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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.
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2  Residential Business Segment

3  Financial Performance

4  Credit Facilities

5  New Business Segments
## SHAREHOLDING AND CORPORATE STRUCTURE

<table>
<thead>
<tr>
<th>Public</th>
<th>Century Properties, Inc. (“CPI”)</th>
</tr>
</thead>
<tbody>
<tr>
<td>32.7%</td>
<td>67.3%</td>
</tr>
</tbody>
</table>

### Company listed on Philippine Stock Exchange

### Principal Subsidiaries

- **Century City Development Corporation (“CCDC”)**
  - Mixed-use development consisting of residential, retail, and medical facilities

- **Century Communities Corporation (“CCC”)**
  - Horizontal house and lot development

- **Century Limitless Corporation (“CLC”)**
  - Mid-market / affordable high quality residential projects

- **Century Properties Management, Inc. (“CPMI”)**
  - One of the largest property management companies in the Philippines

- **Century Properties Hotel and Leisure, Inc. (“CPHLI”)**
  - For future hotel developments

### Other Subsidiaries

- Centuria Medical Development Corporation
- Century Acqua Lifestyle Corporation
- Milano Development Corporation
- Century City Development Corporation II

### Target market

- 100%

### Projects

- **Century City**
- **Canyon Ranch**
- **Azure, Acqua, Commonwealth**
- **Property Management**
- **Hotel Development and Operation**

### Note:
(1) Also include other non-guarantor subsidiaries
HISTORY & KEY MILESTONES

- **1986**: Began operations
- **1989**: Began development of upscale condominiums
- **1991 – 1994**: CPMI⁴, the country's first independent real estate property management company, was established
- **2000**: Entered the luxury condominium segment with the completion of Essensa East Forbes
- **2004**: Launched its first large-scale house and lot development
- **2006 – 2009**: Expanded into large-scale mixed-use developments with Century City
- **2010 – 2011**: Issued PHP 1.6 billion convertible bond to Dutch pension fund APG
- **2012**: Issued maiden offering of PHP 2.7 billion Unsecured Fixed Rate Retail Bond
- **2013**: Completed “backdoor listing” with EAPRC²
- **2014**: Raised PHP 1.6 billion from 800 million shares issued, increasing free float to 33.2%
- **2014**: Issued PHP 1.6 billion convertible bond to Dutch pension fund APG
- **2014**: Completed Century City Mall, the company’s first retail mall
- **2014**: Completed issuance of stock dividend with stock dividend rate of 20.66%
- **2014**: Completed Centuria Medical Makati, the country’s first one-stop, outpatient IT medical center

Note:
(1) Century Properties Management Inc.
(2) East Asia Power Resources Corporation
CENTURY’S MANAGEMENT TEAM

Century Properties has a highly experienced management team with proven track record and ability to drive growth.

- Century Properties has an experienced management team that has been with the Company since its founding, with an average of 20 years of operational and management experience in real estate, particularly in the condominium segment.
- The management has completed projects in all stages of the business cycle, including the Asian financial crisis in the late 1990s.
- The team also has extensive experience and in-depth knowledge of the Philippine real estate market and has also developed strong relationships with key market participants.

Jose E.B. Antonio
Chairman, President and CEO
28 years at CPGI
Bachelors from San Beda College and MBA from Ateneo de Manila, Owner/President Management Program from Harvard

Ricardo P Cuerva
Director
28 years at CPGI
Bachelors from San Beda College and MBA from Ateneo de Manila

Rafael G. Yaptinchay
Director and Treasurer
28 years at CPGI
Bachelors from Ateneo de Manila and MBA from Asian Institute of Management

John Victor R. Antonio
Director and Co-CEO
17 years at CPGI
Bachelors and MBA from Wharton

Jose Marco R. Antonio
Director and Co-CEO
15 years at CPGI
Bachelors and MBA from Wharton

Jose Roberto R. Antonio
Managing Director and Co-CEO
15 years at CPGI
Bachelors from Northwestern University and MBA from Stanford University

Jose Carlo R. Antonio
Director and CFO
7 years at CPGI
Bachelors from Wharton

Jose L. Cuisia, Jr.
Independent Director
Ambassador Extraordinary and Plenipotentiary to the United States of America
Bachelors from De La Salle University and MBA from Wharton

