SECURITIES AND EXCHANGE COMMISSION
ANNUAL REPORT PURSUANT TO SECTION 17

SEC FORM 17-A

OF THE SECURITIES REGULATION CODE AND SECTION 141 OF THE CORPORATION CODE OF THE PHILIPPINES

1. For the fiscal year ended: **December 31, 2021**

2. SEC Identification Number: **60566**

3. BIR Tax Identification No.: **004-504-281-000**

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

CENTURY PROPERTIES GROUP INC.

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

6. Industry Classification Code: [ ] (SEC Use Only)

7. Address of principal office/Postal Code: **21st Floor, Pacific Star Building, Sen Gil Puyat Avenue corner Makati Avenue, Makati City**

8. Issuer's telephone number, including area code: **(632) 7938905**

9. Former name, former address, and former fiscal year, if changed since last report:

10. Securities registered pursuant to Sections 8 and 12 of the SRC, or Sec. 4 and 8 of the RSA:

Title of Each Class	No. of Shares of Stock Outstanding and as Issued of December 31, 2021
COMMON	**11,599,600,690 outstanding shares**
	100,123,000 treasury shares
PREFERRED	**30,0000,000 outstanding shares**

11. Are any or all of these securities listed on a Stock Exchange.

Yes [**X**] No [ ]

If yes, state the name of such stock exchange and the classes of securities listed therein:

Philippine Stock Exchange - All outstanding Common Shares and Preferred Shares

12. Check whether the issuer:

(a) has filed all reports required to be filed by Section 17 of the SRC and SRC Rule 17 thereunder or Section 11 of the RSA and RSA Rule 11(a)-1 thereunder, and Sections 26 and 141 of The Corporation Code of the Philippines during the preceding twelve (12) months (or for such shorter period that the registrant was required to file such reports);

Yes [**X**] No [ ]

(b) has been subject to such filing requirements for the past ninety (90) days.

Yes [**X**] No [ ]

13. State the aggregate market value of the voting stock held by non-affiliates of the registrant.

₱1,507,246,288.80 billion as of December 31, 2021

APPLICABLE ONLY TO ISSUERS INVOLVED IN INSOLVENCY/SUSPENSION OF PAYMENTS PROCEEDINGS DURING THE PRECEDING FIVE YEARS:

14. Check whether the issuer has filed all documents and reports required to be filed by Section 17 of the Code subsequent to the distribution of securities under a plan confirmed by a court or the Commission.

Yes [ ] No [**X**]

DOCUMENTS INCORPORATED BY REFERENCE

15. If any of the following documents are incorporated by reference, briefly describe them and identify the part of SEC Form 17-A into which the document is incorporated:

Consolidated Financial Statements as of and for year ended December 31, 2021
(Incorporated as reference for Item 7 to 12 of SEC Form 17-A)

TABLE OF CONTENTS

INDEX TO FINANCIAL STATEMENTS AND SUPPLEMENTARY SCHEDULES

PART I. BUSINESS AND GENERAL INFORMATION

ITEM 1. BUSINESS

1.1 OVERVIEW

Century Properties Group, Inc., ("CPGI") is one of the leading real estate companies in the Philippines with a 35-year track record. The Company is primarily engaged in the development, marketing, and sale of mid- and high-rise condominiums and single detached homes, leasing of retail and office space, and property management.

As of December 31, 2021, the Company has completed 34 projects, namely: 30 residential projects, consisting of 17,169 units and an aggregate gross floor area ("GFA") of 1,299,860 sqm (inclusive of parking); a retail commercial building with gross leasable area ("GLA") of 16,443 sqm (inclusive of parking); a medical office building with GLA of 29,968 sqm (inclusive of parking); and two (2) office buildings with GLA of 30,584 sqm (inclusive of parking) and 57,137 sqm (inclusive of parking), respectively. Furthermore, the Company has also completed 3,507 homes under its affordable housing segment. These are in addition to the 19 buildings consisting of 4,128 units with an aggregate GFA of 548,262 sqm that were completed prior to 2010 by the Meridien Group of Companies ("Meridien"), the founding principals' prior development companies. Noteworthy developments of Meridien include: The Essensa East Forbes and South of Market in Fort Bonifacio, SOHO Central in the Greenfield District of Mandaluyong City, Pacific Place in Ortigas, Le Triomphe, Le Domaine, and Le Metropole in Makati City.

Completed Projects as of December 31, 2021

Residential Projects	Location	Type	GFA in sq.m. (with parking)	Units	Year Completed
Century City					
Gramercy Residences	Makati City	Residential	121,595	1,432	2012
Knightsbridge Residences	Makati City	Residential	87,717	1,329	2013
Milano Tower	Makati City	Residential	64,304	516	2016
Trump Tower	Makati City	Residential	55,504	267	2017
Subtotal			***329,120***	***3,544***	
Azure Urban Resorts Residences					
Rio	Parañaque City	Residential	42,898	756	2013
Santorini	Parañaque City	Residential	36,126	553	2013
St. Tropez	Parañaque City	Residential	36,260	580	2014
Positano	Parañaque City	Residential	35,164	597	2015
Miami	Parañaque City	Residential	34,954	559	2015
Maui	Parañaque City	Residential	41,235	601	2016
Maldives	Parañaque City	Residential	28,859	385	2017
Boracay	Parañaque City	Residential	27,713	473	2018
Bahamas	Parañaque City	Residential	53,701	851	2019
Subtotal			***336,910***	***5,355***	

Residential Projects	Location	Type	GFA in sq.m. (with parking)	Units	Year Completed
Acqua Private Residences					
Niagara	Mandaluyong City	Residential	33,709	474	2015
Sutherland	Mandaluyong City	Residential	41,705	735	2015
Dettifoss	Mandaluyong City	Residential	36,536	607	2016
Livingstone	Mandaluyong City	Residential	40,251	675	2016
Iguazu	Mandaluyong City	Residential	36,367	492	2018
Acqua Tower 6	Mandaluyong City	Residential	13,531	185	2019
Subtotal			***202,099***	***3,168***	
The Residences at Commonwealth by Century					
Osmeña West	Quezon City	Residential	14,525	158	2015
Quezon North	Quezon City	Residential	17,760	285	2017
Roxas East	Quezon City	Residential	27,255	389	2017
Osmeña East	Quezon City	Residential	14,089	220	2018
Roxas West	Quezon City	Residential	26,767	500	2019
Quirino West	Quezon City	Residential	26,759	517	2020
Quirino East	Quezon City	Residential	26,747	498	2020
Subtotal			***153,902***	***2,567***	
Canyon Ranch					
Phase 1 & 2	Carmona, Cavite	Residential	166,400	779	
Moderno	Carmona, Cavite	Residential	25,303	150	
Subtotal			***191,703***	***929***	
The Resort Residences at Azure North					
Monaco	Pampanga	Residential	43,063	800	2021
Bali	Pampanga	Residential	43,063	806	2021
Subtotal			***86,126***	***1,606***	
Grand Total			***1,299,860***	***17,169***	

Commercial/Office Projects	Location	Type	GLA in sq.m. (with parking)	Units	Year Completed
Century City Mall	Makati City	Retail	16,443	150	2013
Centuria Medical Makati	Makati City	Medical Office	29,968	712*	2015
Asian Century Center	BGC, Taguig City	Office Building	30,584	55	2018
Century Diamond Tower	Makati City	Office Building	57,137	221	2019
Total			**134,132**	**1,138**	

**571 units sold, 141 units for lease*

Note: Excludes projects completed by Meridien

The Company, through subsidiary CPMI also engages in a wide range of property management services, from facilities management and auction services, to lease and secondary sales. Through CPMI, the Company endeavors to ensure the properties it manages maintain and improve their asset value, and are safe and secure. As of December 31, 2021, CPMI manages 51 projects with a total of 99 buildings and 2.75 million sq. m of GFA (inclusive of parking) under management. Of the total CPMI projects under management, 71% of the projects were developed by third-parties. Notable third-party developed projects under management include the One Corporate Center and Union Bank Plaza in Ortigas, Pacific Star Building in Makati City, and various buildings of Bank of the Philippine Islands and Philippine National Bank located in Manila, Makati City and Pasig City.

1.2 SUBSIDIARIES AND ASSOCIATE

Below is the Company's percentage of ownership in its Subsidiaries and Associate as of the filing of this report.

	Percentage of Ownership as of the Filing of the Report	
	Direct	Indirect
Century Communities Corporation (CCC)	100	-
Century City Development Corporation (CCDC)	100	-
Century Limitless Corporation (CLC)	100	-
Century Properties Management Inc. (CPMI)	100	-
PHirst Park Homes, Inc (PPHI)	60	-
Century Destinations and Lifestyle Corp. *(Formerly Century Properties Hotel and Leisure, Inc.)*	100	-
A2Global Inc.	49	-

Century Communities Corporation

CCC, incorporated in 1994, is focused on horizontal house and lot developments. From the conceptualization to the sellout of a project, CCC provides experienced specialists who develop and execute the right strategy to successfully market a project. CCC is the developer of Canyon Ranch, a 25-hectare house and lot development located in Carmona, Cavite.

Century City Development Corporation

CCDC, incorporated in 2006, is focused on developing mixed-use communities that include residences, office and retail properties. CCDC is currently developing Century City, a 3.4-hectare mixed-use development along Kalayaan Avenue in Makati City.

Century Limitless Corporation

CLC, incorporated in 2008, is Century's brand category that focuses on developing high-quality, affordable residential projects. Projects under CLC will cater to first-time home buyers, start-up families and investors seeking safe, secure and convenient homes.

Century Properties Management, Inc.

Incorporated in 1989, CPMI is one of the largest property management companies in the Philippines, as measured by total gross floor area under management. CPMI currently has 51 projects in its portfolio, covering a total gross floor area of 2.75 million sqm. CPMI has been awarded 18 safety and security distinctions from the Safety Organization of the Philippines.

Century Destinations and Lifestyle Corp. (CDLC)
(Formerly Century Properties Hotel and Leisure, Inc.)

Incorporated in 2014, CPHLI shall operate, conduct and engage in hotel and leisure and related business ventures.

PHirst Park Homes Inc. (PPHI)

PHirst Park Homes Inc., incorporated on August 31, 2018, is the first-home division and brand of CPGI. Its projects are located within the fringes of Metro Manila and its target market are first-time homebuyers. Its current projects are located at Barangay San Lucas in Lipa City and San Pablo, Laguna, which involve a multi-phase horizontal residential property and offer both Townhouse units & Single Attached units. PHirst Park Homes is a joint venture project between Century Properties Group Inc. and Mitsubishi Corporation with a 60-40% shareholding, respectively.

A2Global Inc.

A2Global Inc., an associate incorporated in 2013, is a company where CPGI has a 49% shareholdings stake.

1.3 RECENT TRANSACTIONS

CPG Issues PHP 3 Billion Bonds

On March 1, 2021, Century Properties Group, Inc. listed its PHP 3 Billion 3-year unsecured Peso-denominated fixed rate retail bonds on the Philippine Dealing & Exchange Corp. (PDEx). The bond offering which carries an interest rate of 4.8467% per annum, was more than twice oversubscribed.

Proceeds from the issuance will be used to partially refinance bank term loans, finance the company's capital expenditures for vertical developments, and fund general corporate purposes including, but not limited to, working capital.

China Bank Capital Corporation acted as Sole Issue Manager, Lead Underwriter, and Sole Bookrunner of the offering.

CPG Buys Out Mitsubishi's Stake in Century Diamond Tower

On Aug 25, 2020, CPG acquired its joint venture partner Mitsubishi Corporation's 40% stake in the newly-completed Century Diamond Tower. Mitsubishi was CPG's joint-venture partner through Century City Development II Corp (CCDC II) since 2015 when the office development was launched. The two companies eventually agreed to a buyout transaction, which was approved by the Philippine Competition Commission on August 11, 2020. The deed of sale of shares was executed on August 24, 2020.

CPG paid Php1.9 billion for the acquisition of Mitsubishi's common shares in CCDCII. The buyout transaction made CCDCII a wholly-owned subsidiary of CPG. This acquisition effectively increased CPG's recurring income assets in line with the Company's strategy of growing its high-margin businesses including office leasing.

1.4 OPERATIONS

Land Acquisition

The Company sources land for development through joint venture agreements with land owners, or through direct purchases. Direct purchases can either be paid for in cash or on installment basis. The land acquisition process consists of three main steps: identifying, assessing and executing.

First, the Company identifies land with a focus on high growth areas within and outside Metro Manila. During this time, the Company checks the title of the property to ensure there are no encumbrances that will prevent development. Zoning and floor to area considerations are also examined at this stage. The sources of land in the Philippines include privately owned undeveloped property, government owned property, foreclosed bank assets and redevelopment of existing properties as certain industries migrate outside of Metro Manila.

Second, the Company assesses the physical and financial suitability of the land. The land must be topographically amenable to condominium or house and lot developments. The Company also analyzes the macro demand and competing developments to develop a marketing plan for the project, as well as run pro forma cash flows and profit and loss statements for the project.

Third, the Executive Committee of the Company approves the project internally and commences with the acquisition of the land.

Project Design

The project design process involves the planning of the potential project, including determination as to the suitable market segment, master planning, design of property and landscape design. Development timetables vary from project to project, as each project differs in scale and design. Typically, project planning begins after land acquisition and takes at least nine (9) months, during which time CPGI prepares both the master plan for the entire project (which can take several months and may be revised over the course of the project) and detailed plans for each project phase.

The Company utilizes its in-house design capabilities and market research data to plan developments. Part of the feasibility of a project is determining the property type to develop (i.e., residential, office, retail, medical, etc.). The Company believes that its expertise in, and innovative approach to allows it to reduce costs, maintain competitive prices, create distinctive properties and increase sales. From time to time, the Company hires highly-regarded third-parties to design and plan projects. The work performed by these third-parties must comply with specifications that the Company provides and, in all cases, their work is subject to the Company’s final review and approval. In particular, the Company hires third-parties, including international firms, to design projects which are complex and require specific technical expertise and to design specific high-end projects.

Project Development and Construction

Project development and construction involves obtaining the required Government regulatory approvals and executing the Company’s plans. Typically, once the Company has completed the project planning phase, it obtains the necessary Government approvals and permits to conduct pre-marketing activities. For residential projects, once the project has received a development permit from the relevant LGU or HLURB, as the case may be, and a permit to sell from the latter, pre-sales of the residential unit can, and initial development work on the project site may commence. Before the site development process can begin, the Company must also obtain clearances from various Government departments, principally the DENR and the DAR, as well as the relevant LGU.

Marketing and Sales

The Company utilizes the group’s local and international marketing network and believes it is one of the most active industry players when it comes to sales and marketing. The local and international marketing and distribution network consists of 114 exclusive agents who receive monthly allowances and commissions, and 854 external agents which include 786 commission-based agents and 68 brokers as of December 31, 2021.

The Company's advertising and promotional campaigns include the use of show rooms, print and outdoor advertising, fliers, leaflets and brochures designed specifically for the particular target market. The advertising and promotional campaigns are carefully conceptualized and managed by the Company's Corporate Communications Department.

Sales and Customer Financing

The Company normally conducts pre-selling of its property units prior to both construction and project completion. Customers generally start with the payment of non-refundable, non-transferable pre-sale fee that is valid for 30 calendar days from the date of payment. Within this period, the customer is required to submit the complete post-dated checks covering the monthly amortizations and the final turnover balance.

Notwithstanding certain buyers who opt to pay the purchase price in full and in cash, the Company requires 20% to 50% of the total purchase price to be paid during the construction stage, which is between three to five years. On the turnover date, the buyers would have fully paid the required 20% to 50% of the total purchase price, and would be required to either pay the balance in cash or apply for a bank-financing. The Company assists qualified buyers in obtaining mortgage financing from government-sponsored mortgage lenders and from commercial banks.

Sales Cancellations

Default and cancellations are subject to a variety of circumstances beyond the Company's control, such as adverse economic and market conditions as well as increase in interest rates.

After-sales Services

The Company provides maintenance services through its subsidiary CPMI on projects that are fully turned over to the owners. The Company believes that CPMI's management of the completed projects increases their asset value.

The Company obtains feedback from the unit owners in order to provide quality home dwelling units in the future and to enhance long-term relationships with them. Finally, the Company has an in-house leasing department to handle the leasing and re-sale needs of its clients.

Insurance

The Company believes that it has sufficient insurance coverage that is required by Philippine regulations for real and personal property. Subject to customary deductibles and exclusions, the Company's insurance policies include coverage for, among other things, building and improvements, machinery and equipment, furniture, fixtures and fittings against damage from fire and natural perils, machinery breakdown, third-party liability to the public and construction works. The Company is not covered by business interruption insurance.

Competition

The Philippine real estate development industry is highly competitive. CPGI's primary competitors are real estate companies that also focus on developing residential and commercial buildings in the Philippines. The Company believes that customers choose among competing real estate companies based on design, amenities, price, location, developer reputation, quality of finishes, after-sales support services, unit sizes, monthly amortization and financing terms. Century's competitors vary depending on the target market. The main competitors are Ayala Land, Inc., DMCI Homes, Filinvest Land Inc., Megaworld Corp., Robinson Land Corp., Rockwell Land Corporation, and Vista Land & Lifescapes, Inc.

The Company believes that it can effectively compete with other companies in its industry through innovative branding strategies to effectively enhance brand visibility and product appeal while attempting to reinforce credibility as a leading developer in the Philippines. The Company is also developing properties in partnership with global brand names and setting up various marketing offices abroad to cater to foreign customers, Filipinos based abroad and OFW's.

Suppliers

The Company has a broad base of suppliers, both local and international. The Company is not dependent on one or limited number of suppliers.

Customers

The Company has a broad market base including local and foreign individual and institutional clients.

Intellectual Property

The Company through its Subsidiaries has several trademarks/trade name and logos registered with the Intellectual Property Office of the Philippines. These trademarks have registration licenses and the management has continuously maintained its renewal after such registration anniversary for exclusive use of trademarks, names and logos.

