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Representative examples of these factors and assumptions include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate properties, competition from other companies and venues for sale of projects, shifts in customer demands, customers and partners, changes in operating expenses, including employee wages, benefits and training, governmental and public policy changes and continued availability of financing in the amounts and the terms necessary to support future business.
MARKET UPDATE
FINANCIAL PERFORMANCE AND CAPITAL MANAGEMENT
WHERE WE ARE NOW
WHERE WE ARE GOING
NEW PROJECT LAUNCHES
CONSTRUCTION UPDATE
RECENT AWARDS
Q&A
REAL ESTATE MARKET OVERVIEW

Remaining Inventory Life (in # of Years)

Source: Colliers International as of Q2 2014
CPG’s TARGET MARKETS

CPG retains premium pricing across all market segments

<table>
<thead>
<tr>
<th></th>
<th>Colliers’ Price Points</th>
<th>CPG’s Price Points</th>
</tr>
</thead>
<tbody>
<tr>
<td>Economic</td>
<td>Below P1.25M</td>
<td>None</td>
</tr>
<tr>
<td>Affordable</td>
<td>P1.25M to P3.0M</td>
<td>P2.3M to P3.6M</td>
</tr>
<tr>
<td>Middle Income</td>
<td>P3.0M to P5.0M</td>
<td>P3.7M to P7.2M</td>
</tr>
<tr>
<td>Upscale</td>
<td>P5.0M to P7.0M</td>
<td></td>
</tr>
<tr>
<td>Luxury</td>
<td>P7.0M and above</td>
<td>P7.3M and above</td>
</tr>
</tbody>
</table>
WHERE WE ARE NOW
## RESULTS OVERVIEW

<table>
<thead>
<tr>
<th>PHP (Million)</th>
<th>Q2 2014</th>
<th>Q2 2013</th>
<th>H1 2014</th>
<th>H1 2013</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Revenues</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>2,743</td>
<td>2,693</td>
<td>5,620</td>
<td>5,291</td>
</tr>
<tr>
<td><strong>Gross Profit from Real Estate Development(^1)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>926</td>
<td>1,048</td>
<td>1,815</td>
<td>1,926</td>
</tr>
<tr>
<td><strong>EBITDA(^1)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>802</td>
<td>839</td>
<td>1,589</td>
<td>1,580</td>
</tr>
<tr>
<td><strong>Net Income</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>544</td>
<td>555</td>
<td>1,058</td>
<td>1,056</td>
</tr>
<tr>
<td><strong>Gross Profit Margin from Real Estate Development(^1)</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>39.9%</td>
<td>44.0%</td>
<td>38.2%</td>
<td>42.1%</td>
</tr>
<tr>
<td><strong>Net Income Margin</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>19.3%</td>
<td>20.6%</td>
<td>18.8%</td>
<td>20.0%</td>
</tr>
<tr>
<td><strong>ROE</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>18.3%</td>
<td>23.5%</td>
<td>17.8%</td>
<td>22.3%</td>
</tr>
<tr>
<td><strong>Net Debt / Equity</strong></td>
<td>0.5x</td>
<td>0.2x</td>
<td>0.5x</td>
<td>0.2x</td>
</tr>
</tbody>
</table>

(1) With Interest Accretion
PROJECT PORTFOLIO: 92% SOLD AS OF JUNE 2014

Launching projects in a staggered manner to prevent build-up of inventory

Luxury: 3 Buildings, 79% Sold

Middle Income: 10 Projects, 94% Sold

Affordable: 17 Buildings, 91% Sold

1Excluding unlaunched projects
ABILITY TO INCREASE SELLING PRICE DUE TO PREMIUM PRODUCTS

Luxury (Ave. PSM, Sold)

- Q2 2013: 254,045
- Q2 2014: 258,564
- Increase: 2%

Middle Income (Ave. PSM, Sold)

- Q2 2013: 161,888
- Q2 2014: 169,423
- Increase: 5%

Affordable (Ave. PSM, Sold)

- Q2 2013: 116,331
- Q2 2014: 129,160
- Increase: 11%

Note: Reflects pre-sold units pricing on above mentioned time periods
PRE-SALES

Balanced Product Mix

Q1 2014 By Product: Php5.4 B Total Pre-sales

- Luxury: 10%
- Middle Income: 22%
- Affordable: 69%

Q2 2014 By Product: Php6.0 B Total Pre-sales

- Luxury: 15%
- Middle Income: 21%
- Affordable: 65%

Note: Luxury, Middle Income and Affordable markets are defined wherein majority of the units’ total contract price is over P7.3M, between P3.7M to P7.2M and between P2.3M to P3.6M respectively.
PRE-SALES