Carlos C. Ejercito
Independent Director
Former Vice Chairman, President and CEO, United Laboratories Inc (Unilab)
Former President, Greenfield Development Corporation
Bachelors from University of the East and MBA from Harvard

Stephen T. CuUnjieng
Independent Director
Chairman, Evercore Asia Limited
Former Vice Chairman-ASEAN, Macquarie (Hong Kong) Limited
Bachelors and Law degree from Ateneo de Manila University and MBA from Wharton
### SIGNIFICANT GROWTH SINCE IPO

#### In Million Php

<table>
<thead>
<tr>
<th></th>
<th>2011</th>
<th>2014</th>
<th>3-Year CAGR</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revenue</td>
<td>4,702</td>
<td>12,761</td>
<td>39.5%</td>
</tr>
<tr>
<td>NIBT</td>
<td>1,247</td>
<td>3,171</td>
<td>36.5%</td>
</tr>
<tr>
<td>NIAT</td>
<td>866</td>
<td>2,159</td>
<td>35.6%</td>
</tr>
<tr>
<td>Amount of Credit</td>
<td>2,395</td>
<td>16,740</td>
<td>91.2%</td>
</tr>
<tr>
<td>Facilities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Revenue</strong></td>
<td>4,702</td>
<td>12,761</td>
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</tr>
<tr>
<td>Facilities</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

#### Change

<table>
<thead>
<tr>
<th></th>
<th>2011</th>
<th>June 2015</th>
<th>Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Interest Rate (1)</td>
<td>8.9%</td>
<td>6.3%</td>
<td>-2.6%</td>
</tr>
<tr>
<td>Un-Booked Revenue</td>
<td>24,801</td>
<td>25,765</td>
<td>964</td>
</tr>
</tbody>
</table>

#### 2011 to June 2015

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong># of Projects</strong></td>
<td>10</td>
</tr>
<tr>
<td><strong>Completed</strong></td>
<td>(Gramercy, Knightsbridge, Rio, Santorini, St. Tropez, Century City Mall, Centuria, Osmena West, Niagara, Positano)</td>
</tr>
<tr>
<td><strong>Units Completed</strong></td>
<td>6,581 units</td>
</tr>
<tr>
<td><strong>GFA Completed</strong></td>
<td>533,517 sq.m</td>
</tr>
</tbody>
</table>

Note:

(1) Weighted average interest rate for June 2015 is based on outstanding balance (availed loans) while 2011 was based on approved original principal amount.
2

RESIDENTIAL BUSINESS SEGMENT
VERTICAL DEVELOPMENTS

CPG is able to tap into the demand from geographically diversified OFWs with higher incomes and overseas buyers, deriving approximately 2/3 of its pre-sales from overseas

Benefits of Selling Internationally

- Overseas market, underpinned by OFW buyers, represents one of the more resilient sources of demand for Philippine real estate
- The geographical diversification of the Company’s sales decreases its exposure to any single jurisdiction
- The average income of the OFW population is higher than that of Philippine residents, allowing the Company to sell its developments at a higher price point
- Furthermore, CPG’s OFW customer base is largely formed of professionals. As of December 2014, of CPG’s OFW customers:
  - 33% were company executives and business owners
  - 34% were professionals such as accountants, lawyers and engineers
  - 32% were in services

Source: Full-year and Quarterly Analysts Presentations

Total Pre-Sales By Product Segment

<table>
<thead>
<tr>
<th>Product Segment</th>
<th>FY2011</th>
<th>FY2012</th>
<th>FY2013</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable</td>
<td>21%</td>
<td>22%</td>
<td>26%</td>
</tr>
<tr>
<td>Middle Income</td>
<td>51%</td>
<td>33%</td>
<td>23%</td>
</tr>
<tr>
<td>Luxury</td>
<td>28%</td>
<td>45%</td>
<td>51%</td>
</tr>
</tbody>
</table>