The following are significant trademarks and logos of the Company's Subsidiaries registered which the management protects and secures licenses in updating its rights to use exclusively for its operations:

Century City Development Corporation

Trademark Title	Registration No.	Registration Date	Status
The Knightsbridge Residences at Century	4-2008-002251	07/07/2009	Active
The Gramercy Residences	4-2007-003346	13/08/2007	Awaiting Notice of Issuance
Century City Development Corporation	4-2007-003034	13/08/2007	Awaiting Notice of Issuance
The Gramercy Residences at Century City	4-2007-003343	13/08/2007	Awaiting Notice of Issuance
MOMA the Modern Makati	4-2007-004279	29/10/2007	Awaiting Notice of Issuance
Century City	4-2007-003035	13/08/2007	Awaiting Notice of Issuance
Century City Mall	4-2013-001793	18/02/2013	Active
Century City Mall	4-2013-001794	25/07/2013	Active

Century Limitless Corporation

Trademark Title	Registration No.	Registration Date	Status

The Sanctuary Cove	4-2009-006601	20/05/2010	Active
Sanctuary Cove (Stylized)	4-2009-006622	20/05/2010	Active
Acqua Private Residences	4-2010-009211	15/09/2011	Active
Acqua Private Residences and Design	4-2010-009212	15/09/2011	Active
The Pebble	4-2011-003766	15/09/2011	Active
Niagara Tower	4-2011-003771	15/09/2011	Active
Sutherland Tower	4-2011-003772	15/09/2011	Active
Dettifoss Tower	4-2011-003770	15/09/2011	Active
Yosemite Tower	4-2011-003767	15/09/2011	Active
Acqua Victoria Tower	4-2011-003768	15/09/2011	Active
Iguazu Tower	4-2011-003769	15/09/2011	Active
The Atlantis Residences	4-2009-004741	19/11/2009	Active
The Atlantis	4-2009-004742	19/11/2009	Active
Azure Urban Resort Residences	4-2009-010680	20/05/2010	Active
Azure Urban Resort Residences with a Rectangle	4-2009-010681	20/05/2010	Active
Azure Urban Resort Residences with a Rectangle Active	4-2009-010682	20/05/2010	Active
Acqua Iguazu Yoo Inspired by Starck	4-2011-014335	01/12/2011	Active
The Residences at Commonwealth by Century and Logo	4-2012-009282	27/07/2012	Active
Nova by Century	4-2013-00009720	14/08/2013	Active
Novacity by Century	4-2013-00009728	14/08/2013	Active
Azure	4-2017-009341	08/12/2019	Active
Miami	4-2017-009350	16/06/2017	Ongoing review of application
Azure North	4-2017-009355	18/11/2017	Active
St. Tropez	4-2017-009344	18/11/2017	Active
Rio at the Azure	4-2017-009343	04/08/2019	Active
The St. Tropez at the Azure	4-2017-009345	25/07/2019	Active
The Santorini at the Azure	4-2017-009346	18/11/2017	Active
Positano at the Azure	4-2017-009347	25/07/2019	Active
Maui	4-2017-009348	18/11/2017	Active
Maui at the Azure	4-2017-009349	25/07/2019	Active
The Miami at the Azure	4-2017-009351	29/02/2020	Active
The Maldives at the Azure	4-2017-009352	29/02/2020	Active
Bahamas at the Azure	4-2017-009353	31/03/2019	Active
Boracay at the Azure	4-2017-009354	31/03/2019	Active
Barbados at Azure North	4-2017-009356	31/03/2019	Active
Monaco at Azure North	4-2017-009357	31/03/2019	Active

Bali at Azure North	4-2017-009358	31/03/2019	Active
Batulao Artscapes	4-2017-009367	09/11/2017	Active
Batulao Artscapes	4-2017-009368	16/06/2017	Active
Artventure	4-2017-011921	28/07/2017	Active
Artscapes	4-2017-011920	28/07/2017	Ongoing review of application
Co. Dorms	4-2018-002012	02/02/2018	Ongoing review of application
Co. Livingspaces	4-2018-002013	02/02/2018	Ongoing review of application
Co.	4-2018-002014	02/02/2018	Ongoing review of application
Co. Spaces	4-2018-002015	02/02/2018	Ongoing review of application
Prima	4-2018-002016	02/02/2018	Active
Prima Villahome	4-2018-002017	02/02/2018	Active
Prima Townvilla	4-2018-002018	02/02/2018	Active
Prima Resorthome	4-2018-002019	02/02/2018	Active
The TownVillas	4-2019-00010914	26/06/2019	Ongoing review of application
The Co.	4-2019-00010917	26/06/2019	Ongoing review of application
Century Destinations	4-2019-00010918	26/06/2019	Active
Century Enclaves	4-2019-00010920	26/06/2019	Active
Century Prima	4-2019-00010919	26/06/2019	Active
Century Vertical Villas	4-2019-00010916	26/06/2019	Active
Century TownVillas	4-2019-00010913	26/06/2019	Active
Century Co.	4-2019-00010921	26/06/2019	Active
Century City Prima Homes At San Fernando	4-2021-515436	01/07/2021	New
Century Estate Prima Homes At Batulao And Logo	4-2021-515437	01/07/2021	New
Century Prima Residences At Acqua And Logo	4-2021-515446	01/07/2021	New
Century Prima Residences At Katipunan And Logo	4-2021-515440	01/07/2021	New
Century Prima New Generation Living With Aqua Background And Logo	4-2021-515443	01/07/2021	New
Century Prima And Logo	4-2021-515444	01/07/2021	New
Century City Prima Towers At San Fernando And Logo	4-2021-515445	01/07/2021	New
Century Prima New Generation Living	4-2021-515442	01/07/2021	New

Century Communities Corporation

Trademark Title	Registration No.	Registration Date	Status
Century Communities and Device	4-2007-003036	13/08/2007	Awaiting Notice of Issuance
Mt. Batulao by Century	4-2015-001992	05/11/2015	Active

Century Destinations and Lifestyle Corp.

Trademark Title	Registration No.	Registration Date	Status
Narra Hotels & Resorts and Logo	4-2014-006411	21/05/2014	Active
Crib by Narra and Design	4-2014-006413	21/05/2014	Active
Crib Hotels	4-2014-006412	21/05/2014	Active
The Cove at San Vicente Lifestyle Resort & Private Residences	4-2018-00016429	25/04/2019	Active
The Viu at Batulao Artscapes	4-2018-00016432	25/04/2019	Active
The Viu at Batulao Artscapes	4-2018-00016433	25/04/2019	Active
Destinations by Century Properties	4-2018-00011086	14/07/2019	Active
Canvas Artpartments	4-2018-00016430	18/09/2018	Ongoing review of application
Canvas Artpartments	4-2018-00016431	18/09/2018	Ongoing review of application
CDLC	4-2018-00011085	25/10/2018	Active

Century Properties Group, Inc.

Trademark Title	Registration No.	Registration Date	Status
Cape San Vicente	4-2015-001994	24/02/2015	Active
A Censo Homes	4-2015-001995	24/02/2015	Active
Censo Homes	4-2015-001993	24/02/2015	Active

Government Approvals/Regulations

The Company secures various government approvals such as the Environmental Compliance Certificates (ECC), development permits, licenses to sell, etc. as part of the normal course of its business.

The Company has no principal product that has pending government approval as of December 31, 2021.

As of December 31, 2021, the Company is not aware of any existing or probable governmental regulations that will have an impact on the Company’s operations.

All government approvals and permits issued by the appropriate government agencies or bodies which are material and necessary to conduct the business and operations of the Company, were obtained by the Company and are in full force and effect.

Employees

CPGI and its Subsidiaries have 1,222 employees as of December 31, 2021 and 1,306 employees as of December 31, 2021. There are no new officers hired from January to December 2021. The company intends to hire 2 managerial level and 4 rank and file employees in the coming year.

Its employees are primarily engaged in development operations, construction, property management, as well as sales and marketing. CPGI and its Subsidiaries' local and international marketing and distribution network consist of 1,637 agents as of December 31, 2021 and 642 agents as of December 31, 2020. CPGI and its Subsidiaries have entered into an Expense Allocation Agreement to pay the costs of such services and record such costs in general, administrative and selling expenses.

The following table shows the distribution of the Company and its Subsidiaries' employees across its core function areas.

	As of December 31,	
	2021	**2020**
Development operations..	379	388
Sales and marketing..	35	15
Construction……………………………………………..	257	294
Property management..	551	609
Total...	**1,222**	**1,306**
Agents		
Subsidized Agents……………………………………….	786	130
Agents on Commission………………………………….	851	512
Total………………………………………………………	**1,637**	**642**

In order to fulfill the manpower requirements, the Company subscribes to local and international job portals, job fairs, executive search and advertise job postings in leading newspapers and internet sites. The Company practices equal opportunity employment to all qualified talents in terms of hiring, salary job offers and promotion to hired employees.

CPGI employees are being empowered to take proactive roles with active learning and development plans, regular training opportunities and real career progression to ensure the continuity of the Company's vision.

Managers and staff are also routinely given feedback on their job performance and CPGI takes other steps to ensure the continuous development of its employees.

The total employee remuneration program provided by the Company has been designed to help compete in the marketplace for quality employees and the Company believes that these packages are in line with the industry standard in the Philippines. CPGI shall provide and enhance long term incentive programs such as housing program, employee stock option plan and retirement program. The Company conducts annual performance reviews and rewards employees with annual salary increases if merited. The Company's goal is to position itself as an employer of choice in the Philippines.

The employees are not covered by a collective bargaining agreement and no employee belongs to a labor union. There has been no loss of work due to any labor disputes.

1.5 REGULATIONS

The following are the laws and regulations governing the business of the Company:

A. Law on Housing and Land Projects
- *Presidential Decree No. 957: The Subdivision and Condominium Buyer's Protective Decree*
- *B.P. 220: An Act Authorizing the Ministry of Human Settlements to Establish and Promulgate Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects in Urban and Rural Areas from those Provided under Presidential Decrees Numbered Nine Hundred Fifty-Seven, Twelve Hundred Sixteen, Ten Hundred Ninety-Six, and Eleven Hundred Eighty-Five*
- *Executive Order No. 71, Series of 1993*
- *Republic Act No. 7279: Urban Development and Housing Act of 1992*
- *Republic Act No. 9646: Real Estate Service Act*
- *Republic Act No. 4726: The Condominium Act*
- *Republic Act No. 11201: Department of Human Settlements and Urban Development Act*
- *Republic Act No. 9160: Anti-Money Laundering Act, as amended*

B. Building Permits
- *Presidential Decree No. 1096 or the National Building Code*

C. Zoning and Land Use
- *Republic Act No. 7160: Local Government Code of the Philippines of 1991*
- *Republic Act No. 6657: Comprehensive Agrarian Reform Law of 1998*

D. Environmental Laws

E. Property Registration and National Restriction
- *Presidential Decree No. 1529: Property Registration Decree*

F. Nationality Restrictions
- *Republic Act No. 7042, as amended, otherwise known as the Foreign Investments Act of 1991 and Executive Order No. 65 on the Eleventh Regular Foreign Investment Negative List*

G. Real Property Taxation
- *Republic Act No. 7160: Local Government Code of the Philippines of 1991*

H. Real Estate Sales on Installment
- *Republic Act No. 6552: Realty Installment Buyer Act "Maceda Law"*

I. Construction Licenses

J. Board of Investment

K. Special economic Zone

L. Competition
- *Republic Act No. 10667: The Philippine Competition Act*

M. Data Privacy
- *Republic Act No. 10173: The Data Privacy Act of 2012 and its Implementing Rules*

1.6 RISKS

RISKS RELATING TO OUR BUSINESS

The Company derives a significant portion of its revenue from Overseas Filipino Workers ("OFWs"), expatriate Filipinos, former Filipino citizens who have returned to the Philippines ("Balikbayans") and other overseas buyers, which exposes the Company to risks relating to the performance of the economies where they are located.

The Company generates a significant portion of its revenues, particularly sales of its affordable and middle-income projects, from OFWs, expatriate Filipinos, Balikbayans and other overseas buyers. A number of factors could reduce the number of OFWs, remittances from OFWs or the purchasing power of expatriate Filipinos, Balikbayans and other overseas buyers. These include:

- A downturn in the economic performance of the countries and regions where a significant number of these potential customers are located, such as the United States, France, Italy, the United Kingdom, Hong Kong, Japan, Korea, Taiwan, Singapore, the United Arab Emirates, Qatar, and Bahrain, among others;
- A change in Government regulations that currently exempt the income of OFWs from taxation in the Philippines;
- The imposition of Government restrictions on the deployment of OFWs to particular countries or regions, such as the Middle East; and
- Restrictions imposed by other countries on the entry or the continued employment of foreign workers.

Any of these events could adversely affect demand for the Company's projects from OFWs, expatriate Filipinos, Balikbayans and other overseas buyers, which could materially and adversely affect its business, financial condition or results of operations. Considering the global impact of the COVID-19 pandemic and the repatriations of OFWs, the Company expects a possible decline in the sale of project units to the OFW sector.

In any case, despite the concerns about the sustainability of the overseas market, OFW remittances continued to increase from US$31.3 billion in 2017 to US$32.2 billion in 2018, and US$33.5 billion in 2019. OFW remittances in 2020 registered at US$33.2 billion and US$34.88 billion in 2021, despite the COVID-19 pandemic.

To mitigate the risk, the Company procures clients from different countries. The Company has clients located in 15 different countries; hence it is not exposed to any single jurisdiction. As of December 31, 2021, 49.7%, 13.6%, 17.7%, 12.3%, 6.1%, and 0.6% of the Company's sales are from Asia, Middle East, North America, Europe, Australia/Oceania, , and other countries, respectively.

Furthermore, the Company is expanding its product portfolio to cater to a wider customer base, specifically to include horizontal affordable housing. This will allow even the repatriated OFWs to avail of the Company's economical and low-cost project units.

All of the Company's properties are in the Philippines and, as a result, it is exposed to risks associated with the Philippines, including the performance of the Philippine economy.

All of the Company's properties are in the Philippines and accordingly, the Company is significantly influenced by the general state of the Philippine economy.

In the past, the Philippines experienced periods of slow or negative growth, high inflation, significant devaluation of the peso, and the imposition of exchange controls. For companies in the real estate sector, demand for, and prevailing prices of, commercial and residential properties are affected by the strength of the Philippine economy (including overall growth levels and interest rates), the overall levels of business activity in the Philippines and the amount of remittances received from OFWs.

Demand for commercial and residential developments is also affected by social trends and changing spending patterns in the Philippines, which in turn are influenced by economic, political, and security conditions in the Philippines.

Moreover, extensive construction of condominium and housing units and other factors could lead to the risk of formation of asset bubbles in real estate. The Philippine residential housing industry is cyclical and sensitive to changes in general economic conditions in the Philippines such as levels of employment, consumer confidence and income, availability of financing for property acquisitions, construction and mortgages, interest rate levels, inflation, and demand for housing.

When the Philippines underwent financial and political crises in the past, demand for real estate dropped and consequently led to an oversupply in the market and reduced demand for new residential projects. The global financial crises, which resulted in a general slowdown of the global economy, likewise, led to a decline in property sales in the Philippines.

If changes in the Philippine property market or the Philippine economy cause a decrease in revenues from the sale of properties, significant expenditures associated with investment in real estate, such as real estate taxes, maintenance costs and debt payments, generally cannot be correspondingly reduced and therefore could materially and adversely affect the Company's business, financial condition, and results of operations.

To mitigate this risk, the Company continues to adopt prudent financial and operational controls and policies within the context of the prevailing business, economic and political environments. The Company likewise continues to undertake risk management initiatives and constant monitoring of key economic and market indicators.

The Company is exposed to geographic portfolio concentration risks.

Properties located in Metro Manila, the commercial capital of the Philippines, account for a substantial portion of the Company's real estate assets. Further, its current projects are primarily located within Metro Manila and, in particular, within relatively short distances from the traditional main business districts of Makati City, Ortigas Center, and Bonifacio Global City. Due to the concentration of its property portfolio in Metro Manila, a decrease in property values in Metro Manila would have a material adverse effect on its business, financial condition, and results of operations.

To mitigate this risk, as of the date of this Annual Report, the Company has launched projects and contracted land further outside Metro Manila including Bulacan, Pampanga, Batangas, Cavite, Laguna, Quezon Province and Palawan. This allows the Company to mitigate geographic concentration risk.

Its portfolio of residential real estate property development projects exposes the Company to sector-specific risks.

The Company's business is concentrated in the Philippine residential market. Therefore, reduced levels of economic growth, adverse changes in the country's political or security situation or weak performance of the country's property development market generally could materially and adversely affect its profitability. The Company's results of operations are dependent on the continued success of its development projects. Additionally, the Philippine real estate industry is highly competitive. The Company's projects are largely dependent on the popularity of its development when compared to similar types of developments in similar geographic areas, as well as on its ability to gauge correctly the market for its developments. Important factors that could affect the Company's ability to effectively compete include a development's relative location versus that of its competitors, particularly with regard to proximity to transportation facilities and commercial centers, as well as the quality of the developments and related facilities that it offers, pricing and the overall attractiveness of the development. The Company's inability to develop attractive projects could materially and adversely affect its business, financial condition, and results of operations.

To mitigate this risk, the Company is venturing into commercial leasing developments to reduce its dependence on the residential market. By venturing into commercial leasing, the Company hopes to be less exposed to the business cycles inherent in residential developments.

Since the Company operates in a competitive industry, it might not be able to maintain or increase its market share, profitability and ability to acquire land for new projects.

The Company operates in a competitive business environment. The entry of new competitors could also reduce the Company's sales and profit margins. The Company faces significant competition in connection with the acquisition of land for its real estate projects. Its growth depends significantly on its ability to acquire or enter into agreements to develop additional land suitable for its real estate projects. The Company may experience difficulty in acquiring land of suitable size in locations and at acceptable prices, particularly land located in and near Metro Manila and in other urban areas in the Philippines. If it is unable to acquire suitable land at acceptable prices or to enter into agreements with joint venture partners to develop suitable land with acceptable returns, its growth prospects could be limited and its business, financial condition, and results of operations could be adversely affected.

To mitigate this risk, the Company has strategically positioned itself at the upper end of each of the three (3) residential segments it caters to, namely, affordable, middle income, and luxury markets. Furthermore, the Company strives to maintain the design and quality of its developments and is focused on being customer-centric.

The interests of joint venture partners and landowners for development projects may differ from the interests of the Company, and such joint venture partners and landowner may take actions that can adversely affect the Company.

The Company entered into joint venture agreements and Contracts to Sell ("CTS") with various parties as part of its overall land acquisition strategy, property development and property management, and intends to continue to do so. Under the terms of the joint venture agreements, the Company is responsible for project development, project sales and project management, while its joint venture partners typically supply the project land. Under the terms of the Contracts to Sell, the Company shall pay the purchase value of the land on staggered basis, and in certain transactions, pay in addition proportionate payments dependent on generated sales.

A joint venture or acquisition of land via CTS involves additional risks where the joint venture partners or landowners may have economic or business interests or goals that differ from that of the Company's. For example, the joint venture partners or landowners may withhold certain key information relating to the land that the Company may not be able to discover after conducting due diligence and such information could affect its right to possess and develop such land. Titles over the land, although already in the name of the joint venture partners or landowners, may still be contested by third parties. The joint venture partners or landowners may also take actions contrary to the Company's instructions or requests, or in direct opposition to its policies or objectives with respect to its investments or with respect to the project land or dispute the distribution of joint venture shares or installment payments. The joint venture partner may also not meet its obligations under the joint venture agreement. Disputes between the Company and its joint venture partners or the landowner could arise after significant capital investments in a project had been made, which could result in the loss of some or all of the Company's investments in the project. Any of the foregoing could have a material adverse effect on the Company's business, financial condition, and results of operations.

The Company conducts due diligence and performs contract management on its joint venture partners to reduce this risk.

The Company uses celebrities and international brands to design, market and sell some of its properties.

The Company maximized its collaborations with international brands, designers, and celebrities to learn the best practices in world-class design and raise its standards in customer experience and pride of ownership.

This entailed design and licensing fees, and sometimes a revenue sharing arrangement. Circumstances beyond the Company's control could decrease the popularity of the celebrities and brands with whom it partners, which could, in turn, adversely affect the Company's marketing and sales efforts and its reputation. To reduce this risk, the Company conducted due diligence and performed contract management on its partner brands.

Using its learnings, the Company has built its own homegrown brand, attaching the "Century" name to various properties including The Residences at Commonwealth by Century, Asian Century Center, Century Diamond Tower, and Century Spire.

Committing to deliver excellence above the current standard of living, PHirst Park Homes redefines "affordability" as it provides beyond what is expected in a housing community, believing every homeowner deserves to take pride not only in where they live but also how they live. Derived from the words Philippines and First, PHirst Park Homes was built upon the dreams and aspirations of first-time homebuyers. Thus, it offers what it calls its signature "4Cs" experience for its customers: Complete Homes, Conceptive Amenities, Connected Essentials and Convenient Buying and Selling Experience.