Industry Leading International Sales Platform

Q2 2014 By Geographic Location

- International: 78.2%
- Philippines: 21.8%

Q2 2014 By Country

- Asia: 26.5%
- North America: 19.0%
- Europe: 11.2%
- Middle East: 15.1%
- Others: 6.3%
- Philippines: 21.8%
FINANCIAL PERFORMANCE AND CAPITAL MANAGEMENT
**RECENT TRANSACTION**

CPG has priced its P2 B maiden Unsecured Fixed-Rate Peso Retail Bonds offering on August 14, 2014. SEC issued a Certificate of Permit to Offer the bonds on August 15, 2014.

<table>
<thead>
<tr>
<th><strong>Issuer</strong></th>
<th>Century Properties Group, Inc. (&quot;CPGI&quot;, &quot;Century&quot;, or the &quot;Company&quot;)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Issue</strong></td>
<td>PHP-denominated SEC-registered unsecured fixed-rate retail bonds</td>
</tr>
<tr>
<td><strong>Issue Rating</strong></td>
<td>AA+ by Credit Rating and Investors Services Philippines, Inc.</td>
</tr>
<tr>
<td><strong>Joint Lead Underwriters and Bookrunners</strong></td>
<td>BDO Capital &amp; Investment Corporation, The Hongkong and Shanghai Banking Corporation Limited</td>
</tr>
<tr>
<td><strong>Offer Size</strong></td>
<td>Php2,000,000,000, with an oversubscription option of up to Php1,000,000,000</td>
</tr>
<tr>
<td><strong>Offer Price</strong></td>
<td>100% of face value</td>
</tr>
</tbody>
</table>
| **Maturity and Interest rate** | 3 Year Bonds due 2 September 2017 at 6.0000% p.a.  
5.5 Year Bonds due 2 March 2020 at 6.6878% p.a.  
7 Year Bonds due 2 September 2021 at 6.9758% p.a. |
| **Status of the Bonds** | Direct, unconditional, unsubordinated, unsecured obligations of CPGI |
| **Use of Proceeds** | Net proceeds will be used to partly finance CPG’s remaining capital expenditures for the residential and commercial projects it plans to complete between 2017 to 2019 |
| **Listing** | Philippine Dealing Exchange Corporation |
HEALTHY BALANCE SHEET

<table>
<thead>
<tr>
<th></th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>June 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash and Cash Equivalents</td>
<td>367</td>
<td>902</td>
<td>1,439</td>
<td>1,138</td>
</tr>
<tr>
<td>Total Assets</td>
<td>10,033</td>
<td>18,556</td>
<td>26,166</td>
<td>27,836</td>
</tr>
<tr>
<td>Total Borrowings</td>
<td>883</td>
<td>3,661</td>
<td>6,039</td>
<td>7,323</td>
</tr>
<tr>
<td>Net Debt</td>
<td>516</td>
<td>2,759</td>
<td>4,600</td>
<td>6,185</td>
</tr>
<tr>
<td>Stockholder’s Equity</td>
<td>4,322</td>
<td>8,241</td>
<td>11,435</td>
<td>12,309</td>
</tr>
</tbody>
</table>

Debt-to-Equity Ratio

<table>
<thead>
<tr>
<th>Year</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>Q2 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ratio</td>
<td>20.4%</td>
<td>44.4%</td>
<td>52.8%</td>
<td>59.5%</td>
</tr>
</tbody>
</table>

Net Debt-to-Equity Ratio

<table>
<thead>
<tr>
<th>Year</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>Q2 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ratio</td>
<td>11.9%</td>
<td>33.5%</td>
<td>40.2%</td>
<td>50.3%</td>
</tr>
</tbody>
</table>
### IMPROVING OPERATING CASH FLOW