Source: Full-year and Quarterly Analysts Presentations

<table>
<thead>
<tr>
<th>Product Segment</th>
<th>FY2014</th>
<th>H12015</th>
<th>FY2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Affordable</td>
<td>22%</td>
<td>23%</td>
<td>26%</td>
</tr>
<tr>
<td>Middle Income</td>
<td>61%</td>
<td>58%</td>
<td>51%</td>
</tr>
<tr>
<td>Luxury</td>
<td>16%</td>
<td>19%</td>
<td>23%</td>
</tr>
</tbody>
</table>

Source: Full-year and Quarterly Analysts Presentations
VERTICAL DEVELOPMENTS

**Total Pre-Sales By Geography**

- **FY2011**: PHP18.4bn
  - 67% Philippines
  - 33% International

- **FY2012**: PHP21.4bn
  - 74% Philippines
  - 26% International

- **FY2013**: PHP24.6bn
  - 72% Philippines
  - 28% International

- **FY2014**: PHP21.7bn
  - 71% Philippines
  - 29% International

- **H12015**: PHP7.6bn
  - 83% Philippines
  - 17% International

**Total Pre-Sales By Country**

- **FY2011**: PHP18.4bn
  - 15% Asia
  - 28% Philippines
  - 16% Europe
  - 17% North America
  - 9% Middle East
  - 33% Others

- **FY2012**: PHP21.4bn
  - 16% Asia
  - 28% Philippines
  - 17% Europe
  - 17% North America
  - 4% Middle East
  - 33% Others

- **FY2013**: PHP24.6bn
  - 15% Asia
  - 28% Philippines
  - 17% Europe
  - 17% North America
  - 5% Middle East
  - 33% Others

- **FY2014**: PHP21.7bn
  - 14% Asia
  - 29% Philippines
  - 16% Europe
  - 14% North America
  - 7% Middle East
  - 31% Others

- **H12015**: PHP7.6bn
  - 30% Asia
  - 31% Philippines
  - 14% Europe
  - 14% North America
  - 4% Middle East
  - 17% Others

Source: Full-year and Quarterly Analysts Presentations
VERTICAL DEVELOPMENTS

CPG has been able to consistently increase its average selling prices by providing high quality, innovative and well-branded products.

Luxury Segment

Middle Income Segment

Affordable Segment¹

Note:
(1) Average price per sq.m. for the Affordable Segment fell in 3Q14 due to the launch of the Azure North project which is outside Metro Manila.
Significant near term completion over the next 9 months – the most turnovers in a single year to date

- 6 buildings with total units of 2,997, GFA of 224,168 sqm and sales value of Php15.8 Bn (VAT inclusive) completing in 2015

- This includes 1 building in Century City, 2 buildings in Acqua, 2 buildings in Azure, and 1 building in Commonwealth
VERTICAL DEVELOPMENTS

Strong pre-sales and cash flow from upcoming project completions

- CPG has experienced strong historical pre-sales with 91% of its current inventory already pre-sold (in terms of units)
- Expects to register strong cash collections from pre-sold projects that are due to complete in the near-to-medium term
- As of 31 December 2014, CPG has PHP38.9 billion of uncollected balance from pre-sold units in vertical developments segment
- The high pre-sales of the Company’s ongoing projects and consequently strong expected cash collections provides it with superior visibility over its future cashflow and financial performance

For Sale Projects

<table>
<thead>
<tr>
<th>Completion / Targeted Completion Dates</th>
<th>Projects</th>
<th>No. of Buildings</th>
<th>GFA (sq.m.) (with parking)</th>
<th>Total Sales Value (Php Million)</th>
<th>Total Units</th>
<th>% Units Sold as of December 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>2012 to 2014</td>
<td>Gramercy, Knightsbridge, Rio, Santorini, St. Tropez, Centuria</td>
<td>6</td>
<td>390,606</td>
<td>23,519</td>
<td>5,224</td>
<td>99%</td>
</tr>
<tr>
<td>2015</td>
<td>Positano, Niagara, Sutherland, Milano, Miami, Osmena West</td>
<td>6</td>
<td>224,168</td>
<td>15,777</td>
<td>2,997</td>
<td>97%</td>
</tr>
<tr>
<td>2016</td>
<td>Trump, Dettifoss, Livingstone,</td>
<td>3</td>
<td>133,198</td>
<td>12,582</td>
<td>1,501</td>
<td>96%</td>
</tr>
<tr>
<td>2017</td>
<td>Maldives, Maui, Quezon North, Roxas East</td>
<td>4</td>
<td>109,981</td>
<td>7,734</td>
<td>1,633</td>
<td>91%</td>
</tr>
<tr>
<td>2018&lt;sup&gt;2&lt;/sup&gt;</td>
<td>Spire, Boracay, Bahamas, Iguazu, Osmena East</td>
<td>5</td>
<td>185,233</td>
<td>18,810</td>
<td>2,383</td>
<td>72%</td>
</tr>
<tr>
<td>2019</td>
<td>Roxas West, Quirino West, Quirino East, Quezon South</td>
<td>4</td>
<td>117,217</td>
<td>8,055</td>
<td>2,168</td>
<td>82%</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td>28</td>
<td>1,160,404</td>
<td>86,746</td>
<td>15,906</td>
<td>91%</td>
</tr>
</tbody>
</table>