To date, the Company has launched 10 projects that carry the PHirst Park Homes brand namely in Tanza, Cavite; Lipa, Batangas; San Pablo, Laguna; Pandi, Bulacan; Calamba, Laguna; Batulao, Batangas; Magalang, Pampanga; General Trias, Cavite; Baliwag, Bulacan; and Tayabas, Quezon. PHirst Park Homes goes beyond being just a material house to live in but by being a strong foundation of togetherness that can be passed on from generation to generation.

The Company may not be able to successfully manage its growth.

The Company intends to continue to pursue an aggressive growth strategy by increasing the number of properties it develops and manages and by expanding into new market segments. However, the Company might experience capital constraints, construction delays, operational difficulties at new locations or difficulties operating existing businesses and training personnel to manage and operate its business. Any inability to adapt effectively to growth, including strains on management and logistics, could result in losses or development costs that would not be recovered as quickly as anticipated or at all. These problems could have a material adverse effect on the business, financial condition, and results of operations of the Company.

To mitigate this risk, the Company studies and analyzes its total capital and human resource requirements and attempts, to the best of its abilities, to allocate resources most prudently in order to complete its projects on time.

The Company is involved in a cyclical industry and is affected by changes in general and local economic conditions.

The real estate development industry is cyclical and is significantly affected by changes in general and local economic conditions, including employment levels, availability of financing for property acquisitions, construction and mortgages, interest rates, consumer confidence and income, demand and supply of residential or commercial developments. The Philippine property market has in the past been cyclical and property values have been affected by the supply of and the demand for properties, the rate of economic growth and political and social developments in the Philippines.

Furthermore, the real estate industry may experience rapid and unsustainable rises in valuations of real property followed by abrupt declines in property values, as was experienced in the United States housing bubble from 1997 to 2006. Such real estate bubbles may occur periodically, either locally, regionally, or globally, which may result in a material adverse effect on the business, financial condition, and results of operations of the Company.

To mitigate this risk, the Company is diversifying its revenue sources by expanding its leasing portfolio and expanding its affordable housing segment in addition to its continued thrust into vertical housing developments and property management business.

The Company might not be able to generate sufficient funds internally or through external financing to operate and grow its business as planned.

The real estate business is capital-intensive and requires significant capital expenditures to develop and implement new projects and to complete existing projects.

Historically, while the Company has funded a significant portion of its capital expenditure requirements internally from the pre-sales of its development projects, it has periodically utilized external sources of financing. However, it might not be able to continue funding its capital expenditure requirements internally or obtain sufficient funds externally on acceptable terms or at all. Its ability to raise additional equity financing from non-Philippine investors is subject to foreign ownership restrictions imposed by the Constitution and applicable laws. Its access to debt financing is subject to many factors, many of which are outside the Company's control. For example, political instability, an economic downturn, social unrest, or changes in the Philippine regulatory environment could increase the Company's costs of borrowing or restrict its ability to obtain debt financing. In addition, the disruptions in the capital and credit markets may continue indefinitely, which could adversely affect its access to financing. Inability to obtain financing on acceptable terms would adversely affect the Company's ability to operate and execute its growth strategies.

To mitigate this risk, the Company is endeavoring to broaden its sources of capital. While historically it has relied predominantly on pre-sales, receivables financing, and bi-lateral loans, it has been able to diversify its sources of financing through the debt and equity capital and syndicated loan markets.

The cancellation of sales of housing or condominium units could adversely affect business, financial condition and results of operations.

As a developer and seller of residential real estate, the Company's business, financial condition and results of operations could be adversely affected if a material number of housing or condominium unit sales are cancelled. Under R.A. 6552 or the Maceda Law, which applies to all transactions or contracts involving the sale or financing of real estate through installment payments, buyers who have paid at least two years of installments are granted a grace period of one month for every year of paid installments to cure any payment default. During the grace period, the buyer may pay the unpaid installments due, without additional interest. If the contract is cancelled, the buyer is entitled to receive a refund of at least 50% of the total payments made by the buyer, with an additional 5% per annum in cases where at least five years of installments have been paid (but with the total not to exceed 90% of the total payments). Buyers who have paid less than two years of installments and who have defaulted on installment payments are given a 60-day grace period to pay all unpaid installments before the sale can be cancelled, but without any right of refund.

The Company could experience a material number of cancellations, particularly during slowdowns or downturns in the Philippine economy, periods when interest rates are high or similar situations. If the Company experiences a material number of cancellations, it may not have enough funds on hand to pay the necessary cash refunds to buyers, in which case it may have to incur indebtedness to pay such cash refunds, but it might not be able to obtain debt financing on reasonable terms or at all. In addition, particularly during an economic slowdown or downturn, it might not be able to able to resell the same property at an acceptable price or at all. Any of these events could have a material adverse effect on its business, financial condition and results of operations.

If the Company experiences a material number of sales cancellations, investors are cautioned that its historical revenue from its real estate sales would have been overstated because such historical revenues would not have accurately reflected subsequent customer defaults or sales cancellations. Investors are also cautioned not to rely on the Company's historical statements of income as indicators of future revenues or profits.

The Company attempts to mitigate this risk by collecting more equity from the buyer, subject to market demands and competitive factors. A material amount of its pre-sales are sold on the basis of collecting 10% to 30% from each buyer before project completion, with some projects charging as high as 50% buyer equity. The higher equity the Company collects from the buyer, the less chances a buyer defaults since such buyer has committed more capital to the unit purchase.

The Company is controlled by Century Properties, Inc. (CPI), which is in turn, controlled by the Antonio family. Hence, the interests of the Antonio family may differ significantly from the interests of the other shareholders.

Members of the Antonio family indirectly own a majority of the Company's issued and outstanding shares. Accordingly, the Antonio family will be able to elect a majority of the Board and determine the outcome of many significant matters voted on by shareholders. Members of the Antonio family also serve as directors and executive officers. The Antonio family could also take advantage of business opportunities that may otherwise be attractive to the Company. The interests of the Antonio family may differ significantly from or compete with the interests of the Company and the other shareholders, and the Antonio family may vote their shares in a manner that is contrary to the interests of the Company or the interests of the other shareholders.

To mitigate this risk, the Company is continuously increasing its professional management team. The Company has already hired professionals responsible for key parts of the business, including the heads of leasing, affordable housing, leisure and tourism, finance and investor relations.

The Company is highly dependent on certain directors and members of senior management.

The Company's directors and members of senior management have been an integral part of its success and the experience, knowledge, business relationships and expertise that would be lost if any such persons depart or take on reduced responsibilities could be difficult to replace and may adversely affect its operating efficiency and financial performance. In particular, members of the Antonio family fill certain key executive positions and the Company may not be successful in attracting and retaining executive talent to replace these family members if they depart or take on reduced responsibilities. Such executives include: Jose E.B. Antonio, Chairman; Jose Marco R. Antonio, President and Chief Executive Officer; John Victor R. Antonio, Vice-Chairman; Jose Carlo R. Antonio, Director; Hilda R. Antonio, Director; Rafael G. Yaptinchay, Director; and Ricardo P. Cuerva, Director of the Company and President of Century Project Management and Construction Corporation, the company exclusively charged with managing the construction projects for the Company's vertical developments. The Company does not carry insurance for the loss of the services of any of the members of its management. If the Company loses the services of any such person and is unable to fill any vacant key executive or management positions with qualified candidates, it could have a material adverse effect on its business, financial condition, and results of operations.

To mitigate this risk, the Company has a succession plan in place.

The Company may be unable to attract and retain skilled professionals, such as architects and engineers.

The Company believes that there is significant demand for its skilled professionals from its competitors. Its ability to retain and attract highly skilled personnel, particularly architects, engineers and sales and marketing professionals, affects its ability to plan, design, execute, market, and sell projects. In particular, any inability on the Company's part to hire and retain qualified personnel could impair its ability to undertake project design, planning, execution and sales and marketing activities in-house and could require it to incur additional costs by having to engage third parties to perform these activities.

To mitigate this risk, the Company benchmarks industry best practices in human resource management.

The Company may not be able to hire independent contractors that meet its requirements.

The Company relies on independent contractors to provide various services, including land clearing and infrastructure development, construction works and building and property fitting-out works. It selects independent contractors principally by conducting tenders and taking into consideration factors such as the contractor's experience and track record, its financial and construction resources, any previous relationships with the Company and its reputation for quality. However, the Company might not be able to find a suitable independent contractor who is willing to undertake a particular project within its budget and schedule. This may result in increased costs for the Company or delays in the project. Also, the services independent contractors render might not be satisfactory or match the Company's requirements for quality. Contractors may also experience financial or other difficulties, such as shortages in, or increases in the price of, construction materials, which in turn could delay the completion of the project or increase the costs for the Company. Any of these factors could have a material adverse effect on the Company's business, financial condition, and results of operations.

To mitigate this risk, the Company prudently selects its network of accredited contractors, and monitors the development of each project from project inception up to project turnover.

Construction defects and building-related claims may be asserted against the Company, and it may be involved in litigation, which could result in financial losses or harm to its business.

Construction defects and building-related claims may be asserted against the Company, and it may be involved in litigation, which could result in financial losses or harm to its business.

Under Philippine law, the engineer or architect responsible for the plans and specifications for a building is liable for damages if, within 15 years from the completion of the structure, it collapses by reason of a defect in those plans and specifications or due to the defects in the ground. The action must commence within 10 years following the collapse of the building. Thus, if the architect or engineer is one of the Company's employees, it may be held liable for damages if any of its buildings collapse. It may also be held responsible for hidden (that is, latent or non-observable) defects in the housing and condominium units it sells if such hidden defects render a unit unfit for the use for which it was intended or if its fitness for such use is diminished to the extent that the buyer would not have acquired it or would have paid a lower price had the buyer been aware of the hidden defect. This warranty may be enforced within six (6) months from the delivery of the house to the buyer. In addition, the National Building Code of the Philippines (the "Building Code"), which governs, among others, the design and construction of buildings, sets certain requirements and standards that the Company must comply with. The Company may be held liable for administrative fines or criminal penalties in case of any violation of the Building Code. Likewise, it could be held liable for the damages mentioned above, the cost of repairs and the expense of litigation surrounding such claims. Claims could also arise out of uninsurable events or circumstances not covered by the Company's insurance. Significant claims arising from structural or construction defects could have a material adverse effect on the Company's reputation and business, financial condition, and results of operations. It may also be implicated in lawsuits on an ongoing basis. Litigation could result in substantial costs to, and a diversion of effort by, the Company and subject it to significant liabilities, including potential defaults under its present debt covenants. Legal proceedings could materially harm its business and reputation, and it may be unable to recover any losses incurred from third parties, regardless of whether or not the Company is at fault. Losses relating to litigation could have a material adverse effect on the Company's business, financial condition, and results of operation, and provisions made for litigation related losses might not be sufficient to cover losses.

To mitigate this risk, the Company prudently selects its network of accredited contractors, and monitors the development of each project from project inception up to project turnover. The Company also protects majority of its construction interests with an all-risk insurance policy for construction.

Third parties may contest the Company's titles to its properties.

While the Philippines has adopted the Torrens System, a system of land registration which is intended to conclusively confirm land ownership by providing a state guarantee of indefeasible title to those in the register, and which is binding on all persons (including the Government), it is not uncommon for third parties to claim ownership of land which has already been registered in favor of another. In particular, Quezon City, Metro Manila and the province of Cavite, have been known to experience problems with syndicates of squatters (informal settlers) and forged or false title holders. There have been cases where third parties have produced false or forged title certificates over land and there are difficulties in obtaining title guarantees with respect to property in the Philippines. Title to land is often fragmented and land may have multiple owners. Land may also have irregularities in title, such as non-execution or non-registration of conveyance deeds, and may be subject to liens, encumbrances or claims of which the Company may be unaware. The difficulty of obtaining title guarantees in the Philippines means that title records provide only for presumptive rather than guaranteed title. As each transfer in a chain of title may be subject to a variety of defects, the Company's title and development rights over land may be subject to various defects of which it is unaware. For these and other reasons, title insurance is not readily available in the Philippines. Title defects may result in the loss of the Company's title over land. From time to time, the Company may be required to defend itself against third parties who claim to be the rightful owners of land that it acquires. If third-party claims for title are brought against the Company, or if any such claim involves land that is material to its projects, it may have to devote significant time and incur significant costs in defending itself against such claims. Such claims could also affect its ability to develop land for particular projects by causing the relevant governmental authority to delay or prevent continued business operations on the property or withhold required permits or clearances until such claim is definitively resolved. In addition, if any such claims are successful, the Company may have to either incur additional costs to settle such third-party claims or surrender title to land that may be material for its projects. Furthermore, title claims made by third-parties against the Company or its joint venture partners may have an adverse effect on its reputation. Any of the foregoing circumstances could have a material adverse effect on the Company's business, financial condition, and results of operations, as well as on the Company's reputation. Any successful claim against the Company or its joint venture partners may affect its ability to deliver its developments on time and free and clear of any liens or encumbrances.

The Company mitigates this risk, to the extent it can, by having joint venture partners indemnify the Company in the event third parties are successful in their claim. To the extent the title belongs to the Company and not its joint venture partners, it conducts very thorough due diligence on titles. Notwithstanding due diligence, to the extent that there are still third-party claims, the Company assesses the risks and possible solutions to eventually have titles without adverse claims.

The Company faces risks relating to its property development, including risks relating to project costs, completion time frame and development rights.

The property development business involves significant risks distinct from those involved in the ownership and operation of established properties, including the risk that it may invest significant time and money in a project that may not attract sufficient levels of demand in terms of anticipated sales and which may not be commercially viable. In addition, obtaining required Government approvals and permits may take substantially more time and resources than anticipated or construction of projects may not be completed on schedule and within budget. Furthermore, the time and costs involved in completing the development and construction of real estate projects can be adversely affected by many factors, including shortages of materials, equipment and labor, adverse weather conditions, depreciation of the peso, natural disasters, disputes with contractors and subcontractors, accidents, changes in laws, land zoning, use and classification, or Government priorities and other unforeseen problems or circumstances, and each of these could have an adverse effect on the Company's revenues. Where land to be used for a project is occupied by tenants or squatters, the Company may have to take steps, and incur additional costs, to remove such occupants and, if required by law, to provide relocation facilities for them. Any of these factors could result in project delays and cost overruns, which could negatively affect margins and delay when it recognizes revenue. Further, failure to complete construction of a project to its planned specifications or schedule may result in contractual liabilities to purchasers and lower returns. In addition, orders of the Department of Agrarian Reform ("DAR") allowing conversion of agricultural land for development may require a project to begin by a prescribed deadline. These events could materially and adversely affect the Company's business, financial condition, or results of operations.

To mitigate this risk, the Company prudently monitors the development of each stage of each project, from project inception up to project turnover, to quickly address possible cost and completion risks.

The Company's reputation may be adversely affected if it does not complete projects on time or to customers' requirements.

If the Company's projects experience construction or infrastructure failures, design flaws, significant project delays, quality control issues or other problems, this could have a negative effect on its reputation and make it more difficult to attract new customers to new and existing development projects. Any negative effect on its reputation could also adversely affect its ability to pre-sell its development projects. This in turn could adversely impact its capital investment requirements. Any of these events could adversely affect the Company's business, results of operations or financial condition.

To mitigate this risk, the Company prudently monitors the development of each stage of each project, from project inception up to project turnover, to quickly address possible cost and completion risks.

The Company operates in a highly-regulated environment and must obtain and maintain various permits, licenses and other government approvals.

The Philippines operates in a highly regulated environment and the development of subdivision and other residential projects is subject to a wide range of government regulations, which, while varying from one locality to another, typically include zoning considerations as well as the requirement to procure a variety of environmental and construction-related permits. In addition, projects that are to be located on agricultural land must get clearance from the DAR so that the land can be reclassified as nonagricultural land and, in certain cases, tenants occupying agricultural land may have to be relocated at the developer's expense.

Presidential Decree No. 957, as amended, ("PD 957"), Republic Act No. 4726 ("RA 4726") and Batas Pambansa Blg. 220 ("BP 220") are the principal statutes that regulate the development and sales of real property as part of a condominium project or subdivision. P.D. 957, RA 4726 and BP 220 cover subdivision projects for residential, commercial, industrial or recreational purposes and condominium projects for residential or commercial purposes. The Housing and Land Use Regulatory Board

("HLURB") is the administrative agency of the Government that enforces these statutes. Regulations applicable to its operations include standards regarding:

- The suitability of the site;
- Road access;
- Necessary community facilities;
- Open spaces;
- Water supply;
- Sewage disposal systems;
- Electricity supply;
- Lot sizes;
- The length of the housing blocks;
- House construction;
- Sale of subdivision lots or condominium units; and
- Time of completion of construction projects.

All subdivision and condominium development plans are required to be filed with and approved by the local government unit ("LGU") with jurisdiction over the area where the project is located and by the HLURB. Approval of development plans is conditioned on, among other things, completion of the acquisition of the project site and the developer's financial, technical, and administrative capabilities. Alterations of approved plans that affect significant areas of the project, such as infrastructure and public facilities, also require the prior approval of (1) the relevant LGU; (2) the HLURB; (3) for subdivisions, the duly organized homeowners' association, or if none, the majority of the lot buyers; and (4) for condominiums, a majority of the registered owners. In addition, owners of or dealers in real estate projects are required to obtain licenses to sell before making sales or other dispositions of subdivision lots and housing and condominium units. The HLURB can suspend, cancel or revoke project permits and licenses to sell based on its own findings or upon complaint from an interested party. The Company is in the process of obtaining licenses to sell and building permits for some of its current projects. It may not be able to obtain these licenses and permits within the time period expected or at all.

Any of the foregoing circumstances or events could impair the Company's ability to complete projects on time, within budget or at all, or sell units in its projects, which in turn could materially and adversely affect its business, financial condition and results of operations.

To mitigate this risk, the Company's legal department closely monitors the status of the required permits and licenses of the Company to ensure compliance with applicable laws, rules and regulations.

Environmental laws applicable to the Company's projects could have a material adverse effect on its business, financial condition or results of operations.

In general, developers of real estate projects are required to submit project descriptions to regional offices of the Department of Environment and Natural Resources ("DENR"). For environmentally-critical projects or for projects located in environmentally-critical areas as identified by the DENR, a detailed Environmental Impact Assessment may be required and the developer will be required to obtain an Environmental Compliance Certificate ("ECC") to certify that the project will not have an unacceptable environmental impact. Current or future environmental laws and regulations applicable to the Company could increase the costs of conducting its business above currently projected levels or require future capital expenditures. In addition, if a first violation of an ECC occurs or if environmental hazards on land where its projects are located cause damage or injury to buyers or any third party, the Company may be required to pay a fine, to incur costs in order to cure the violation and to compensate its buyers and any affected third parties; however, on subsequent violations, an ECC may be revoked and operations may be stopped. The Company cannot predict what environmental legislation or regulations will be amended or enacted in the future, how existing or future laws or regulations will be enforced, administered or interpreted, or the amount of future expenditures that may be required to comply with these environmental laws or regulations or to respond to environmental claims. See "Regulatory and Environmental Matters" on page 179. The introduction or inconsistent application of, or changes in, laws and regulations applicable to the business could materially and adversely affect the Company's business, financial condition, or results of operations.

To mitigate this risk, the Company's legal department closely monitors the status of the required permits and licenses of the Company to ensure compliance with environmental regulations.

Natural or other catastrophes, including severe weather conditions, may materially disrupt operations, affect the ability to complete projects and result in losses not covered by insurance.

The Philippines has experienced a number of major natural catastrophes over the years, including typhoons, floods, droughts, volcanic eruptions, and earthquakes. Natural catastrophes may disrupt business operations and impair the economic conditions in the affected areas, as well as the overall Philippine economy. These factors could have significant adverse effects on the Company's development projects, which may be susceptible to damage. Damages resulting from natural catastrophes could also give rise to claims against the Company from third parties or from customers, for example, for physical injury or loss of property. As a result, the occurrence of natural or other catastrophes or severe weather conditions may adversely affect its business, financial condition, and results of operations.

