Strategic Real Estate Pool N.V. (APG), a Netherlands-based pension firm, entered into a Purchase Agreement wherein CPI (the "Seller") sold its 868,316,042 CPGI shares of stock in favor of APG (the "Buyer").

In January 2011, the Seller issued a convertible bond to the Buyer. Instead of converting the convertible bond into shares of the Seller, the Buyer and the Seller entered into a Purchase Agreement under which the Seller will purchase the convertible bond from the Buyer. The consideration will comprise (i) 868,316,042 CPGI shares owned by the Seller and (ii) cash consideration. As a result of such transaction, the Seller will retire the convertible bond concurrently with the sale of the CPGI shares to the Buyer.

Furthermore, the Company would like to inform the Honorable Exchange and the Securities and Exchange Commission that on February 21, 2012, CPI secured approval from the Market Operations Division (MOD) of the PSE on the Company's regular block sale transaction application for this transaction. The assigned brokers for the aforementioned transaction are Macquarie Capital (Singapore) Pte. Ltd. and Ventures Securities Inc. for the Buyer and Seller's side respectively.

With this transaction, APG shall own 9.8% of CPGI. Taken together with the recently concluded Placement Offering of 1,333,333,000 shares sold to new investors disclosed on February 20, 2012, the public ownership of CPGI is now 27.3%.

Below is a table showing the ownership structure of the Corporation before and after the Placing and Subscription Transaction and the transaction subject of this disclosure indicating the number of shares held and respective percentage ownership of the Corporation's shareholders.

Shareholder	Before Placing and Subscription Tranche		After Placing and Subscription Tranche and the Purchase Agreement with APG	
	Shares	%	Shares	%
CPI	7,338,281,074	97.0%	6,469,965,032	72.7%
Public	228,109,953	3.0%	2,429,758,995	27.3% <sup>(1)</sup>
<b>TOTAL</b>	<b>7,566,391,027</b>	<b>100.0%</b>	<b>8,899,724,027</b>	<b>100.0%</b>

(1) Inclusive of 868,316,042 shares purchased by APG, or 9.8% of CPGI.

The Company further undertakes that it shall inform the Honorable Exchange on other material information relative to these transactions and shall file the necessary regulatory requirements to effect the changes in the Company's Stock Ownership structure.

Pursuant to the requirements of the Securities Regulation Code, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

**CENTURY PROPERTIES GROUP INC.**

By:

  
**NEKO LYREE USÓN -CRUZ**  
*Compliance Officer / CIO*

Date: February