<table>
<thead>
<tr>
<th>Amount in Php Million</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>June 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash Flow from Operations</td>
<td>(922)</td>
<td>(252)</td>
<td>(3,414)</td>
<td>(1,586)</td>
<td>(566)</td>
</tr>
<tr>
<td>Cash Flow from Investing</td>
<td>(109)</td>
<td>325</td>
<td>(863)</td>
<td>(1,548)</td>
<td>(772)</td>
</tr>
<tr>
<td>Cash Flow from Financing</td>
<td>1,177</td>
<td>11</td>
<td>4,812</td>
<td>3,671</td>
<td>1,037</td>
</tr>
<tr>
<td>Change in Cash</td>
<td>147</td>
<td>84</td>
<td>535</td>
<td>537</td>
<td>(301)</td>
</tr>
<tr>
<td>Beginning Cash</td>
<td>136</td>
<td>283</td>
<td>367</td>
<td>902</td>
<td>1,439</td>
</tr>
<tr>
<td>Ending Cash</td>
<td>283</td>
<td>367</td>
<td>902</td>
<td>1,439</td>
<td>1,138</td>
</tr>
</tbody>
</table>
MORE CREDIT FACILITIES, LOWER COST OF DEBT

### Approved Credit Facilities (Php Million)

<table>
<thead>
<tr>
<th>Year</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>Jul-2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Number of Banks</td>
<td>3</td>
<td>3</td>
<td>11</td>
<td>11</td>
<td>11</td>
</tr>
<tr>
<td>1,695</td>
<td>2,395</td>
<td>6,571</td>
<td>9,475</td>
<td>11,195</td>
<td></td>
</tr>
</tbody>
</table>

### Cost of Debt

<table>
<thead>
<tr>
<th>Year</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>Jul-2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rate</td>
<td>9.5%</td>
<td>8.9%</td>
<td>7.5%</td>
<td>6.0%</td>
<td>6.0%</td>
</tr>
</tbody>
</table>

(1) Includes only senior loans, subordinated secured loan facility with Phoenix Property Investors amounting to P1.3 B is excluded

(2) Based on total credit lines, and interest rate is before hedging costs
SUSTAINED EARNINGS GROWTH MOMENTUM

Key Income Statement Details

Total revenues (Php Million)

- 2011: 4,702
- 2012: 9,611
- 2013: 10,809
- H1 2013: 5,291
- H1 2014: 5,620

Gross profit from real estate development\(^1\) (Php Million)

- 2011: 1,751
- 2012: 3,962
- 2013: 4,192
- H1 2013: 1,926
- H1 2014: 1,815

EBITDA\(^1\) (Php Million)

- 2011: 1,353
- 2012: 2,603
- 2013: 2,810
- H1 2013: 1,580
- H1 2014: 1,589

Profit After Tax (Php Million)

- 2011: 866
- 2012: 1,850
- 2013: 1,845
- H1 2013: 1,056
- H1 2014: 1,058

CAGR: 51.6%
Growth: 6.2%
CAGR: 54.8%
Growth: -5.8%
CAGR: 44.1%
Growth: 0.6%
CAGR: 45.9%
Growth: 0.2%

Margin (%)

18 19 17 20 19

(1) With Interest Accretion
STABLE REVENUES FROM PROPERTY MANAGEMENT

Total Revenues from Property Management (Php Million)

<table>
<thead>
<tr>
<th></th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>H1 2013</th>
<th>H1 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>192</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2012</td>
<td></td>
<td>222</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2013</td>
<td></td>
<td></td>
<td>254</td>
<td></td>
<td></td>
</tr>
<tr>
<td>H1 2013</td>
<td>139</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>H1 2014</td>
<td></td>
<td></td>
<td>141</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Largest Independent Property Manager with 51 Buildings Totaling 2.6M sqm under Management**

<table>
<thead>
<tr>
<th>As of June 2014</th>
<th>No. of projects</th>
<th>GFA ('000 sqm)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>21</td>
<td>1,253</td>
</tr>
<tr>
<td>Commercial</td>
<td>30</td>
<td>1,307</td>
</tr>
<tr>
<td>Total</td>
<td>51</td>
<td>2,560</td>
</tr>
</tbody>
</table>

**Notable Projects Under Management, with 80% of contracts with 3rd parties**
- Asian Development Bank
- Makati Medical Center
- Pacific Star Building
- Globe Telecom Plaza (Cebu, Mandaluyong, Makati)
- PNB Building
- BPI Buendia Center
- One San Miguel Avenue
WHERE WE ARE GOING 4
By 2019, CPG’s leasing portfolio hopes to provide a stable and balanced stream of cash flows