Furthermore, the Company cannot obtain insurance at a reasonable cost or at all for certain types of losses from natural and other catastrophes. Neither does it carry any business interruption insurance. If an uninsured loss or a loss in excess of insured limits occurs, it could lose all or a portion of the capital invested in a property, as well as the anticipated revenue from such property, and incurs liabilities for any project costs or other financial obligations related to the business. Any material uninsured loss could materially and adversely affect the Company's business, financial condition, and results of operations.

To mitigate this risk, the Company requires its contractors to maintain contractors' all-risk insurance for the duration of the development of its projects. The Company requires its contractors to provide a warranty on their respective works.

The Company uses third-party non-exclusive brokers to market and sell some of its projects.

Although exclusive sales agents are responsible for a significant portion of the Company's sales, it also uses third-party non-exclusive brokers to market and sell some of its residential housing developments to potential customers inside and outside the Philippines. These brokers may also act as brokers for other developers in the same markets in which the Company operates, and they may favor the interests of their other clients over the Company's interests in sale opportunities, or otherwise fail to act in the Company's best interests. There is competition for the services of third-party brokers in the Philippines, and many of the Company's competitors either use the same brokers as it does or attempt to recruit brokers away from it. If a large number of these third-party brokers were to terminate or breach their brokerage agreements, the Company would need to seek other third-party brokers and it may not be able to do so quickly or in sufficient numbers. This could disrupt its business and negatively affect the Company's business, financial condition, or results of operation.

To mitigate this risk, all of the material sales of the Company are coursed and booked through the Company's in-house sales team, who are Company employees thus having more control of its distribution network.

The Company is exposed to risks relating to the ownership and operation of commercial real estate.

The Company is subject to risks relating to ownership and management of commercial real estate. Specifically, the performance of its subsidiary, Century Properties Management, Inc. ("CPMI") could be affected by a number of factors, including:

- The national and international economic climate;
- Trends in the commercial property industry;
- Changes in laws and governmental regulations in relation to real estate;
- Increased operating costs;
- The inability to collect rent due to bankruptcy of tenants or otherwise;
- Competition for tenants;
- Changes in market rental rates;
- The need to periodically renovate, repair and re-let space and the costs thereof;
- The quality and strategy of management; and
- The Company's ability to provide adequate maintenance and insurance.

The Company could be further affected by tenants failing to comply with the terms of their leases or commitments to lease, declining sales turnover of tenants, oversupply of or reduced demand for commercial space or changes in laws and governmental regulations relating to real estate including those governing usage, zoning, taxes, and government charges. If the Company is unable to lease the properties that it owns or manages in a timely manner, or collect rent at profitable rates or at all, this could have a material adverse effect on its business, financial condition, and results of operations.

To mitigate this risk, CPMI conducts stringent screening procedures on potential tenants.

The change of policy regarding transactions subject to VAT could adversely affect the sales of the Company.

Currently, sales of residential lots with a gross selling price of ₱1,500,000 or less and sales of residential houses and lots with a gross selling price of ₱2,500,000 or less are currently not subject to VAT of 12%. However, beginning January 1, 2021, the VAT exemption shall only apply to sale of real properties not primarily held for sale to customers or held for lease in the ordinary course of trade or business, sale of real property utilized for socialized housing and sale of house and lot and other residential dwellings with threshold reduced to ₱2,000,000. Hence, the purchase prices for the Company's residential lots and housing units will increase, which could adversely affect its sales. Because VAT affects general levels of spending in the Philippines and the prices of subdivision lots and houses, any adverse change in the Government's VAT-exemption policy could have an adverse effect on the Company's results of operations.

The Company is able to mitigate this risk considering that majority of the Company's existing projects under the affordable housing business segment are already over ₱2,000,000, hence most of its current projects are already subject to VAT.

Increases in interest rates and changes in Government borrowing patterns and Government policies could adversely affect the Company's and its customers' ability to obtain financing.

Increases in interest rates, and factors that otherwise impair the availability of credit, such as the Government's fiscal policy, could have a material adverse effect on the Company's business and demand for its property developments. For example:

- Higher interest rates make it more expensive for the Company to borrow funds to finance current projects or to obtain financing for new projects.
- Access to capital and the cost of financing are also affected by restrictions, such as the single borrower limit imposed by the BSP on bank lending. The total amount of loans, credit accommodations and guarantees that may be extended by a bank to any person, partnership,

association, corporation, or other entity shall at no time exceed 25% of the net worth of such bank. This may be increased by an additional 10% of the net worth of the bank provided that the additional liabilities are secured by trust receipts, shipping documents, warehouse receipts or other similar documents transferring or securing title covering readily marketable, non-perishable goods which must be fully covered by insurance. If the Company reaches the single borrower limit with respect to any bank, it may have difficulty obtaining financing with reasonable interest rates from other banks.

- Because a substantial portion of customers procure financing to fund their property purchases, higher interest rates make financing, and therefore purchases of real estate, more expensive, which could adversely affect demand for the Company's residential developments.
- Increases in Government borrowing in the domestic currency market could increase the interest rates banks and other financial institutions charge and reduce the amount of financing available to the Company and prospective property purchasers of its property.
- Increased inflation in the Philippines could result in an increase in the costs of raw materials, which the Company may not be able to pass on to customers through increased prices.
- Increases in the Government's budget deficit could increase interest rates and inflation, which could in turn have a material adverse effect on its customers' ability to obtain financing on attractive terms.
- The occurrence of any of the foregoing events could have a material adverse effect on the Company's business, financial condition, and results of operations.

To mitigate this risk, the Company enters into long term financing to reduce its reliance on shorter-term financing. This will allow the Company to further reduce the potential variability in interest rates. The Company also continuously seeks the accreditation of its projects with various financial institutions to provide its customers with financing options.

Any restriction or prohibition on the Company's Subsidiaries' ability to distribute dividends would have a negative effect on its financial condition and results of operations.

As a holding company, the Company conducts its operations through its Subsidiaries. As a result, it derives substantially all of its revenues from dividends from its Subsidiaries. It relies on these funds for compliance with its own obligations and for financing its Subsidiaries. Further, the ability of its Subsidiaries to upstream dividends is subject to applicable laws and may be subject to restrictions contained in loan agreements and other debt instruments they are parties to.

Any restriction or prohibition on the ability of any of the Subsidiaries to distribute dividends or make other distributions to the Company, either due to regulatory restrictions, debt covenants, operating difficulties or other limitations, could have a negative effect on its cash flow or may adversely impact its financial condition and results of operations.

To manage this risk, the Company's Subsidiaries have regularly been distributing dividends out of its unrestricted retained earnings and as excess cash becomes available.

A new accounting rule on the recognition of revenue may materially change the way the Company records revenue from the construction of real estate in its financial statements and could result in its revenue being lower and more volatile than under its current reporting method.

Adoption of Accounting on Uncertainty

The interpretation addresses the accounting for income taxes when tax treatments involve uncertainty that affects the application of PAS 12 and does not apply to taxes or levies outside the scope of PAS 12, nor does it specifically include requirements relating to interest and penalties associated with uncertain tax treatments. The interpretation specifically addresses the following:

- Whether an entity considers uncertain tax treatments separately;

- The assumptions an entity makes about the examination of tax treatments by taxation Authorities;
- How an entity determines taxable profit (tax loss), tax bases, unused tax losses, unused tax;
- Credits and tax rates; and
- How an entity considers changes in facts and circumstances.

An entity must determine whether to consider each uncertain tax treatment separately or together with one or more other uncertain tax treatments. The approach that better predicts the resolution of the uncertainty should be followed.

The Group made a reassessment of all of its tax treatments and has determined that there are no uncertainties involved in the computation of its current and deferred taxes.

Adoption of Borrowing Costs, Borrowing Costs Eligible for Capitalization

Real estate entities classify their sold real estate properties (i.e., installment contracts receivable and contract assets) and unsold real estate properties (i.e., real estate inventories) which are not yet substantially completed as qualifying assets. Accordingly borrowing cost is capitalized until such qualifying assets are substantially completed.

In March 2019, the IFRS Interpretations Committee (the “Committee”) issued IFRIC Update summarizing the decisions reached by the Committee in its public meetings. The March 2019 IFRIC Update includes the Committee’s Agenda Decision on the capitalization of borrowing cost on over time transfer of constructed goods. The IFRIC Agenda Decision clarified whether borrowing costs may be capitalized in relation to the construction of a residential multi-unit real estate development (building) which are sold to customers prior to start of construction or completion of the development.

Applying paragraph 8 of PAS 23, Borrowing Cost, an entity capitalizes borrowing costs that are directly attributable to the acquisition, construction, or production of a qualifying asset as part of the cost of that asset. Paragraph 5 of PAS 23 defines a qualifying asset as “an asset that necessarily takes a substantial period of time to get ready for its intended use or sale”. Under the March 2019 IFRIC Update, the Committee clarified that the related assets that might be recognized in the real estate company’s financial statements (i.e., installment contract receivable, contract asset, or inventory) will not qualify as a qualifying asset and the corresponding borrowing cost may no longer be capitalized.

On February 11, 2020, the SEC issued Memorandum Circular No. 4, Series of 2020, providing relief to the Real Estate Industry by deferring the mandatory implementation of the above IFRIC Agenda Decision until December 31, 2020. Effective January 1, 2021, the Real Estate Industry will adopt the IFRIC agenda decision and any subsequent amendments thereto retrospectively or as the SEC will later prescribe. A real estate company may opt not to avail of the deferral and instead comply in full, with the requirements of the IFRIC agenda decision.

For real estate companies that avail of the deferral, the SEC requires disclosure in the Notes to the Financial Statements of the accounting policies applied, a discussion of the deferral of the subject implementation issues, and a qualitative discussion of the impact in the financial statements had the IFRIC agenda decision been adopted.

On December 15, 2020, the SEC issued Memorandum Circular No. 34, Series of 2020 providing relief to the real estate industry by referring the application of provision PIC Q&A No. 2018-12 with respect for the accounting for significant financing component and the exclusion of land in the calculation of percentage of completion POC and IFRIC Agenda Decision on Over Time Transfers of Constructed Goods under PAS 23-Borrowing Costs, for another period of three (3) years until 2023.

The Group opted to avail of the relief as provided by the SEC. Had the Group adopted the IFRIC agenda decision, borrowing costs capitalized to real estate inventories related to projects with preselling activities would have been expensed out in the period incurred. This would result in decrease in retained earnings as of January 1, 2017 and net income for 2018 and 2017.

The Company is subject to certain debt covenants.

The Company has certain loan agreements, which contain covenants that limit its ability to, among other things:

- Incur additional long-term debt to the extent that such additional indebtedness results in a breach of the required debt-to-equity ratios;
- Materially change its nature of business;
- Encumber, mortgage or pledge some of its assets; and
- Pay out dividends in the event debt payments are in arrears and such debt payments will result in the breach of its required current and debt-to-equity ratios.

Complying with these covenants may cause the Company to take actions that it otherwise would not take or not take actions that it otherwise would take. The Company's inability and/or failure to comply with these covenants would cause a default, which, if not waived could result in the debt becoming immediately due and payable. In the likelihood of this event, the Company may not be able to repay or refinance such debt on terms that are acceptable to it or at all.

To mitigate this risk, the Company adopts the necessary internal controls in its financial management and corporate governance policies in order to comply with its debt covenants.

The Company shall, at any given time, consider business combination alternatives.

Although some of the Company's debt covenants contain certain restrictions on business combinations, it may consider engaging in certain types of business combinations. Business combinations involve financial and operational risks and could result in critical changes to the Company's business, management, and financial condition.

To manage this risk, the Company takes into consideration its existing debt obligations and corresponding debt covenants before it pursues any major business investments or acquisitions. Further, prior to undertaking any business combination, the Company assesses and attempts to mitigate the business and financial risks, which may include the hiring of third-party legal and financial consultants.

The Company is exposed to interest rate, liquidity, credit and commodity risks.

The Company's principal financial instruments consist of cash on hand and in banks, cash equivalents, receivables from installment sales and due from and to affiliated companies and credit facilities from commercial banks. It uses these financial instruments to fund its business operations. The Company has entered into Master Agreements under the International Swaps and Derivatives Association Inc. with third parties.

The Company believes that the principal risks arising from its financial instruments are interest rate risk, liquidity risk, credit risk, commodity risk, and currency risk.

Interest Rate

Fluctuations in interest rates could negatively affect the potential margins in respect of the Company sales of receivables and could make it more difficult for the Company to procure new debt on attractive terms or at all. The Company does not engage in interest rate derivative or swap activities to hedge its exposure to increases in interest rates.

Fluctuations in interest rates also have an effect on demand for the Company's products. As most of its customers obtain some form of financing for their real estate purchases, increases in interest rate levels could adversely affect the affordability and desirability of the Company's subdivision lots and housing and condominium units. In any case, the Company relies on its ability to continue developing projects that are affordable and attractive for its target market. While the Company cannot fully avoid all the adverse effects of interest rate fluctuations, to mitigate the risk, it continues to conduct various studies to be able to come up with arrangements to ensure that the project units are developed in accordance with the Company's standards.

Liquidity

The Company faces the risk that it will not have sufficient cash flows to meet its operating requirements and financing obligations when they become due. The Company manages its liquidity profile by pre-selling housing projects. In addition, the Company's receivables-backed credit facilities with banks and other financial institutions under the terms of which the Company, from time to time, assigns installment contract receivables on a "with recourse" basis. The Company is typically required to replace receivables assigned on a "with recourse" basis if the property buyer fails to pay three (3) consecutive installments or when the sale is otherwise cancelled. If the Company is unable to maintain its credit lines with banks and other financial institutions, it may not have sufficient funds to meet its operational requirements.

To mitigate this risk, the Company is endeavoring to broaden its sources of capital. While historically it has relied predominantly on pre-sales, receivables financing, and bi-lateral loans, it has been able to diversify its sources of financing through the capital and syndicated loan markets.

Credit Risk

The Company is exposed to credit risk from defaults by purchasers on their mortgages during the pre-sale periods for its properties. In 2007, the Company began to guarantee the mortgages of purchasers of uncompleted projects. Accordingly, if a purchaser who has a mortgage on an uncompleted project defaults on the mortgage, and the Company is not able to find a replacement purchaser, or if the Company fails in an undertaking with the bank, including delivering the property and title to such property within the mutually agreed period, the Company is obligated to pay the mortgage.

The Company mitigates this risk by completing projects on time, and providing mortgage banks collateral documents promptly.

Commodity Risk

The Company is exposed to the risk that prices for construction materials used to build its properties (including timber, cement, and steel) will increase. These materials are global commodities whose prices are cyclical in nature and fluctuate in accordance with global market conditions. The Company and its Subsidiaries are exposed to the risk that they may not be able to pass increased commodities costs to customers, which would lower their margins. The Company does not engage in commodity hedging, but the Company attempts to manage its commodity risk by requiring its internal procurement group to supply raw materials for the relevant construction and development projects.

Currency Risk

To manage this risk, financial assets, and credit facilities of the Group, as well as major contracts entered into for the purchase of raw materials, are mainly denominated in Philippine Peso. There are only minimal placements in foreign currencies and most of the Group's foreign currency-denominated debt are hedged. As such, the Group's foreign currency risk is minimal.

The Company may suffer losses that are not covered by its insurance.

The Company may be negatively affected due to the occurrence of typhoons, severe storms, earthquakes, floods, fires or other natural disasters, public health disasters, or similar events. Although the Company carries an all-risk insurance policy for all its current and ongoing projects against catastrophic events and business interruption insurance for Century City Mall, in amounts and with deductibles that the Company believes are in line with general real estate industry practice, not all risks can be insured against. There are losses for which the Company cannot obtain insurance at a reasonable cost or at all. Should an uninsured loss or a loss in excess of insured limits occur, the Company could lose all or a portion of the capital invested in a property as well as the anticipated future turnover from the property. Any material uninsured loss could materially and adversely affect the Company's business, financial condition, and results of operations.

The Company requires its contractors to provide a warranty on their respective works.

In addition, the Company's employees are covered by a Health Maintenance Program with built-in insurance coverage under Maxicare and Group Life Insurance under Sunlife, on top of the government mandated Philhealth Benefit Packages for COVID-19 and the Philippine Social Security System's sickness benefit.

1.6 COVID-19 IMPACT AND RISK MITIGATION

The increase of cases of COVID-19 infections and the consequent institution of nationwide and pocket community quarantines of varying degrees and lockdowns highly exposed the Company to financial risks.

The impact of the COVID-19 pandemic remains unrivaled to the crises experienced by the country in the recent years. The emergence of this public health crisis is historic, and the best practices employed will certainly be a benchmark of the current and all future strategic and management risk assessment of the Company.

On March 8, 2020, the President, through Presidential Proclamation No. 922 declared a State of Public Health Emergency throughout the Philippines. To further address the pandemic, Republic Act No. 11469 or the Bayanihan to Heal as One Act, and later Republic Act No. 11494 or the Bayanihan to Recover as One ("Bayanihan 2"), were signed into law. These laws declared a State of National Emergency over the entire country and granted temporary emergency powers to the President, and provide for response and recovery interventions to address the current health and economic challenges of the country. One of the impositions under the Bayanihan 2 is the moratorium on the collection of residential and commercial rental payments of lessees not permitted to operate or which have temporarily ceased operations under the Bayanihan 2 Act during and after the effectivity of quarantine measures. As a result of the quarantine measures, the Company has experienced delays in project completions. Said delays, however, have already been assumed by the Company into its current construction timelines. Moreover, the DHSUD has granted an additional 1-year period to the Company's licenses to sell to complete each building under construction.

The pandemic situation slowed construction and collections resulting to a 17% decline in total real estate sales revenue. However, as affordable housing projects are located outside Metro Manila, the Company was able to resume construction as soon as the restrictions from provincial cities were lifted. Accordingly, initial recognition of real estate sales revenues from newly launched projects of affordable housing projects in 2020 offsets such decline.

While mall operations declined, the impact on the leasing portfolio is not significant as its contribution is marginal to the total revenue of the Company prior to the COVID-19 pandemic. The increase in leasing revenue is a result of the initial rentals from the recently completed Century Diamond Tower.

The effect of COVID-19, while susceptible to mitigation, poses a financial risk to the Company and its operations. As long as the country continues to suffer the COVID-19 pandemic, the Company expects exposure to this risk.

Given these natural uncertainties, to mitigate this risk, the Company continues to strengthen its business strategies hand in hand with its crisis management approach specific to address novel problems precipitated by the COVID-19 pandemic.

Business Operations and Strategy

With pre-lockdown plans already in place, the Company's management team built robust liquidity levels and maintained a healthy balance sheet while it prepared the company for new business opportunities.

A. Operations

1. Smooth operations under reduced capacity. The company smoothly operated under reduced capacity attending to priority transactions. The skeletal team attended to taking care of the workforce, processing payment and rental collections, and critical banking transactions among other priority items in the first few weeks of the lockdown.

2. Lean headquarters workforce and flexible work arrangements. The headquarters maintained a lean workforce composed of employees from IT, Accounting, Human Resources Administration, and other departments critical to essential company operations, while majority delivered their tasks under flexible work arrangements.

3. Early preparations sustained property management operations. For the communities under the management of CPMI, critical services were maintained and provided to residents despite the quarantine because of early preparations and adequate staff housing and provisions. Personal protective equipment was provided to organic and inorganic community personnel and safety protocols were implemented to protect the staff and residents.