Note:
(1) Vertical developments, excluding Canyon Ranch and 2 buildings of Azure North, which was just launched in Q3 2014
(2) Includes both residential and office for sale components of Spire
FINANCIAL PERFORMANCE
SUSTAINED EARNINGS GROWTH

Key Income Statement Details

Total revenues (Php Million)

<table>
<thead>
<tr>
<th>Year</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
<th>H1 2014</th>
<th>H1 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>revenues</td>
<td>4,702</td>
<td>9,611</td>
<td>10,809</td>
<td>12,761</td>
<td>5,620</td>
<td>6,166</td>
</tr>
</tbody>
</table>

Gross profit from real estate development (Php Million)

<table>
<thead>
<tr>
<th>Year</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
<th>H1 2014</th>
<th>H1 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross profit</td>
<td>1,751</td>
<td>3,962</td>
<td>4,192</td>
<td>5,306</td>
<td>2,293</td>
<td>2,493</td>
</tr>
</tbody>
</table>

EBITDA¹ (Php Million)

<table>
<thead>
<tr>
<th>Year</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
<th>H1 2014</th>
<th>H1 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>EBITDA</td>
<td>1,353</td>
<td>2,603</td>
<td>2,810</td>
<td>3,249</td>
<td>1,589</td>
<td>1,475</td>
</tr>
</tbody>
</table>

Profit After Tax (Php Million)

<table>
<thead>
<tr>
<th>Year</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
<th>H1 2014</th>
<th>H1 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Profit After Tax</td>
<td>866</td>
<td>1,850</td>
<td>1,845</td>
<td>2,159</td>
<td>1,058</td>
<td>1,005</td>
</tr>
</tbody>
</table>

(1) With Interest Accretion

% Change:

- Gross profit: 8.7%
- EBITDA: -7.2%
- Profit After Tax: -5.0%
HEALTHY BALANCE SHEET

<table>
<thead>
<tr>
<th>Amount in Php Million</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
<th>June 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cash and Cash Equivalents</td>
<td>367</td>
<td>902</td>
<td>1,439</td>
<td>1,429</td>
<td>854</td>
</tr>
<tr>
<td>Total Assets</td>
<td>10,033</td>
<td>18,556</td>
<td>26,166</td>
<td>31,650</td>
<td>35,426</td>
</tr>
<tr>
<td>Total Borrowings</td>
<td>883</td>
<td>3,661</td>
<td>6,039</td>
<td>10,931</td>
<td>11,842</td>
</tr>
<tr>
<td>Net Debt</td>
<td>516</td>
<td>2,759</td>
<td>4,600</td>
<td>9,502</td>
<td>10,988</td>
</tr>
<tr>
<td>Stockholder’s Equity</td>
<td>4,323</td>
<td>8,241</td>
<td>11,435</td>
<td>13,304</td>
<td>14,108</td>
</tr>
</tbody>
</table>

Debt-to-Equity Ratio

<table>
<thead>
<tr>
<th></th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
<th>Jun-15</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>0.2x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2012</td>
<td>0.4x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2013</td>
<td>0.5x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2014</td>
<td>0.8x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jun-15</td>
<td>0.8x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Net Debt-to-Equity Ratio