<table>
<thead>
<tr>
<th>Asset</th>
<th>Type</th>
<th>Projected GFA (in sqm)$^1$</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mall, Century City</td>
<td>Retail</td>
<td>52,233</td>
</tr>
<tr>
<td>Centuria, Century City</td>
<td>Medical office</td>
<td>5,620</td>
</tr>
<tr>
<td>2012 to 2016 Projects</td>
<td></td>
<td>57,853</td>
</tr>
<tr>
<td>Spire, Century City</td>
<td>Office</td>
<td>40,029</td>
</tr>
<tr>
<td>Fort Bonifacio$^2$</td>
<td>Office</td>
<td>26,843</td>
</tr>
<tr>
<td>Yosemite, Acqua</td>
<td>Condotel</td>
<td>10,303</td>
</tr>
<tr>
<td>2017 to 2019 Projects</td>
<td></td>
<td>77,175</td>
</tr>
<tr>
<td>Grandtotal</td>
<td></td>
<td>157,823</td>
</tr>
</tbody>
</table>

$^1$ Including parking, excluding for sale GFA

$^2$ Represents 50% CPGI share
Century City Mall is CPG’s first standalone retail development and is Makati’s newest mall in close to a decade.

5-story mall with 3 basement floors
527 parking slots,
110 retail stores
17,000 net leasable area
99% leased, 100% reserved

Launched: 2011
Completion: 2013
Opening date: March 2014
Centuria Medical Makati is CPG’s medical-IT outpatient building that will be completed by the end of 2014

- first of its kind in the country that combines the intelligent use of IT with efficient health care

- 28-storey building in Philippine Economic Zone Authority (PEZA) – registered IT Park within Century City.

- Centuria will soon be open to the public, and is expected to serve medical tourists
The planned office development in Bonifacio Global City will be CPG’s first venture in the office property segment.
Century Spire is the last of the five residential skyscrapers to rise in Century City. The building’s architecture was designed by Daniel Libeskind, while its amenities will be interior designed by Armani Casa.
NEW PROJECT LAUNCHES
CENTURY SPIRE

- luxury residential-office development
- the first “Century-branded” development of CPG
- the building will have more than 60 floors
- will feature a grand lobby, library, pool, juice bar and relaxation area in its residential floors.

The images and details shown herein are intended for illustration purposes only. While the information are based on present plans, which have been created with great care and effort, the developers reserve the right to change any and all products, proposed project features, amenities, prices and terms without prior notice. The masterplan depicted herein is merely proposed at this stage, and the developer will and should not be held liable for changes as such. It is then recommended that the client confirm their accuracy and subsequent changes, if any. Further, the client holds the developers free from any legal and financial claims resulting from the information contained herein.
• The 40-story building will comprise of approximately 466 units and a GFA of more than 30,000 sqm.

• The building will have Branded Residences and condotel component to be managed by Accor, the largest Hotel operator in the World, under the Novotel Suites Brand

• Will feature a first class international restaurant, executive club lounge, residents lounge, fitness and wellness centre, executive meeting facilities, iconic pool all supported by full hotel butler and concierge services

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AZURE NORTH

- on 8 hectares of prime location in San Fernando, Pampanga
- mixed-use with residential community, retail complex, and planned corporate office towers and hotel
- 7 residential towers/town house clusters
AZURE NORTH – FIRST BUILDING

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Azure Urban Resort Residences’ three completed towers, the recently-inaugurated Paris Beach Club, and Positano tower, the next building for completion
Miami (left) and Positano (right) continue interior activities in June
The first four towers rising at Acqua Private Residences -- (The Niagara, Sutherland, Dettifoss and Livingstone)

• Finishing works continue for The Niagara tower and The Sutherland tower
• Dettifoss and Missoni Home-interior designed Livingstone continue structural works
Centuria Medical Makati is on schedule for completion by end of 2014
Finishing works on-going at Osmeña West
RECENT AWARDS
CENTURY PROPERTIES
BUILDING PASSION

RECENT AWARDS

Century City Mall
Highly Commended
Best Commercial Development
(Retail), 2014 –
Philippine Property Awards

Century City Mall
Highly Commended
Best Commercial Architectural Design (Retail),
2014 – Philippine Property Awards

Azure Urban Resort Residences
Winner, Best Mid-Range Condo Development (Manila) 2014 –
Philippine Property Awards
RECENT AWARDS

- Best Structured Trade Finance Solution 2014 – The Asset Awards
- Top Ten Developers in the Philippines 2014 – BCI Asia
- Best Premier Real Estate Developer, 2013 – Capital Finance International Awards
- One of the Most Promising Companies 2013 – Corporate Governance Asia
RECENT AWARDS

Developer with the Most Number of Condominium Units Licensed Under PD 957 in 2013 - Housing and Land Use Regulatory Board

Asia’s Most Promising Company on Corporate Governance, 2013 – FinanceAsia

Top Ten Developers in the Philippines 2013 – BCI Asia