B. Strategy and Mitigation

1. Increasing Liquidity. The Company adopted an overall strategy of preserving and increasing liquidity levels by reducing operational expenses, reducing capital expenditures by focusing on the completion of current projects and phasing new launches, and maintaining the positive operating cash flows of each of the company's business segments.

   With the Company's prudent financial management, net debt to equity ratios have improved to single digits and the company has maintained its credit lines with banks at healthy levels despite tighter lending policies during the pandemic.

2. Continuing business expansion to diversify revenue sources. The Company will continue to diversify its portfolio towards its original goal of balanced contributions from its three business segments: in-city vertical developments, horizontal affordable housing, and commercial leasing. Planning for future projects and new businesses are underway to allow the company seize opportunities at a much quicker pace when the market recovers.

   Supported with its strong sales despite the pandemic, CPG's affordable housing brand Phirst Park Homes has launched 10 projects as of December 2021. Its 10 locations now include Tanza and General Trias (in Cavite), Lipa and Batulao (in Batangas), San Pablo and Calamba (in Laguna), Pandi and Baliwag (in Bulacan), Tayabas (in Quezon) and Magalang (in Pampanga).

CPGI is also retaining its recurring income assets. As office leasing remains resilient by nature of long-term leases, the company added 25,000 square meters of floor area to its office leasing portfolio in 2021, growing it to 134,132 sq.m. of gross leasable area in preparation for a market recovery. The additional leasing space comes from CPG's acquisition of joint venture partner Mitsubishi Corporation's 40% stake in the newly-completed Century Diamond Tower.

Retail mall leasing, although temporarily affected by the current situation, only accounts for 8% of CPG's leasing income.

3. Acceleration of digital sales and programs. The Company accelerated the digital programs it started years back to further enhance marketing, sales, payment facilities, and other support services for the benefit and safety of the company personnel as well as customers.

- The Company's Digital Homebuying Experience is in place for a smooth customer journey, complete with all the tools for the critical steps of marketing, lead generation, unit viewing on site, real-time unit selection, and unit reservations.
- The Century Client Assistance Program allows buyers to complete purchase requirements and accomplish buyer forms remotely.
- CPGI's Customer Online Records Access Portal allows buyers to stay updated with their property purchases, receive construction updates, and correspond with our teams for concerns.
- The Virtual Unit Turnover Process has allowed the Company to resume this critical stage of the customer journey for the convenience of our overseas-based clients and those who prefer to do unit inspections from home.

The Company will continue to monitor the developments related to the COVID-19 global pandemic in order to asses and calibrate its business operations and strategies in the future.

1.8 CORPORATE SOCIAL RESPONSIBILITY

Support for Employees and Workers During the COVID-19 Pandemic

With the pandemic continuing to affect operations in 2021, CPG provided its employees with support—from ailment prevention, management, to a sustained healthcare assistance program.

As 26,000 doses of vaccines were procured from AstraZeneca and Moderna, the company rolled out the *CPG VacciNATION: Covid-Protect our Generation* immunization program, providing 100-percent free vaccines to company employees, inorganic employees, accredited sales agents, construction laborers, and accredited third-party service personnel beginning in July of 2021.

From this quantity, 10,000 doses were allocated to CPG workers (2 doses per recipient) while the rest were given to employee dependents and the national government.

Close to 4,000 employees and dependents have already received the prime shots while booster immunization has already been administered to nearly 3,000 individuals through vaccination centers at the Solaire IFI Vaccination Center and the company's own outpatient medical facility, the Centuria Medical in Century City.

Meanwhile, the company provided assistance to employees directly affected by the Covid-19 virus, including hospitalization, isolation, and home care.

As operations slowly returned to normal with a return-to-office work set-up, the company allocated substantial resources for regular antigen testing, personal preventive equipment (PPE), and sanitation paraphernalia.

All of these were supported with the establishment of a robust in-house medical team composed of 2 medical doctors and 3 nurses.

Beyond medical assistance, the company also paid attention to the mental health of its employees as it launched a program to address the pandemic-induced mental issues arising among employees. Through its partnership with mental wellness organization, Shelter from the Storm (SFTS), CPG provided employees a venue for support with the opening of a clinic in Centuria Medical.

The agreement covers free clinic spaces for SFTS three years. In exchange, the organization will provide for all CPG employees and their immediate family members with free mental health consultation or assessment sessions, plus free seminars covering a range of topics on mental well-being.

In June 2021, the first of the virtual seminars was held. Dubbed as Mental Health First @ CPG, SFTS's own expert, Cenen Enrique Corpus, and Dr. Rodrigo Vasquez Lupiga of the PUP Department of Psychology provided insights to 200 attendees. A follow up seminar was conducted in October 1, 2021, this time to address anxiety experienced by employees as they continued to work in isolation or at home with Cenen Enrique Corpus and American Psychiatric Association Fellow and Philippine Psychiatric Association Diplomate Mr. Tristan Hilario addressing 300 attendees.

Support for Filipinos affected by Typhoon Odette

As the year drew to a close, the country was affected by Typhoon Odette, with thousands needing immediate assistance in the southern part of the country.

CPG brought together its employees, partners and residential communities, the Philippine Air Force's Civil Military Operations Group, and the Rotary Club of Palawan to bring relief to victims of Typhoon Odette in various parts of Southern Philippines.

Using Century City Mall as the main drop off point, Century Properties spearheaded a relief operation, tapping its various residential communities for donations. The effort yielded over two tons of essentials from food, clothing, to hygiene kits as well as cash. Century Properties Management, Inc. consolidated the collections through its respective properties' satellite drop-offs for turnover at Century City Mall.

The packages were airlifted to various relief shelters across the country with the help of the PAF led by its Civil Military Group's Lt. Col. Donald Lim and Sgt. Kristine Zoleta, who is also Centuria Medical Makati's marketing manager.

With cash a part of the donations, CPG tied up with the Rotary Club of Palawan to infuse funding to the District 3830 Disaster Fund to help build homes for families displaced by the typhoon in Barangay Langogan in Puerto Princesa. The group led by Dr. Joji Tan, Rotary International District 3830 Life Changing District Governor received the donations.

In addition, Century Properties also delivered 70 corrugated sheets, 53 G.I sheets, and boxes of other materials to help in the building of these homes.

Through this collaboration, a total of 100 families residing in the evacuation centers were provided temporary shelter.

ITEM 2. PROPERTIES

2.1 OVERVIEW

Currently, the Company is developing 17 master-planned communities that are expected to have 31 condominiums, 1,424 single detached homes, and 13,829 affordable houses, with a total expected GFA of 2,057,294 sq.m and commercial leasing projects with 134,132 sq.m of GLA. Among these master-planned communities are:

- ***Century City*** – A 3.4-hectare mixed-use project in Makati City with eight (8) buildings covering a total planned GFA (inclusive of parking) of 643,176 sq.m. The Company completed The Gramercy Residences, The Knightsbridge Residences, Century City Mall, Centuria Medical Makati, The Milano Residences, and Trump Tower. Century Diamond Tower, an office building, was completed in 2019. Century Spire, designed by world renowned architect Daniel Libeskind and interior designed by Giorgio Armani S.P.A., has started the turnover of office units in December 2021.

- ***Acqua Private Residences*** – Located in Mandaluyong City, this development is comprised of six (6) towers with views of the Makati City skyline and will feature a country club with fitness, retail, dining and entertainment facilities, as well what is expected to be the first riverwalk promenade in the Philippines. All six (6) towers of Acqua Private Residences have been completed, namely: Niagara, Sutherland, Detifoss, Livingstone, Iguazu and Acqua Tower 6.

- ***Azure Urban Resort Residences*** – CPGI's first property in the affordable market segment, Azure Urban Resort Residences is a nine (9)-building residential property set on six (6) hectares in Parañaque City. The development features the first man-made beach in an urban residence in Manila and a beach club designed by Paris Hilton. The nine (9) towers have been completed, namely: Rio, Santorini, St. Tropez, Positano, Maui, Miami, Maldives, Boracay, and Bahamas.

- ***The Residences at Commonwealth*** – It is a 4.4-hectare project of CPGI and its first master-planned residential community development in Quezon City. The 8-tower project will rise in Commonwealth Avenue within the vicinity of a shopping center, top schools, techno hubs, churches and major thoroughfares. The Commonwealth by Century residential package includes livable unit layouts with extended balconies, distinctive amenities that encourage outdoor and holistic social interaction, a community with open spaces, greenery and waterscapes; and round the clock safety and security systems for the peace of mind of all residents. The project's unique architectural design, spacious unit layouts and pioneering amenities aim to redefine the standards of living in Quezon City. Out of the eight (8) towers, seven (7) have already been completed; namely, Osmeña West, Quezon North, Roxas East, Osmeña East, Roxas West, Quirino West and Quirino East.

- ***Canyon Ranch*** – A 25-hectare house and lot community that is part of the 77-hectare San Lazaro Leisure Park in Cavite City targeted for middle-income buyers. The community features a clubhouse with sports and leisure facilities and offers residents views of the Leisure Park which includes one of only two operating horse racing tracks in the Philippines. A total of 929 houses have already been completed.

- ***Phirst Park Homes*** – It is the first-home division and brand of CPGI. Its maiden project, located along Governor's Drive, Brgy. Tanauan, Tanza Cavite, is a three (3)-phase horizontal residential property, which offers both townhouse units & single attached units. The development covers a total of 2,877 houses currently valued at ₱4.7 billion. Phirst Park Homes has also launched a 20-hectare development in Lipa, Batangas with 1,698 houses, presently valued at ₱2.8 billion, in the second quarter of 2018 and the 18-hectare development in San Pablo, Laguna with 1,571 houses, now valued at ₱2.5 billion, launched in March 2019. Phirst Park Homes Pandi launched in October 2019, with 1,525 houses valued at ₱2.8 billion as of the date of the reporting date. Phirst Park Homes Calamba was launched in November 2019 with 1,424 houses now valued at ₱2.4 billion. Phirst Park Homes Batulao (Nasugbu) was launched in December 2019, with 2,150 houses presently valued at ₱5.3 billion. Phirst Park Homes Magalang was launched in November 2020, with 1,079 houses currently valued at ₱1.9 billion. Phirst Park Homes Gen. Trias, Phirst Park

Homes Tayabas, and Phirst Park Homes Baliwag were launched in July to August 2021, with 915 houses now valued at ₱1.8 billion; 440 houses currently valued at ₱0.7 billion; and 564 houses presently valued at ₱1.1 billion, respectively.

- ***The Resort Residences at Azure North*** – CPGI's first development in Pampanga and outside of Metro Manila. This eight (8)-hectare mixed-use development replicates the developer's success with the Azure Urban Resort Residences in Bicutan, Parañaque, through its concept of beachfront living in the city.

  With plans for condominium towers, townhouse clusters, office towers, and a retail boardwalk, Azure North is located on the western side of the North Luzon Expressway, close to the existing retail complexes. Each residential cluster will again be named after famous beaches around the world, namely Monaco, Bali, and Barbados. In addition to the beach, its water features will include various pools for children and adults. Amid these will be a pool bar, a beach club, a multi-purpose event space, and a centerpiece called the Azure North Island, which will be offered for private events and gatherings. Monaco and Bali towers were completed in 2021.

- ***Batulao Artscapes –*** Informed by design and grounded in natural beauty, Batulao Artscapes is a design-driven community set in the beauty of nature. Batulao Artscapes is Century Properties' first residential tourism development located in Nasugbu, a nurturing middle ground that is ideal for those who love the cool vistas of Tagaytay and the welcoming beaches of Batangas. Nestled on the foothills of Mt. Batulao, its Commune village features livable spaces in exclusive collaboration with industry-leading Filipino designers, making high-end architecture accessible with homes by architect Ed Calma called Polygonal Successions and designer Kenneth Cobonpue's Hedera home. Batulao Artscapes targets families, weekend adventure seekers, and active retirees with its relatively cool climate, lifestyle amenities, and proximity to Metro Manila's financial district. It only takes a 1.5 to 2-hour drive from Makati via four (4) access points: through Daang Hari Road towards the scenic Nasugbu-Kaybiang Tunnel, the Star Tollway to Tanauan Exit, the South Luzon Expressway ("SLEX"), and Cavite Expressway ("CAVITEX").

In addition, the Company has completed Asian Century Center in 2018, an office development project in Bonifacio Global City, in partnership with Asian Carmakers Corporation.

The Company's land bank for future development consists of properties in Quezon City (2 properties), Mandaluyong City, Pampanga, Palawan, and Batangas that cover a total site area of 173.7 hectares.

The Company, through subsidiary CPMI also engages in a wide range of property management services, from facilities management and auction services, to lease and secondary sales. Through CPMI, the Company endeavors to ensure the properties it manages maintain and improve their asset value, and are safe and secure. As of December 31, 2021, CPMI manages 51 projects with a total of 99 buildings and 2.75 million sq. m of GFA (inclusive of parking) under management. Of the total CPMI projects under management, 71% of the projects were developed by third-parties. Notable third-party developed projects under management include the One Corporate Center and Union Bank Plaza in Ortigas, Pacific Star Building in Makati City, and various buildings of Bank of the Philippine Islands and Philippine National Bank located in Manila, Makati City and Pasig City.

2.2 COMPLETED PROJECTS AS OF DECEMBER 31, 2021

Residential Projects	Location	Type	GFA in sq.m. (with parking)	Units	Year Completed
Century City					
Gramercy Residences	Makati City	Residential	121,595	1,432	2012
Knightsbridge Residences	Makati City	Residential	87,717	1,329	2013
Milano Tower	Makati City	Residential	64,304	516	2016
Trump Tower	Makati City	Residential	55,504	267	2017
Subtotal			***329,120***	***3,544***	
Azure Urban Resorts Residences					
Rio	Parañaque City	Residential	42,898	756	2013
Santorini	Parañaque City	Residential	36,126	553	2013
St. Tropez	Parañaque City	Residential	36,260	580	2014
Positano	Parañaque City	Residential	35,164	597	2015
Miami	Parañaque City	Residential	34,954	559	2015
Maui	Parañaque City	Residential	41,235	601	2016
Maldives	Parañaque City	Residential	28,859	385	2017
Boracay	Parañaque City	Residential	27,713	473	2018
Bahamas	Parañaque City	Residential	53,701	851	2019
Subtotal			***336,910***	***5,355***	
Acqua Private Residences					
Niagara	Mandaluyong City	Residential	33,709	474	2015
Sutherland	Mandaluyong City	Residential	41,705	735	2015
Dettifoss	Mandaluyong City	Residential	36,536	607	2016
Livingstone	Mandaluyong City	Residential	40,251	675	2016
Iguazu	Mandaluyong City	Residential	36,367	492	2018
Acqua Tower 6	Mandaluyong City	Residential	13,531	185	2019
Subtotal			***202,099***	***3,168***	
The Residences at Commonwealth by Century					
Osmeña West	Quezon City	Residential	14,525	158	2015
Quezon North	Quezon City	Residential	17,760	285	2017
Roxas East	Quezon City	Residential	27,255	389	2017
Osmeña East	Quezon City	Residential	14,089	220	2018
Roxas West	Quezon City	Residential	26,767	500	2019
Quirino West	Quezon City	Residential	26,759	517	2020

Residential Projects	Location	Type	GFA in sq.m. (with parking)	Units	Year Completed
Quirino East	Quezon City	Residential	26,747	498	2020
Subtotal			***153,902***	***2,567***	
Canyon Ranch					
Phase 1 & 2	Carmona, Cavite	Residential	166,400	779	
Moderno	Carmona, Cavite	Residential	25,303	150	
Subtotal			***191,703***	***929***	
The Resort Residences at Azure North					
Monaco	Pampanga	Residential	43,063	800	2021
Bali	Pampanga	Residential	43,063	806	2021
Subtotal			***86,126***	***1,606***	
Grand Total			***1,299,860***	***17,169***	

Commercial/Office Projects	Location	Type	GLA in sq.m. (with parking)	Units	Year Completed
Century City Mall	Makati City	Retail	16,443	150	2013
Centuria Medical Makati	Makati City	Medical Office	29,968	712*	2015
Asian Century Center	BGC, Taguig City	Office Building	30,584	55	2018
Century Diamond Tower	Makati City	Office Building	57,137	221	2019
Total			**134,132**	**1,138**	

**571 units sold, 141 units for lease*

Note: Excludes projects completed by Meridien

2.3 PROPERTIES UNDER MANAGEMENT AS OF DECEMBER 31, 2021

The Company manages both residential and commercial properties. The following table sets forth information regarding residential properties under our management.

No. of Buildings	PROJECT	LOCATION	DEVELOPER	GFA (sqm)
CPG PROJECTS				
7	Acqua Private Residences	Mandaluyong	Century Limitless Corporation	196,964
10	Azure Urban Residences	Paranaque	Century Limitless Corporation	235,509
1	Batulao Artscapes	Batangas	Century Limitless Corporation	3,579
7	The Residences at Commonwealth	Quezon City	Century Limitless Corporation	109,813
1	Knightsbridge Condominium	Makati	Century City Development Corp	45,589
1	Phirst Park Homes	Cavite	Century Limitless Corporation	98,868
1	The Gramercy residences	Makati	Century City Development Corp	121,595
1	The Milano Residences	Makati	Century City Development Corp	32,933
1	The Trump Tower	Makati	Century City Development Corp	33,542
1	Asian Century Center	Taguig	Century City Development Corp	31,759
1	Century City Lifestyle Mall	Makati	Century City Development Corp	25,000
1	Century City Estates Associations, Inc.	Makati	Century City Development Corp	51
1	Centuria Medical Makati	Makati	Century City Development Corporation	45,103
1	Century Diamond Tower	Makati	Century City Development Corporation	63,101
2	The Resorts Residence at Azure North	Pampanga	Century Limitless Corporation	63,959
37	**TOTAL**			**1,107,366**
CPG LEGACY PROJECTS				
1	Bel-Air Soho Condominium	Makati	Meridien East Realty & Development Corp.	9,468
2	Essensa East Forbes	Taguig	Meridien East Realty & Development Corp.	115,000
1	Le Triomphe Condominium	Makati	Meridien East Realty & Development Corp.	20,239
2	South of Market Condominium	Taguig	Century Properties Group, Inc.	62,246
1	West of Ayala Condominium	Makati	Meridien East Realty & Development Corp.	30,184
1	Medical Plaza Ortigas	Pasig	Meridien Property Ventures, Inc.	34,642
1	One Corporate Plaza	Makati	Inchport Realty Corporation	12,034
1	One Magnificent Mile Condominium	Pasig	Meridien Far East Properties	23,105
2	Pacific Star Building	Makati	Penta Pacific Realty Corporation	56,822
12	**TOTAL**			**363,740**

THIRD-PARTY PROPERTY MANAGEMENT

1	139 Corporate Center	Makati	Antel Realty & Development Corporation	24,426
1	88 Corporate Condominium	Makati	Belgen Realty Development, Inc.	37,677
1	Astoria Plaza Condominium	Pasig	Cathay Land, Inc.	53,767
1	AvecShares Asia, Inc.	Taguig	Avecshares Asia, Inc.	12,232
1	BSA Suites Condominium	Makati	ASB Development Corp.	22,925
1	Golden Empire Tower	Manila	Moldex Land Holdings	129,514
1	The Globe Tower	Cebu	Prosperity Properties & Management Corp	12,031
1	Launchpad Building	Mandaluyong	TV5 Network Inc.	3,700
1	One Corporate Center Ortigas	Pasig	Amberland Corporation	117,799
1	Paragon Plaza	Mandaluyong	Fil Estate Properties, Inc.	71,631
1	Pioneer Highlands North	Mandaluyong	Universal Rightfield Property Holdings, Inc.	89,990
1	Prestige Tower Condominium	Pasig	Amberland Corporation	58,698
2	Skyway Twin Towers	Pasig	Amberland Corporation	95,463
1	Tiffany Place Condominium	Makati	River Oaks Realty Corporation	24,702
1	Two Lafayette Square	Makati	Megaworld Properties & Holdings, Inc.	17,189
1	Union Bank Plaza	Pasig	Union Bank Plaza	76,893
17	**TOTAL**			**848,635**