<table>
<thead>
<tr>
<th></th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
<th>Jun-15</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>0.1x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2012</td>
<td>0.3x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2013</td>
<td>0.4x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2014</td>
<td>0.7x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Jun-15</td>
<td>0.8x</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Projected Accounts Receivable as of YE 2014\(^1,2\) (Php Million)

- Significant receivables projected to be completed in the near term to support Century’s financial strategy of re-investing into other operating segments
- Out of the Php40.8 billion of receivables, Php29.5 billion is due within the next 3 years

Note:
(1) Projected collection per CTS, not reflective of actual collection. The actual collection will on a per year basis depending on collection efficiency, mortgage takeout, and turnover of units.
(2) Includes Canyon Ranch and 2 buildings of Azure North
COMMITTED CREDIT FACILITIES

CPG’s growth is supported by strong banking relationships and an increasing amount of approved credit facilities at a lower weighted average cost.

Prepayment of development loans through increased CTS financing and end-buyer mortgage frees up CPG’s corporate lines for new projects.

Approved Credit Facilities\(^1\) (Php Million) / Weighted Average Interest Rate

<table>
<thead>
<tr>
<th>Number of Banks</th>
<th>2010</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
<th>Jun-15</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1,695</td>
<td>2,395</td>
<td>6,571</td>
<td>9,475</td>
<td>16,740</td>
<td>11,980</td>
</tr>
<tr>
<td>Weighted Average</td>
<td>9.5%</td>
<td>8.9%</td>
<td>7.5%</td>
<td>6.0%</td>
<td>6.6%</td>
<td>6.3%</td>
</tr>
</tbody>
</table>

Further Diversification into CTS Facilities

- Enhances liquidity by monetizing equity from near-completion buildings
- Frees up development loans from the commercial side of banks for new developments
- Lowers cost of debt

Note:
(1) Loan amount as of June 2015 and weighted average interest rate is based on outstanding balance (availed loans); prior years were based on approved original principal amount.
# CENTURY’S CREDIT PROFILE

<table>
<thead>
<tr>
<th>Description of Indebtedness</th>
<th>Original Principal Amount (PHP Million)</th>
<th>Amount Outstanding* (PHP Million)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Term Loan(^1)</td>
<td>3,945.1</td>
<td>1,390.4</td>
</tr>
<tr>
<td>Syndicated Loan(^2)</td>
<td>4,200.0</td>
<td>2,990.5</td>
</tr>
<tr>
<td>Peso-denominated Bond</td>
<td>2,700.0</td>
<td>2,700.0</td>
</tr>
<tr>
<td>Contract-To-Sell Financing(^3)</td>
<td>5,140.0</td>
<td>4,288.2</td>
</tr>
<tr>
<td>Letter of Credit / Trust Receipt(^4)</td>
<td>1,017.2</td>
<td>555.8</td>
</tr>
<tr>
<td>Leasing Facility(^5)</td>
<td>57.2</td>
<td>55.1</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>17,059.5</strong></td>
<td><strong>11,980.0</strong></td>
</tr>
</tbody>
</table>

*As of June 2015; gross amounts, inclusive of transaction and/or issue costs for loans and bond
\(^1\)Includes BDO, BPI, Standard Chartered, Golden First Century, UBP, Philtrust
\(^2\)Dual-currency secured term loan, 68% is USD-denominated; Standard Chartered is lead arranger
\(^3\)Includes UCPB, BDO, Cocolife, Chinabank, BPI Family, Plantersbank, Optimum, Philtrust
\(^4\)Includes HSBC, BDO, Philtrust
\(^5\)Includes BDO Leasing, AUB
NEW BUSINESS SEGMENTS
THE FOUR MARKET SEGMENTS OF CPG

- We are currently present in two operating segments, but, are in the process of diversifying into two “allied real estate” segments, to further strengthen our portfolio.

- These are based on key secular trends that lead to specific investment and operational opportunities.

