



CENTURY
PROPERTIES GROUP, INC.

12 August 2014

THE PHILIPPINE STOCK EXCHANGE, INC.

3RD Floor, Tower 1
Philippine Stock Exchange Building
Makati City

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

Subject: Clarification of the news Article entitled "Century Properties pegs rates on P3-B Bond Issue"

Gentlemen:

We are in receipt of your request for clarification of the subject news article dated 12 August 2014, which reads in part:

"Century Properties Group Inc. has set the indicative interest rates for its planned maiden P3-billion bond offering.

Century Properties said in a filing with the Securities and Exchange Commission the three-year bonds would carry interest rates of between 4.88 percent and 5.88 percent, while the five-year bonds would fetch between 5.71 percent and 6.71 percent. The seven-year bonds will have interest rates of between 5.95 percent and 6.95 percent.

"The proceeds to be raised via this offering will be used for capital expenditure requirements for the remainder of 2014, 2015 and 2016 totaling P4.4 billion," Century Properties said.

"To complete the capital expenditure requirement for these projects, the company requires additional P8.4 billion from 2017 to 2019 bringing the total remaining capital expenditures to P12.8 billion," Century Properties said."

The Company confirms the filing of the application of public offering of unsecured fixed-rate peso denominated retail bonds in the aggregate amount of up to Php2,000,000,000.00 with option for oversubscription of Php1,000,000,00.00 with the Securities and Exchange Commission, as disclosed before the Exchange last 19 June 2014. We likewise confirm the use of proceeds to be raised via the offering.

However, please note that the application is still being evaluated by the SEC, as such, the interest rates cannot be confirmed as of this writing. We are still finalizing the interest rates with our Underwriters and awaiting SEC approval on the application. We commit to immediately inform the Exchange of the rates and the relevant information on the retail bonds as soon as we receive SEC's approval.

Thank you.

Sincerely,

Atty. Isabelita Ching-Sales
Chief Information Officer