FACILITY MANAGEMENT

9	Bank of the Philippine Islands	Makati/Manila	Bank of the Philippine Islands	94,102
1	Singapore Embassy	Taguig	Singapore Embassy	15,000
1	Fisher-Rosemount Systems, Inc.	Pasig	Emerson	7,378
1	Emerson Manila Shared Services	Quezon City	Office only	18,228
1	Makati Cinema Square	Makati	MCS Condominium Corporation	4,000
5	National Grid Corporation of the Phils	Quezon City	Government Owned	8,000
2	HMRID Industrual Park	Taguig	HMRID	80,000
2	PNB Makati	Pasig/Makati	Philippine National Bank	8,000
4	Concrete Masters, Inc.	Taguig	Concrete Masters, Inc	37,677
6	Oracle Philippine Coporation	Makati City	Oracle Philippine Coporation	18,389
1	De La Salle University - Lipa	Lipa City Batangas	Not available	140,000
33	**TOTAL**			**430,774**

TOTAL PROJECTS	**51**
TOTAL BUILDINGS	**99**
TOTAL GFA	**2,750,514**

2.4 SOLD PROJECTS AS OF DECEMBER 31, 2021

Project	Location	No. of Units Inventory	No. of Units Sold	% Sold	Total Sales Value (₱ millions)	Sold Revenues (₱ millions)	Remarks
IN-CITY VERTICAL PROJECTS							
Century City	Makati City	4,666	4,633	99.3%	36,994	36,237	Only a few unsold units in Century Spire, the last tower. Target project turnover is 2022.
Azure Urban Resorts Residences	Parañaque City	5,355	5,316	99.3%	22,550	22,053	Only a few remaining unsold units. All towers are already completed.
The Resort Residences at Azure North	San Fernando, Pampanga	2,427	1,975	81.4%	9,734	7,511	Bali and Monaco towers are already completed. Barbados, the last tower, is expected to be completed in 2023.
Acqua Residences	Mandaluyong City	3,168	3,155	99.6%	15,991	15,913	Only a few remaining unsold units. All towers are already completed.
Commonwealth	Quezon City	3,214	3,062	95.3%	12,654	11,746	Quezon South, the last tower is expected to be completed in 2022.
Batulao Artscapes	Nasugbu, Batangas	493	235	47.7%	3,102	1,338	Launched in Q4 2017. Completed 108 units.
Canyon Ranch	Carmona, Cavite	929	911	98.1%	3,669	3,632	Substantially sold and completed.
TOTAL		**20,252**	**19,287**	**95.2%**	**104,693**	**98,430**	
HORIZONTAL AFFORDABLE HOUSING PROJECTS							
PHirst Park Homes Tanza	Tanza, Cavite	2,877	2,632	91.5%	4,708	4,132	Phase 1 & 2 were launched in 2017 and Phase 3 in 2019; more than 1,900 houses were completed as of December 2021, Phase 1 and Phase 2 are 99% sold. Phase 3 is 70% sold.
PHirst Park Homes Lipa*	Lipa, Batangas	1,868	1,426	76.3%	3,191	2,136	Phase 1 was launched in Q2 2018, 98% sold; Phase 2 was launched in Q3 2018, 64% sold; 854 completed houses as of December 2021.
PHirst Park Homes San Pablo*	San Pablo, Laguna	1,640	1,108	67.6%	2,698	1,735	Phase 1 was launched in Q1 2019, 93% sold; Phase 2 was launched in Q2

Project	Location	No. of Units Inventory	No. of Units Sold	% Sold	Total Sales Value (₱ millions)	Sold Revenues (₱ millions)	Remarks
IN-CITY VERTICAL PROJECTS							
							2019, 87% sold; 409 completed houses as of December 2021.
PHirst Park Homes Pandi*	Pandi, Bulacan	1,643	1,163	70.8%	3,079	2,051	Phase 1 and 2 were launched in Q4 2019; Phase 1 is 96% sold, Phase 2 is 83% sold, Phase 3 is 50% sold; 157 completed houses as of December 2021.
PHirst Park Homes Calamba*	Calamba, Laguna	1,501	906	60.4%	2,646	1,484	Phase 1 was launched in Q4 2019, 87% sold; Phase 2 in Q1 2021, 29% sold; 152 completed houses as of December 2021.
PHirst Park Homes Batulao	Nasugbu, Batangas	2,150	1,259	58.6%	5,310	2,900	Phase 1A was launched in Q4 2019, 96% sold. Phase 1B was launched in Q3 2020, 87% sold, Phase 2 was launched in Q1 2021, 29% sold. 16 completed houses as of December 2021.
PHirst Park Homes Magalang	Magalang, Pampanga	1,079	493	45.7%	1,931	836	Phase 1 was launched in Q4 2020, 46% sold.
PHirst Park Homes Gen. Trias*	Gen. Trias, Cavite	1,660	663	39.9%	3,346	1,109	Phase 1 was launched in Q3 2021, 87% sold.
PHirst Park Homes Tayabas*	Tayabas, Quezon	2,048	269	13.1%	3,625	423	Phase 1A was launched in Q3 2021, 61% sold. Other phases are not yet launched.
PHirst Park Homes Baliwag*	Baliwag, Bulacan	1,551	276	17.8%	2,816	469	Phase 1A was launched in Q3 2021, 49% sold.
TOTAL		**18,017**	**10,195**	**56.6%**	**33,351**	**17,274**	
GRAND TOTAL		**38,269**	**29,482**	**77.0%**	**138,044**	**115,704**	

2.5 COMPANY OWNED PROPERTIES

The Company does not have any property other than its equity participation in its subsidiaries. The Company's subsidiaries, on the other hand, owns assets mainly land and buildings in property development.

ITEM 3. LEGAL PROCEEDINGS

As of December 31, 2021 the directors and key officers of the Company have no material pending civil or criminal cases filed by or against them.

From time to time, the Company and its Subsidiaries, its Board of Directors and Key Officers are subject to various civil, criminal and administrative lawsuits and other legal actions arising in the ordinary course of its business. Typical cases include adverse claims over title to land, claims for recovery of money and damages and claims for cancellations of sales agreements and refund of deposits. In the opinion of the Company's management, as of the date of this Annual Report, none of the lawsuits or legal actions to which it is currently subject will materially affect the daily operations of its business nor will they have a material adverse effect on the Company's consolidated financial position and results of operations.

ITEM 4. SUBMISSION OF MATTERS TO A VOTE OF SECURITY HOLDERS

Other than those stated herein, there are no other matters submitted to a vote of security holders during the fiscal year covered by this report.

PART II. OPERATIONAL AND FINANCIAL INFORMATION

ITEM 5. MARKET FOR COMPANY'S COMMON EQUITY AND RELATED STOCKHOLDER MATTERS

5.1 MARKET INFORMATION

The shares of the Company consist of common and preferred shares, which are presently being traded in the Philippine Stock Exchange.

The high, low and close prices for the common shares of the Company for each quarter within the last three (3) fiscal years are as follows:

Common Shares (CPG)

(in ₱)	2021			2020			2019		
Quarter	High	Low	Close	High	Low	Close	High	Low	Close
First quarter	0.485	0.360	0.390	0.570	0.335	0.370	0.560	0.425	0.530
Second quarter	0.580	0.380	0.570	0.430	0.325	0.370	0.640	0.490	0.610
Third quarter	0.560	0.395	0.440	0.405	0.345	0.360	0.670	0.520	0.550
Fourth quarter	0.470	0.380	0.400	0.495	0.355	0.450	0.630	0.520	0.550

The high, low and close prices for the preferred shares of the Company for each quarter within the first 2 years of trading are as follows:

Preferred Shares (CPGP)*

(in ₱)	2021			2020		
Quarter	High	Low	Close	High	Low	Close
First quarter	106.0	100.00	102.50	103.00	100.00	100.80
Second quarter	104.40	101.0	103.50	101.00	98.50	101.00
Third quarter	104.00	100.20	103.50	102.70	100.00	102.70
Fourth quarter	105.50	100.00	103.00	110.00	101.00	110.00

*Listed on January 10, 2020

5.2 STOCKHOLDERS

The number of stockholders of the Company's commons shares of record as of December 31, 2021 is Four Hundred Ninety Seven (497). The number of issued and outstanding common shares of the Company as of December 31, 2021 are Eleven Billion Six Hundred Ninety Nine Million Seven Hundred Twenty Three Thousand Six Hundred Ninety (11,699,723,690).

The top 20 stockholders of the Company's common shares as of December 31, 2021 are as follows:

Name	Number of Shares Held	% to Total
1. CENTURY PROPERTIES, INC.	5,934,863,419	50.727
2. PCD NOMINEE CORPORATION (FILIPINO)	5,027,781,107	42.974
3. RICARDO P. CUERVA	214,995,168	1.838
4. F. YAP SECURITIES, INC.	169,183,755	1.446
5. PCD NOMINEE CORPORATION (NON-FILIPINO)	159,816,624	1.366
6. TRIVENTURES CONSTRUCTION & MANAGEMENT CORPORATION	119,441,756	1.021
7. RICARDO C. CUERVA	53,748,790	0.459
8. QIU NINI	6,800,000	0.058
9. ERNESTO B. LIM	6,000,000	0.051
10. PEDRO RIZALDY ALARCON	1,000,000	0.009
11. GOH WAY SIONG	1,000,000	0.009
12. ANTONIO A. INDUCTIVO	723,959	0.006
13. VICTOR S. CHIONGBIAN	688,732	0.006
14. VICENTE GOQUIOLAY & CO., INC.	395,288	0.003
15. MAGDALENO B. DELMAR, JR.	361,458	0.003
16. CRISANTO L. DAPIGRAN	217,000	0.002
17. REGINA CAPITAL DEV. CORP. 000351	200,000	0.002
18. ALFRED REITERER	200,000	0.002
19. PACIFICO B. TACUB	150,661	0.001
20. ROMAN T. YAP	144,794	0.001

The number of stockholders of the Company's preferred shares of record as of December 31, 2021 is Three (3). The number of issued and outstanding preferred shares of the Company as of December 31, 2021 are Thirty Million (30,000,000).

The top stockholders of the Company's preferred shares as of December 31, 2021 are as follows:

Name	Number of Shares Held	% to Total
1. Knights of Columbus Fraternal Association of the Philippines, Inc.	100,000	0.33
2. PCD Nominee Corporation (Filipino)	29,295,220	97.65
3. PCD Nominee Corporation (Non-Filipino)	604,780	2.02

FOREIGN EQUITY HOLDERS

As of 31 December 2021, the percentage of the total outstanding common shares and preferred shares of the Company held by foreigners are 1.4467% and 2.007, respectively.

Class of Shares	Total Outstanding Shares	Local Shares	Foreign Shares
Common Shares	11,599,600,690	11,439,784,066	159,816,624
Percentage Holdings		97.778%	1.366%

Class of Shares	Total Outstanding Shares	Local Shares	Foreign Shares
Preferred Shares	30,000,000	29,295,220	604,780
Percentage Holdings		97.650%	2.020%

5.3 CPGI'S DIVIDENDS AND DIVIDEND POLICY

The Company declares dividends yearly, either through Cash or Stock, to shareholders of record, which are paid from the Company's unrestricted retained earnings. CPGI intends to maintain an annual cash dividend payment ratio for the issued and outstanding common shares of the Company of approximately 10% of its consolidated net income from the preceding fiscal year, subject to the requirements of applicable laws and regulations, availability of unrestricted retained earnings and the absence of circumstances which may restrict the payment of such dividends.

Below is the summary of the Company's cash dividend declaration for Common Shareholders.

Cash Dividends				
Fiscal Year	**Total Amount of Dividends**	**Amount of dividends per share**	**Date of Declaration**	**Date of Payment**
2012	184,436,193	₱0.019024	April 15, 2013	May 16, 2013

2013	184,471,576	₱0.0190	April 30, 2014	June 5, 2014
2014	201,158,909	₱0.0173418822	June 15, 2015	July 16, 2015
2015	₱205,022,943	₱0.0177	June 22, 2016	July 20, 2016
2016	₱205,065,834	₱0.0177	May 22, 2017	June 19, 2017
2017	₱200,000,000	₱0.0172	June 8, 2018	July 6, 2018
2018	₱137,919,252	₱0.01189	June 24, 2019	July 23, 2019
2019	₱147,847,020	₱0.0063	August 26, 2020	September 18, 2020
		₱0.0063		November 18, 2020
2020	₱114,923,403	₱0.0050	July 21, 2021	August 18, 2021
		₱0.0050		October 18, 2021

Below is the summary of the Company's stock dividend declaration for Common Shareholders.

Stock Dividends				
Fiscal Year	**Total Number of Shares**	**Dividend Rate**	**Date of Declaration**	**Date of Payment**
2013	1,999,999,993	20.661985%	October 13, 2014	November 14, 2014

Below is the summary of the Company's cash dividend declaration for holders of Preferred Shares:

Cash Dividends				
Fiscal Year	**Total Amount of Dividends**	**Amount of dividends per share**	**Record Date**	**Date of Payment**
2020	₱50,382,750	₱1.6794250	July 8, 2020	July 10, 2020
	₱50,382,750	₱1.6794250	October 6, 2020	October 12, 2020
	₱50,382,750	₱1.6794250	January 5, 2021	January 11, 2021
2021	₱50,382,750	₱1.6794250	April 6, 2021	April 12, 2021
	₱50,382,750	₱1.6794250	July 6, 2021	July 12, 2021
	₱50,382,750	₱1.6794250	October 6, 2021	October 11, 2021
2022	₱50,382,750	₱1.6794250	January 5, 2022	January 10, 2022

ITEM 6. MANAGEMENT'S DISCUSSION AND ANALYSIS OR PLAN OF OPERATION

Results of Operations and Material Changes to the Company's Income Statement for the year ended December 31, 2021 compared to December 31, 2020 (increase/decrease of 5% or more)
(In Millions of Peso)

			Movement	
	2021	**2020**	**Amount**	**%**
REVENUE				
Real estate revenue	₱7,664.40	₱9,482.62	(₱1,818.22)	-19.17%
Leasing revenue	1,200.37	795.03	405.34	50.98%
Property management fee and other services	400.01	389.72	10.29	2.64%
Interest income from real estate sales	180.12	168.37	11.75	6.98%
	9,444.90	**10,835.74**	**(1,390.84)**	**-12.84%**
COST AND EXPENSES				
Cost of real estate revenue	4,808.42	6,082.95	(1,274.53)	-20.95%
Cost of leasing	352.04	226.53	125.51	55.41%
Cost of services	272.73	285.99	(13.26)	-4.64%
	5,433.19	**6,595.47**	**(1,162.28)**	**-17.62%**
GROSS PROFIT	**4,011.70**	**4,240.27**	**(228.58)**	**-5.39%**
GENERAL, ADMINISTRATIVE AND SELLING EXPENSES	**2,692.91**	**2,863.71**	**(170.80)**	**-5.96%**
OTHER INCOME (EXPENSES)				
Interest and other income	397.55	568.07	(170.52)	-30.02%
Gain from change in fair values of investment properties	225.50	558.62	(333.12)	-59.63%
Income from investment in associate	8.94	6.79	2.15	31.66%
Foreign exchange gain (loss)	3.21	2.07	1.14	55.07%
Interest and other financing charges	(894.59)	(947.51)	52.92	-5.59%
	(259.39)	**188.04**	**(447.43)**	**-237.94%**
INCOME BEFORE INCOME TAX	**1,059.41**	**1,564.60**	**(505.19)**	**-32.29%**
PROVISION FOR INCOME TAX	**(209.70)**	**415.37**	**(625.07)**	**-150.49%**
NET INCOME	**₱1,269.11**	**₱1,149.23**	**₱119.88**	**10.43%**

In 2021, persistent lockdowns imposed by the government slowed down the sales take-up, collections, construction activities and project launches, as a continuing effect of the pandemic. This mostly affected in city vertical condominium projects of the Group, resulting to a 19% decline in total real estate sales.

However, affordable housing projects, which are located outside Metro Manila, continue to improve its revenue contribution from P2.2B in 2020 to P3.91B in 2021. This is a result of the initial recognition of real estate sales revenues from newly launched projects of affordable housing projects in 2021 off-setting such decline.

The increase in leasing revenue is a result of the rentals from the Century Diamond Tower, contributing full year rental in 2021 against its initial rental contribution in 2020, its year of completion. While mall operations declined, the impact on the leasing portfolio is not significant as its contribution is marginal to the total revenue of the Company prior to the COVID-19 pandemic.

19.17% decrease in real estate revenue
Real estate revenue has decreased as a result of the slowdown both in sales conversion, construction and development activities and project launches due to prevailing community quarantine restrictions, primarily from in city vertical housing projects.

50.98% increase in leasing revenue
The increase was mainly due to the full year lease revenue recognition of Century Diamond Tower and Asian Century Center.

6.98% increase in interest income from real estate sales
Interest income from real estate sales represents interest accretion from installment contract receivables (ICR) and contract asset recognized during the year. Discount subject to accretion arises from the difference between present value of ICR and contract asset and its nominal value. Income slightly increased from the sale of units still in progress in 2021.

20.95% decrease in Cost of Sales
The decrease in mainly due to lower real estate revenues.

55.41% increase in Cost of leasing
The increase is directly attributable to higher leasing revenues.
.
5.96% decrease in general, administrative and selling expenses
The decrease is a result of further rationalization of operations efficiencies during the year.

30.02% decrease in interest and other income
The decrease is primarily attributable to lower level income from forfeited collections or cancelled buyers' accounts.

31.66% increase in share in net income from its associate
The increase is a due higher reported income of some associates.

59.63% decrease in gain from fair value of investment property
The decrease was mainly due to lower incremental fair value appreciation of Century Diamond Tower in 2021 compared to 2020, the year when initial recognition of fair value gain was recognized.

5.59% decrease in interest and other financing charges
The decrease was mainly due to lower borrowing rates and outstanding interest bearing debts in 2021 compared with 2020.

150.49% decrease in Provision for Income Tax
The decrease was primarily due to lower taxable income during the period and impact of change in corporate income tax rate as a result of CREATE Law.

As a result of the foregoing, net income increased by 10.43%.