- **Vertical Developments**
  - Luxury, mid-market and affordable high rise condominiums and for sale office developments

- **Investment Properties**
  - Retail, office and medical facilities for recurring income

- **Horizontal Economic Housing**
  - Horizontal economic housing subdivisions located in high density cities

- **Leisure and Tourism**
  - Leisure and tourism developments estate where both domestic and foreign tourists are key
LEASING

For Lease Projects

<table>
<thead>
<tr>
<th>Project</th>
<th>Capex (Php Billion)</th>
<th>GFA (sq.m)</th>
<th>Completion / Targeted Completion Dates</th>
</tr>
</thead>
<tbody>
<tr>
<td>Century City Mall</td>
<td>1.5</td>
<td>52,233</td>
<td>2013</td>
</tr>
<tr>
<td>PSB Lowrise Tower</td>
<td>0.2(^1)</td>
<td>6,957</td>
<td>2014</td>
</tr>
<tr>
<td>Centuria Medical Makati</td>
<td>0.5</td>
<td>74,103</td>
<td>2014</td>
</tr>
<tr>
<td>Asian Century Center (Fort)</td>
<td>0.9</td>
<td>28,046(^2)</td>
<td>2017</td>
</tr>
<tr>
<td>Acqua 6 (Condotel)</td>
<td>0.6</td>
<td>39,172</td>
<td>2019</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>3.7</strong></td>
<td><strong>200,511</strong></td>
<td></td>
</tr>
</tbody>
</table>

Note:
(1) Represents loan take out by CPGI of loan obligation of former owners of 50% of the companies that own the building
(2) Based on 50% of the total GFA of Asian Century Center
(3) Excludes land and financing charges
Century City Mall is CPG’s first standalone retail development and is Makati’s newest mall in close to a decade

**Average Increase in Mall Foot Traffic (% change vs March 2014)**

- Century City Mall’s foot traffic has increased by more than 40% in Q4 2014 since its opening in March 2014, mainly due to seasonally higher mall visitors.
- The increase in average mall foot traffic was sustained in Q1 2015 which rose 59% from March 2014.
- Foot traffic is expected to increase as more components of Century City are completed.

**Century City Mall Project Details**

- Launched: 2011
- Completion: 2013
- Opening date: March 2014
- 5-story mall with 3 basement levels
- 523 parking slots
- 17,000 sq. m. net leasable area
- 85% leased out, 100% reserved as of December 2014
- Average rental rate as of December 2014: Php965 per sq.m (blended)
Centuria Medical Makati was completed in December 2014

- A one-stop information technology outpatient medical facility that offers clinic and office spaces for sale to doctors and wellness practitioners
- Consist of office suites both for sale and for lease
- Equipped with hospital-grade facilities to ensure clinical efficiency and best practice medical procedures

Centuria Medical Makati Project Details
- Launched: 2010
- Completion: 2014
- Target opening date: Q4 2015
- 28-story building with 5 above ground and 5 basement level parking
- 677 parking slots with 1 slot assigned to each clinic
- 157,150 sq. m net leasable area
LEISURE AND TOURISM – SAN VICENTE, PALAWAN

700 Meters of white sand beach, crystal clear blue water nestled in the sub tropical Archipelago of Palawan, Philippines

The first plot to be developed, Cape San Vicente includes over 56 hectares of land, including unparalleled bays and a palm-fringed beach. Served by a newly refurbished roadway and located 10 minutes away from the domestic San Vicente Airport, the awe-inspiring site currently has no tourism-oriented developments, but its pristine beauty has been generating strong interest.

The proposed developments will be sustainable, ensuring that the delicate environment and its wildlife are respected and preserved. And they will benefit local people by making the community part of the project, with new schools, improved healthcare and increased employment. We are actively seeking likeminded investors and partners to make Cape San Vicente the pinnacle of responsible, high-end tourism.
HORIZONTAL ECONOMIC HOUSING

Target market

- College graduates with stable jobs in the next wave cities, making at least P25,000 monthly, currently renting

- OFWs with families still living in the target locations, currently renting or, if asset owners, homes are in non-subdivision locations
Locations qualify as “next wave cities” because of the available worker supply, telecoms, and infrastructure to sustain locators.
CENTURY 2020

Pre Sales

- Single digit to low double digits range, subject to launch of new horizontal, and tourism development
- Will launch new projects based on market demand, that meet our projected ROIC and IRR

Landbank

- Selectively seek new landbank, but has to be right location, price and terms in main business districts and its environs
- Sufficient landbank in Palawan and Batangas
- Primary area of expansion, and will look to acquire land in NCR, Calabarzon, and Central Luzon