Financial Condition and Material Changes to the Company's Income Statement for the year ended December 31, 2021 compared to December 31, 2020 (increase/decrease of 5% or more)
(In Millions of Peso)

	2021	2020	Movement Amount	%
ASSETS				
Cash and cash equivalents	₱3,693.08	₱2,473.56	(₱1,219.52)	49.30%
Short-term investments	1,032.51	285.24	747.27	261.98%
Receivables	9,295.13	11,491.05	(2,195.92)	-19.11%
Real estate inventories	16,143.10	14,651.33	1,491.77	10.18%
Due from related parties	526.96	464.42	62.54	13.47%
Advances to suppliers and contractors	2,426.74	2,427.70	(0.96)	-0.04%
Investment in bonds	-	463.75	(463.75)	-100.00%
Other current assets	1,895.47	1,809.90	85.57	4.73%
Total Current Assets	**35,012.99**	**34,066.95**	**946.04**	**2.78%**
Noncurrent portion of installment contract receivables	366.00	124.77	241.22	193.32%
Deposits for purchased land	1,358.81	1,354.24	4.57	0.34%
Investments in and advances to joint ventures and associate	274.50	265.56	8.94	3.37%
Investment properties	13,995.03	13,627.58	367.45	2.70%
Property and equipment	1,815.84	1,783.59	32.25	1.81%
Deferred tax assets – net	26.76	86.28	(59.52)	-68.98%
Other noncurrent assets	1,656.58	1,699.93	(43.35)	-2.55%
Total Noncurrent Assets	**19,493.52**	**18,941.96**	**551.56**	**2.91%**
TOTAL ASSETS	**54,506.51**	**53,008.91**	**1,497.60**	**2.83%**
LIABILITIES				
Accounts and other payables	5,251.10	5,591.64	(340.54)	-6.09%
Contract liabilities	3,048.61	1,457.77	1,590.84	109.13%
Short-term debt	468.36	811.95	(343.59)	-42.32%
Current portion of:				
Long-term debt	5,467.83	5,447.30	20.53	0.38%
Bonds Payable	2,992.05	118.78	2,873.27	2418.98%
Liability from purchased land	67.20	67.20	-	0.00%
Lease Liability	25.54	4.53	21.01	463.80%
Due to related parties	317.36	270.01	47.35	17.54%
Income Tax Payable	69.41	61.50	7.91	12.86%
Other current liabilities	109.55	352.67	(243.12)	-68.94%
Total Current Liabilities	**17,817.01**	**14,183.35**	**3,633.66**	**25.62%**
Noncurrent portion of:				
Long-term debt	6,370.78	9,408.87	(3,038.09)	-32.29%
Bonds Payable	2,955.14	2,965.99	(10.85)	-0.37%
Liability from purchased land	141.14	208.34	(67.20)	-32.25%
Lease Liability	31.60	-	31.60	100.00%
Pension liabilities	279.63	372.99	(93.36)	-25.03%
Deferred tax liabilities	2,647.91	2,951.53	(303.62)	-10.29%
Other noncurrent liabilities	1,912.63	1,786.56	126.07	7.06%
Total Noncurrent Liabilities	**14,338.83**	**17,694.28**	**(3,355.45)**	**-18.96%**
Total Liabilities	**32,155.84**	**31,877.63**	**278.21**	**0.87%**
EQUITY				
Capital stock	6,200.85	6,200.85	-	0.00%
Preferred shares	15.90	15.90	-	0.00%
Additional paid-in capital	5,524.78	5,524.78	-	0.00%
Treasury shares	(109.67)	(109.67)	-	0.00%
Other components of equity	(683.20)	(682.85)	(0.35)	0.05%
Retained earnings	9,814.34	9,028.95	785.39	8.70%
Remeasurement loss on defined benefit plan	(42.50)	(118.50)	76.00	-64.14%
Total Equity Attributable to Equity Holders of the Parent Company	20,720.50	19,859.46	861.04	4.34%
Non-controlling interest	1,630.17	1,271.82	358.35	28.18%
	22,350.67	**21,131.28**	**1,219.39**	**5.77%**
	₱54,506.51	**₱53,008.91**	**₱1,497.60**	**2.83%**

49.30% increase in Cash and cash equivalents
Increase is primarily due to cash sales and collection from matured accounts.

261.98% increase in Short-term investments
The increase is primarily due additional short-term money market placements above 3 months.

16.83% decrease in total receivables and noncurrent portion of installment contract receivables
The decrease is primarily due to collections of maturing accounts.

10.18% increase in Real estate inventories
The increase is primarily due to acquisition of raw land of affordable housing projects amounting to P1.58 billion.

13.47% increase in Due from related parties
Due to additional advances from related parties, which are made at normal market prices. Outstanding balances at year-end are unsecured, interest-free, settlement occurs in cash and collectible/payable on demand.

6.09% decrease in Accounts and other payables
Decrease was due to payments made to contractors and suppliers and lower accrued expenses for the period as in-city vertical projects are nearing completion.

109.13% increase in total contract liabilities
The increase is attributable to collections from customers booked as liability pending satisfaction of criteria for revenue recognition.

21.45% decrease in total Short-term and long-term debt
Decrease was due to repayment of loans and lower loan drawdowns.

92.79% increase in total current and non-current bonds payable
The increase is due to the newly issued ₱3 billion bond in March 2021.

24.39% decrease in total current and non-current liabilities from purchased land
Due to payments made during the year.

1,161.37% increase in total current and non-current lease liability
This pertains to the lease liability accrued from the lease contract entered by the Group as a lessee in accordance with PFRS 16.

17.54% increase in Due to related parties
The increase is due to additional purchases from related parties, which are made at normal market prices. Outstanding balances at year-end are unsecured, interest-free, settlement occurs in cash and collectible/payable on demand.

12.86% increase in tax payable
This is mostly attributable to the higher taxable income recognized during the year.

5.47% decrease in total of other current and noncurrent liabilities
The decrease is mostly attributable to recognition of advance rental during the year.

25.03% decrease in Pension liabilities
The decrease is attributable to benefits paid during the year and remeasurement gain on defined benefit plan recognized during the year.

10.29% decrease in deferred tax liabilities
This is mostly attributable to the impact of the CREATE Law.

5.77% increase in total stockholders' equity
This is due to the net income recorded for the year ended December 31, 2021, additional investment from Mitsubishi Corporation interest amounting to ₱200 million net of dividend declarations and remeasurement gain recognized during the year.

There are no known trends or any known demands, commitments, events or uncertainties that will result in or that are reasonably likely to result in the Company's liquidity increasing or decreasing in any material way.

There are no events that will trigger direct or contingent financial obligation that is material to the Company, including any default or acceleration of an obligation.

There are no material commitments for capital expenditures.

There are no known trends, events or uncertainties that have had or that are reasonably expected to have a material favorable or unfavorable impact on net sales or revenues or income from continuing operations.

There are no significant elements of income or loss that did not arise from the Company's continuing operations.

There are no seasonal aspects that had a material effect on the financial condition or results of operations of the Company.

The top five (5) key performance indicators of the Company are shown below:

Key Performance Indicators	31-Dec-21	31-Dec-20
Current Ratios (a)	2.0x	2.4x
Debt to Equity (b)	0.8x	0.9x
Debt to EBITDA (c)	9.0x	7.8x
Return on Assets (d)	3.1%	2.2%
Return on Equity (e)	7.8%	5.6%

Notes:
1) *Current ratio is obtained by dividing the Current Assets of the Company by its Current liabilities. This ratio is used as a test of the Company's liquidity.*
2) *Debt to Equity ratio computed by dividing total interest-bearing debt (includes short-term and long-term debts and bonds payable) by total equity.*
3) *Debt to EBITDA is calculated by dividing EBITDA for the period by total interest-bearing debt.*
4) *Return on assets is calculated by dividing net income for the period by average total assets (beginning plus end of the period divided by two).*
5) *Return on equity is calculated by dividing net income for the period by average total equity (beginning plus end of the period divided by two).*

Current ratio decreased mainly due to the increase in current liabilities, primarily as a result of in maturing of bonds payable and long-term debt.

Debt to equity decreased as a result of the decline in debt from the long-term debt while total equity increased due to the net income as of December 31, 2021 and additional investment from minority interest compared to the same period as of December 31, 2021.

Debt to EBITDA increased primarily due to the decline in EBITDA as of December 31, 2021 compared to the same period as of December 30, 2020.

Return on Equity increase due to higher net income recognized during the period ended December 31, 2021 compared to the same period ended December 31, 2020.

Financial ratios	31-Dec-21	31-Dec-20
Liquidity Analysis Ratios		
Current Assets	35,012,984,828	34,066,943,185
Current Liabilities	17,817,016,575	14,183,354,920
Current Ratios	**2.0**	**2.4**
Current Assets	35,012,984,828	34,066,943,185
Inventory	16,143,099,068	14,651,328,952
Quick Assets	18,869,885,760	19,415,614,233
Current Liabilities	17,817,016,575	14,183,354,920
Quick Ratios	**1.1**	**1.4**
Solvency Ratio		
Total Assets	54,506,509,548	53,008,903,420
Total Liabilities	32,155,844,907	31,877,629,761
Solvency Ratio	**1.7**	**1.7**
Financial Leverage Ratios		
Debt	18,254,162,862	18,752,890,687
Total Assets	54,506,509,548	53,008,903,420
Debt Ratio	**0.3**	**0.4**
Short-term debt	468,360,083	811,948,735
Long-term debt - Current	5,467,828,327	5,447,303,305
Long-term debt - Non-current	6,370,779,023	9,408,872,360
Bonds payable	5,947,195,429	3,084,766,287
Debt	**18,254,162,862**	**18,752,890,687**
Equity	**22,350,664,641**	**21,131,273,659**
Debt-to-Equity	**0.8**	**0.9**
Debt	18,254,162,862	18,752,890,687
Cash and Cash Equivalents	3,693,074,161	2,473,555,750
Net Debt	**14,561,088,701**	**16,279,334,937**
Equity	**22,350,664,641**	**21,131,273,659**
Net Debt-to-Equity	**0.7**	**0.8**
Income befor Income Tax	1,059,406,284	1,564,604,767
Interest expense	894,592,075	784,022,304
Depreciation and amortization	67,580,015	59,467,026
EBITDA	**2,021,578,374**	**2,408,094,097**
Debt	18,254,162,862	18,752,890,687
EBITDA	2,021,578,374	2,408,094,097
Debt-to-EBITDA	**9.0**	**7.8**
Income befor Income Tax	1,059,406,284	1,564,604,767
Interest expense	894,592,075	784,022,304
EBIT	**1,953,998,359**	**2,348,627,071**
Interest expense	894,592,075	784,022,304
Interest coverage ratio	**2.2**	**3.0**
Asset to Equity Ratios		
Total Assets	54,506,509,548	53,008,903,420
Total Equity	22,350,664,641	21,131,273,659
Asset to Equity Ratio	**2.4**	**2.5**
Liabilities to Equity Ratios		
Total Liabilities	32,155,844,907	31,877,629,761
Total Equity	22,350,664,641	21,131,273,659
Liabilities to Equity Ratio	**1.4**	**1.5**

Financial ratios	31-Dec-21	31-Dec-20
Profitability ratios		
Revenue	9,444,895,630	10,835,744,692
Gross Profit	4,011,702,937	4,240,276,075
Gross Profit Margin	**42%**	**39%**
Net Income	1,269,106,148	1,149,234,036
Revenue	9,444,895,630	10,835,744,692
Net Profit Margin	**13.4%**	**10.6%**
Total Net Income after tax	**1,269,106,148**	**1,149,234,036**
Total Asset CY	54,506,509,548	53,008,903,420
Total Asset PY	53,008,903,420	53,441,685,612
Average total asset	**53,757,706,484**	**53,225,294,516**
Return on Asset	**2.4%**	**2.2%**
Total Net Income after tax	**1,269,106,148**	**1,149,234,036**
Total Equity CY	22,350,664,641	21,131,273,659
Total Equity PY	21,131,273,660	19,615,569,488
Average total equity	**21,740,969,151**	**20,373,421,573**
Return on Equity	**5.8%**	**5.6%**
Price/Earnings Ratio		
Price Per Share	0.400	0.450
Earnings Per Share	0.078	0.038
Price/Earnings Ratio	**5.153**	**11.786**

Results of Operations and Material Changes to the Company's Income Statement for the year ended December 31, 2020 compared to December 31, 2019 (increase/decrease of 5% or more)
(In Millions of Peso)

			Movement	
	2020	**2019**	**Amount**	**%**
REVENUE				
Real estate revenue	₱9,482.62	₱12,685.39	(₱3,202.77)	-25.25%
Leasing revenue	795.03	713.38	81.65	11.45%
Property management fee and other services	389.72	412.15	(22.43)	-5.44%
Interest income from real estate sales	168.37	504.10	(335.72)	-66.60%
	10,835.74	**14,315.02**	**(3,479.28)**	**-24.31%**
COST AND EXPENSES				
Cost of real estate revenue	6,082.95	8,459.54	(2,376.59)	-28.09%
Cost of leasing	226.53	217.45	9.08	4.18%
Cost of services	285.99	295.24	(9.25)	-3.13%
	6,595.47	**8,972.23**	**(2,376.76)**	**-26.49%**
GROSS PROFIT	**4,240.27**	**5,342.79**	**(1,102.51)**	**-20.64%**
GENERAL, ADMINISTRATIVE AND SELLING EXPENSES	**2,863.71**	**3,235.82**	**(372.11)**	**-11.50%**
OTHER INCOME (EXPENSES)				
Interest and other income	568.07	573.36	(5.29)	-0.92%
Gain from change in fair values of investment properties	558.62	260.93	297.69	114.09%
Income from investment in associate	6.79	11.18	(4.39)	-39.27%
Foreign exchange gain (loss)	2.07	116.33	(114.26)	-98.22%
Gain (loss) from change in fair value of derivatives (Note 9)	-	(76.05)	76.05	-100.00%
Interest and other financing charges	(947.51)	(936.68)	(10.83)	1.16%
	188.04	**(50.93)**	**238.97**	**-469.21%**
INCOME BEFORE INCOME TAX	**1,564.60**	**2,056.03**	**(491.43)**	**-23.90%**
PROVISION FOR INCOME TAX	**415.37**	**577.56**	**(162.19)**	**-28.08%**
NET INCOME	**₱1,149.23**	**₱1,478.47**	**(₱329.24)**	**-22.27%**

The pandemic has slowed down the sales take-up, collections, and construction activities due to quarantine restrictions imposed by the government, resulting to a 25% decline in total real estate sales revenue. However, as affordable housing projects are located outside Metro Manila, the Company was able to resume construction as soon as the restrictions from provincial cities were lifted. The initial recognition of real estate sales revenues from newly launched projects of affordable housing projects in 2020 offsets such decline.

While mall operations declined, the impact on the leasing portfolio is not significant as its contribution is marginal to the total revenue of the Company prior to the COVID-19 pandemic. The increase in leasing revenue is a result of the initial rentals from the recently completed Century Diamond Tower.

25.25% decrease in real estate revenue
Real estate revenue has decreased as a result of the slowdown both in sales conversion and on construction and development activities due to prevailing community quarantine restrictions.

11.45% increase in leasing revenue
The increase was mainly due to the start of lease revenue recognition for initial leased out floor spaces of Century Diamond Tower and Asian Century Center.

5.44% decrease in property management fee and other services
The decrease was mainly due to reduced services rendered for the period due to streamlined building and property operations while NCR is in community quarantine.

66.60% decrease in interest income from real estate sales
Interest income from real estate sales represents interest accretion from ICR and contract asset recognized during the year. Discount subject to accretion arises from the difference between present value of ICR and contract asset and its nominal value. Income decreased since majority of the projects are already turned over, and due to the slowdown in new sales during the nine (9)-month period in 2020.

28.09% decrease in cost of sales
The decrease in mainly due to the decrease in real estate revenue.

3.13% decrease in cost of services
The decrease is directly attributable in the decrease in property management fee and other services.

4.18% increase in cost of leasing
The increase is directly attributable to the increase in leasing revenue.

.

11.50% decrease in general, administrative and selling expenses
The decrease is a result of cost cutting efforts of the management during the period.

39.27% decrease in general, administrative and selling expenses
The decrease is due to a lower share in income from its associate.

114.09% increase in gain from fair value of investment property
The increase was mainly due to the initial recognition of fair value gain from Century Diamond Tower building.

100.00% decrease in fair value of derivatives and 98.22% decrease in foreign exchange gain (loss)
The decrease was due to absence of similar transactions or instruments during the nine (9)-month period as of December 31, 2020.

28.08% decrease in provision for income tax
The decrease was primarily due to lower taxable income during the period.

As a result of the foregoing, net income decreased by 22.27%.

Financial Condition and Material Changes to the Company's Income Statement for the year ended December 31, 2020 compared to December 31, 2019 (increase/decrease of 5% or more)
(In Millions of Peso)

	2020	2019	Movement Amount	%
ASSETS				
Cash and cash equivalents	₱2,473.56	₱4,005.01	(₱1,531.45)	-38.24%
Short-term investments	285.24	-	285.24	100.00%
Receivables	11,491.05	10,967.15	523.90	4.78%
Real estate inventories	14,651.33	15,558.01	(906.68)	-5.83%
Due from related parties	464.42	419.65	44.77	10.67%
Advances to suppliers and contractors	2,427.70	2,006.51	421.19	20.99%
Investment in bonds	463.75	-	463.75	100.00%
Other current assets	1,809.89	1,409.17	400.72	28.44%
Total Current Assets	**34,066.94**	**34,365.50**	**(298.56)**	**-0.87%**
Noncurrent portion of installment contract receivables	124.78	1,137.66	(1,012.88)	-89.03%
Investment in bonds	-	463.75	(463.75)	-100.00%
Deposits for purchased land	1,354.24	1,079.44	274.80	25.46%
Investments in and advances to joint ventures and associate	265.56	258.77	6.79	2.62%
Investment properties	13,627.59	12,932.53	695.06	5.37%
Property and equipment	1,783.59	1,648.12	135.47	8.22%
Deferred tax assets – net	86.28	42.15	44.13	104.70%
Other noncurrent assets	1,699.92	1,513.77	186.15	12.30%
Total Noncurrent Assets	**18,941.96**	**19,076.19**	**(134.23)**	**-0.70%**
TOTAL ASSETS	**53,008.90**	**53,441.69**	**(432.79)**	**-0.81%**
LIABILITIES				
Accounts and other payables	5,591.63	5,703.06	(111.43)	-1.95%
Contract liabilities	1,457.78	1,784.09	(326.31)	-18.29%
Short-term debt	811.95	1,452.69	(640.74)	-44.11%
Current portion of:				
Long-term debt	5,447.30	5,462.17	(14.87)	-0.27%
Bonds Payable	118.78	1,392.65	(1,273.87)	-91.47%
Liability from purchased land	67.20	67.20	-	0.00%
Lease Liability	4.52	21.64	(17.12)	-79.11%
Due to related parties	270.01	171.19	98.82	57.73%
Income Tax Payable	61.50	9.35	52.15	557.75%
Other current liabilities	352.67	35.28	317.39	899.63%
Total Current Liabilities	**14,183.34**	**16,099.32**	**(1,915.98)**	**-11.90%**
Noncurrent portion of:				
Long-term debt	9,408.87	9,880.55	(471.68)	-4.77%
Bonds Payable	2,965.99	3,060.38	(94.39)	-3.08%
Liability from purchased land	208.33	268.34	(60.01)	-22.36%
Lease Liability	-	39.54	(39.54)	-100.00%
Pension liabilities	372.99	307.40	65.59	21.34%
Deposit for future stock subscription	-	42.48	(42.48)	-100.00%
Deferred tax liabilities	2,951.53	2,708.27	243.26	8.98%
Other noncurrent liabilities	1,786.57	1,419.84	366.73	25.83%
Total Noncurrent Liabilities	**17,694.28**	**17,726.80**	**(32.52)**	**-0.18%**
Total Liabilities	**31,877.62**	**33,826.12**	**(1,948.50)**	**-5.76%**
EQUITY				
Capital stock	6,200.85	6,200.85	-	0.00%
Preferred shares	15.90	-	15.90	100.00%
Additional paid-in capital	5,524.78	2,639.74	2,885.04	109.29%
Treasury shares	(109.67)	(109.67)	-	0.00%
Other components of equity	(682.85)	99.39	(782.24)	-787.04%
Retained earnings	9,028.95	8,733.92	295.03	3.38%
Remeasurement loss on defined benefit plan	(118.50)	(81.17)	(37.33)	45.99%
Total Equity Attributable to Equity Holders of the Parent Company	19,859.46	17,483.06	2,376.40	13.59%
Non-controlling interest	1,271.82	2,132.51	(860.69)	-40.36%
	21,131.28	**19,615.57**	**1,515.71**	**7.73%**
	₱53,008.90	**₱53,441.69**	**(₱432.79)**	**-0.81%**

38.24% decrease in cash and cash equivalents
The decrease is primarily due to repayment of debt during the year.

100.00% increase in short-term investments
The increase is primarily due increase short-term money market placements above three (3) months.

5.83% decrease in real estate inventories
The decrease is primarily due to the recognition of cost of sales for sold units.

10.67% increase in due from related parties
This is due to additional advances from related parties, which are made at normal market prices. Outstanding balances at year-end are unsecured, interest-free, settlement occurs in cash and collectible/payable on demand.

20.99% increase in advances to suppliers and contractors
The increase is due to additional down payments to suppliers and contractors to new and ongoing projects.

104.70% increase in deferred tax assets
The increase is due to additional deferred tax assets recognized during the year.

20.08% increase in other current and non-current assets
The increase is primarily due to increase in prepaid selling expenses for pre-sales during the period, and increase in creditable withholding taxes and input taxes.

25.46% increase in deposits for purchased land
The increase is due to additional deposits for land in Novaliches and Katipunan.

5.37% increase in investment property
The increase is mostly attributable to the construction of Century Diamond Tower and recognition of gain in fair value for the period.

8.22% increase in property and equipment
The increase is mostly attributable to additional construction cost for Novotel Suites Manila at Acqua 6 Tower of Acqua Private Residences.

18.29% decrease in contract liabilities
The decrease was due to recognition of customers deposits as revenue during the period as the accounts meet the accounting criteria for revenue recognition.

6.71% decrease in total short-term and long-term debt
The decrease was due to net repayment of loans during the period.

30.73% decrease in short-term and long-term bonds payable
The decrease was due to payment of the five (5)-year bond payable in first quarter of 2020.

17.88% decrease in total liabilities from purchased land
This is due to payment made during the period.

92.60% decrease in total lease liability
The decrease is due to retirement of lease liability in relation to office spaces the Group no longer occupies.

57.73% increase in due to related parties
This is due to additional purchases from related parties, which are made at normal market prices. Outstanding balances at year-end are unsecured, interest-free, settlement occurs in cash and collectible/payable on demand.

21.34% increase in pension liabilities
This is due to additional retirement expense during the year.

555.75% increase in income tax payable
Due primarily to higher tax payable after the application of creditable withholding taxes for the year.

8.98% increase in deferred tax liability
Due to the additional deferred tax liabilities recognized for the year.

47.01% increase in other and noncurrent liabilities
The increase is due to increase in security and rental deposits from Centuria Diamond Tower tenants and increase in deposit for preferred shares.

100% increase in preferred shares, 109.29% increase in additional paid-in capital and 100% decrease in deposit for future stock subscription
The increase is due to the issuance of 30,000,000 preferred shares with a par value of ₱0.53. Additional paid in capital net of issuance cost was recognized in excess of the par value of preferred shares issued. Deposit for future stock subscription was reclassified as part of aforementioned issuance.

40.36% decrease in non-controlling interest and 787.04% decrease in other components of equity
The decrease is primarily due to acquisition of minority interest in Century City Development II net of the share in net income for PPHI during the period and dividend declared by Tanza I.

3.38% increase in total stockholders' equity
The increase is due to the net income recorded for the year period ended December 31, 2020, preferred shares issued and additional paid in capital from issuance of preferred shares amounting to ₱15.9 million and ₱2,885.03 million, respectively. The increase in stockholders' equity was reduced by the acquisition of minority interest totaling ₱1,900 million resulting to reduction of minority interest and other components equity and common and preferred dividend declaration during the year amounting to ₱596.53 million.

There are no known trends or any known demands, commitments, events or uncertainties that will result in or that are reasonably likely to result in the Company's liquidity increasing or decreasing in any material way.

There are no events that will trigger direct or contingent financial obligation that is material to the Company, including any default or acceleration of an obligation.

There are no material commitments for capital expenditures.

There are no known trends, events or uncertainties that have had or that are reasonably expected to have a material favorable or unfavorable impact on net sales or revenues or income from continuing operations.

There are no significant elements of income or loss that did not arise from the Company's continuing operations.

There are no seasonal aspects that had a material effect on the financial condition or results of operations of the Company.

The top five (5) key performance indicators of the Company are shown below:

Key Performance Indicators	31-Dec-20	31-Dec-19
Current Ratios (a)	2.4x	2.1x
Debt to Equity (b)	0.9x	1.1x
Debt to EBITDA (c)	7.8x	7.4x
Return on Assets (d)	2.2%	2.9%
Return on Equity (e)	5.6%	8.0%

Notes:

1) *Current ratio is obtained by dividing the Current Assets of the Company by its Current liabilities. This ratio is used as a test of the Company's liquidity.*
2) *Debt to Equity ratio computed by dividing total interest-bearing debt (includes short-term and long-term debts and bonds payable) by total equity.*
3) *Debt to EBITDA is calculated by dividing EBITDA for the period by total interest-bearing debt.*
4) *Return on assets is calculated by dividing net income for the period by average total assets (beginning plus end of the period divided by two).*
5) *Return on equity is calculated by dividing net income for the period by average total equity (beginning plus end of the period divided by two).*

Current ratio increased mainly due to the decrease in current liabilities, primarily as a result of decline in current portion of Bonds Payable and Long-term Debt as of December 31, 2020 compared to the same period as of December 31, 2019.

Debt to equity decreased as a result of the decline in debt from the payment of bonds and long-term debt while total equity increased due to the issuance of preferred shares during the period ended December 31, 2020 compared to the same period as of December 31, 2019.

Debt to EBITDA increase primarily due to the decline in EBITDA as of December 31, 2020 compared to the same period as of December 31, 2019.

Return on Asset declined due to lower net income recognized for the year ended December 31, 2020 compared to the same period ended December 31, 2019.

Return on Equity declined due to lower net income recognized during the period and increase in Equity as result of the issuance of preferred shares during the year ended December 31, 2020 compared to the same period ended December 31, 2019.

Century Properties Group, Inc.
Financial Ratios

Financial ratios	Dec-20	Dec-19
Current/Liquidity Ratios		
Current Assets	34,066,943,185	34,365,499,239
Current Liabilities	14,183,354,920	16,099,335,229
Current Ratios	**2.40**	**2.13**
Current Assets	34,066,943,185	34,365,499,239
Inventory	14,651,328,952	15,558,004,362
Quick Assets	19,415,614,233	18,807,494,877
Current Liabilities	14,183,354,920	16,099,335,229
Quick Ratios	**1.37**	**1.17**
Liabilities and Debt Ratios		
Short-term debt	811,948,735	1,452,692,919
Long-term debt - Current	5,447,303,305	5,462,166,897
Long-term debt - Non-current	9,408,872,360	9,880,550,051
Bonds payable	3,084,766,287	4,453,032,166
Debt	**18,752,890,687**	**21,248,442,033**
Equity	**21,131,273,659**	**19,615,569,488**
Debt-to-Equity	**0.89**	**1.08**
Debt	18,752,890,687	21,248,442,033
Cash and Cash Equivalents	2,473,555,750	4,005,009,231
Net Debt	**16,279,334,937**	**17,243,432,802**
Equity	**21,131,273,659**	**19,615,569,488**
Net Debt-to-Equity	**0.77**	**0.88**
Debt	18,752,890,687	21,248,442,033
EBITDA (Annualized for Interim)	2,408,094,097	2,861,187,076
Debt-to-EBITDA	**7.79**	**7.43**
Income befor Income Tax	1,564,604,767	2,056,032,947
Interest expense	784,022,304	747,608,418
Depreciation and amortization	59,467,026	57,545,711
EBITDA	**2,408,094,097**	**2,861,187,076**
Asset to Equity Ratios		
Total Assets	53,008,903,420	53,441,685,612
Total Equity	21,131,273,659	19,615,569,488
Asset to Equity Ratio	**2.51**	**2.72**
Liabilities to Equity Ratios		
Total Liabilities	31,877,629,761	33,826,116,124
Total Equity	21,131,273,659	19,615,569,488
Liabilities to Equity Ratio	**1.51**	**1.72**

Financial ratios	Dec-20	Dec-19
Profitability ratios		
Revenue	10,835,744,692	14,315,016,268
Gross Profit	4,240,276,075	5,342,782,822
Gross Profit Ratio	**39%**	**37%**
Net Income Attributable to Equity holders of the Parent Company	795,555,466	1,281,748,829
Revenue	10,835,744,692	14,315,016,268
Net Income Margin	**7.3%**	**9.0%**
Total Net Income after tax	**1,149,234,035**	**1,478,470,199**
Total Asset CY	53,008,903,420	53,441,685,612
Total Asset PY	53,441,685,612	49,366,682,829
Average total asset	**53,225,294,516**	**51,404,184,221**
Return on Asset	**2.2%**	**2.9%**
Total Net Income after tax	**1,149,234,035**	**1,478,470,199**
Total Equity CY	21,131,273,659	19,615,569,488
Total Equity PY	19,615,569,488	17,463,466,559
Average total equity	**20,373,421,573**	**18,539,518,024**
Return on Equity	**5.6%**	**8.0%**
Net Income	1,149,234,035	1,478,470,199
Revenue	10,835,744,692	14,315,016,268
Net Income Margin	**10.6%**	**10.3%**

Results of Operations and Material Changes to the Company's Income Statement for the year ended December 31, 2019 compared to December 31, 2018 (increase/decrease of 5% or more)
(In Millions of Peso)

			Movement	
	2019	**2018**	**Amount**	**%**
REVENUE				
Real estate revenue	₱12,685.39	₱9,576.67	₱3,108.72	32.46%
Leasing revenue	713.38	407.27	306.11	75.16%
Property management fee and other services	412.15	395.46	16.69	4.22%
Interest income from real estate sales	504.09	322.48	181.61	56.32%
	14,315.01	**10,701.88**	**3,613.13**	**33.76%**
COST AND EXPENSES				
Cost of real estate revenue	8,459.54	5,655.40	2,804.14	49.58%
Cost of leasing	217.45	227.75	(10.30)	-4.52%
Cost of services	295.24	276.55	18.69	6.76%
	8,972.23	**6,159.70**	**2,812.53**	**45.66%**
GROSS PROFIT	**5,342.78**	**4,542.18**	**800.60**	**17.63%**
GENERAL, ADMINISTRATIVE AND SELLING EXPENSES	**3,235.82**	**3,254.53**	**(18.71)**	**-0.57%**
OTHER INCOME (EXPENSES)				
Interest and other income	573.36	568.66	4.70	0.83%
Gain from change in fair values of investment properties	260.93	376.90	(115.97)	-30.77%
Income from investment in associate	11.18	12.43	(1.25)	-10.06%
Foreign exchange gain (loss)	116.33	(145.19)	261.52	-180.12%
Gain (loss) from change in fair value of derivatives (Note 9)	(76.05)	115.79	(191.84)	-165.68%
Interest and other financing charges	(936.68)	(594.28)	(342.40)	57.62%
	(50.93)	**334.31**	**(385.24)**	**-115.23%**
INCOME BEFORE INCOME TAX	**2,056.03**	**1,621.96**	**434.07**	**26.76%**
PROVISION FOR INCOME TAX	**577.56**	**503.77**	**73.79**	**14.65%**
NET INCOME	**₱1,478.47**	**₱1,118.19**	**₱360.28**	**32.22%**

32.46% increase in real estate revenue
The increase is due to completion of Bahamas and Roxas West, start of recognition of affordable housing segment and additional substantial progress in construction and sales take up of on-going projects.

Affordable housing segment's contribution to the increase in revenue amounted to ₱1,741.98 million for the year ended December 31, 2019.

75.16% increase in leasing revenue
The increase was mostly due to full of operation and recognition of revenue of Asian Century Center.

4.22% increase in property management fee and other services
The increase is primarily due to increase in management fee and service rates for property managed.

56.32% increase in interest income from real estate sales
Interest income from real estate sales represents interest accretion from ICR and contract asset recognized during the year. Discount subject to accretion arises from the difference between present value of ICR and contract asset and its nominal value. Income increased due to higher contract assets recognized during the year.

49.58% increase in cost of sales
The increase is mainly due to the increase in real estate revenue.

6.76% increase in cost of services
The increase is directly attributable in the increase in property management fee and other services.

4.52% decrease in cost of leasing
The decrease is mainly due to the Group's implementation cost cutting measures during the year.

30.77% decrease in gain from change in fair value of investment property
The decrease is due to the lower amount of gain from change in fair value recognized from Asian Century Center, Century Mall and Centuria Medical.

10.06% decrease in income from investment in associate
The decrease in share in net earnings of joint ventures and associate.

165.68% decrease in gain (loss) from change in fair value of derivatives
The decrease is due to mark to market loss on non-deliverable foreign currency swap entered into by the Group to hedge its foreign currency denominated debt. Foreign currency denominated debt was fully paid in 2019.

57.62% increase in interest and other financing charges
These interests came from bonds and loans that do not qualify for capitalization as borrowing costs. The increase was primarily due increase interest corresponding to increase in bonds payable and other loans related to completed investment properties.

180.12% decrease in foreign exchange losses
Foreign exchange gains offsets losses in fair value of derivatives arising from hedging of the dollar denominated loans.

14.65% increase in provision for income tax
The increase was primarily due to higher taxable income during the year.

As a result of the foregoing, net income increased by 32.22%.

Financial Condition and Material Changes to the Company's Income Statement for the year ended December 31, 2019 compared to December 31, 2018 (increase/decrease of 5% or more)
(In Millions of Peso)

	2019	2018	Movement Amount	%
ASSETS				
Cash and cash equivalents	₱4,005.01	₱1,950.39	₱2,054.62	105.34%
Receivables	10,967.15	8,874.33	2,092.82	23.58%
Real estate inventories	15,558.00	17,257.48	(1,699.48)	-9.85%
Due from related parties	419.65	394.35	25.30	6.42%
Advances to suppliers and contractors	2,006.51	2,236.12	(229.61)	-10.27%
Other current assets	1,409.17	1,284.44	124.73	9.71%
Total Current Assets	**34,365.49**	**31,997.11**	**2,368.38**	**7.40%**
Noncurrent portion of installment contract receivables	1,137.66	1,894.56	(756.90)	-39.95%
Investment in bonds	463.75	-	463.75	100.00%
Deposits for purchased land	1,079.44	1,189.48	(110.04)	-9.25%
Investments in and advances to joint ventures and associate	258.77	247.58	11.19	4.52%
Investment properties	12,932.52	11,381.64	1,550.88	13.63%
Property and equipment	1,648.12	1,273.79	374.33	29.39%
Deferred tax assets - net	42.15	61.93	(19.78)	-31.94%
Other noncurrent assets	1,513.77	1,320.60	193.17	14.63%
Total Noncurrent Assets	**19,076.18**	**17,369.58**	**1,706.60**	**9.83%**
TOTAL ASSETS	**53,441.67**	**49,366.69**	**4,074.98**	**8.25%**
LIABILITIES				
Accounts and other payables	5,703.06	4,989.66	713.40	14.30%
Contract liabilities	1,784.09	2,294.33	(510.24)	-22.24%
Short-term debt	1,452.69	2,206.61	(753.92)	-34.17%
Current portion of:				
Long-term debt	5,462.17	5,389.15	73.02	1.35%
Bonds Payable	1,392.65	-	1,392.65	100.00%
Liability from purchased land	67.20	67.20	-	0.00%
Lease Liability	21.64	-	21.64	100.00%
Due to related parties	171.19	98.58	72.61	73.66%
Income Tax Payable	9.35	4.71	4.64	98.51%
Other current liabilities	35.28	-	35.28	100.00%
Total Current Liabilities	**16,099.32**	**15,050.24**	**1,049.08**	**6.97%**
Noncurrent portion of:				
Long-term debt	9,880.55	11,645.10	(1,764.55)	-15.15%
Bonds Payable	3,060.38	1,505.89	1,554.49	103.23%
Liability from purchased land	268.34	301.57	(33.23)	-11.02%
Lease Liability	39.54	-	39.54	100.00%
Pension liabilities	307.40	251.10	56.30	22.42%
Deposit for future stock subscription	42.47	-	42.47	100.00%
Deferred tax liabilities	2,708.26	2,524.52	183.74	7.28%
Other noncurrent liabilities	1,419.84	624.80	795.04	127.25%
Total Noncurrent Liabilities	**17,726.78**	**16,852.98**	**873.80**	**5.18%**
Total Liabilities	**33,826.10**	**31,903.22**	**1,922.88**	**6.03%**
EQUITY				
Capital stock	6,200.85	6,200.85	-	0.00%
Additional paid-in capital	2,639.74	2,639.74	-	0.00%
Treasury shares	(109.67)	(109.67)	-	0.00%
Other components of equity	99.39	99.23	0.16	0.16%
Retained earnings	8,733.92	7,590.09	1,143.83	15.07%
Remeasurement loss on defined benefit plan	(81.17)	(66.04)	(15.13)	22.91%
Total Equity Attributable to Equity Holders of the Parent Company	17,483.06	16,354.20	1,128.86	6.90%
Non-controlling interest	2,132.51	1,109.27	1,023.24	92.24%
	19,615.57	**17,463.47**	**2,152.10**	**12.32%**
	₱53,441.67	**₱49,366.69**	**₱4,074.98**	**8.25%**

105.34% increase in cash and cash equivalents
The increase is primarily due to collections from matured accounts and net proceeds from loans during the period.

12.41% increase in total receivables and non-current portion of installment contract receivables
The increase is primarily due to receivables recognized for new projects qualified for revenue recognition.

9.85% decrease in real estate inventories
The decrease is primarily due to the recognition of cost of sales for sold units.

6.42% increase in due from related parties
The increase is due to additional advances from related parties, which are made at normal market prices. Outstanding balances at year-end are unsecured, interest-free, settlement occurs in cash and collectible/payable on demand.

10.27% decrease in advances to suppliers and contractors
The decrease is due to recoupment through progress billings from completion of Bahamas and Roxas West.

100.00% increase in investment in bonds
The Group purchased Philippine Peso-denominated, fixed rate bonds. The bonds have a maturity of eighteen (18) months from issue date and interest rate of 5.70% per annum. The bonds are rated “AAA” by Philippine Rating Services Corporation. Investment in bonds is classified and measured as financial assets at amortized cost since the bonds are held to collect contractual cash flows representing solely payments of principal and interest.

9.25% decrease in deposits for purchased land
In 2019, CCC finalized its DOAS for the land acquired in Novaliches, hence the initial deposit for the land purchased amounting to ₱166.00 million was reclassified to inventories.

13.63% increase in investment property
The increase is mostly attributable to the construction of Century Diamond Tower and recognition of gain in fair value for the period.

29.39% increase in property and equipment
The increase is mostly attributable to additional construction cost for Novotel Suites Manila at Acqua 6 Tower of Acqua Private Residences.

31.94% decrease in deferred tax assets
The decrease is due to utilization of previous deferred tax assets recognized.

12.20% increase in other current and non-current assets
The increase is primarily due to increase in prepaid selling expenses for pre-sales during the period, and increase in creditable withholding taxes and input taxes.

14.30% increase in accounts and other payables
The increase is primarily due to accruals made at the end of the period and increase in inventory related purchases.

22.24% decrease in contract liabilities
The decrease is due to recognition of customers deposits as revenue during the period as the accounts meet the accounting criteria for revenue recognition.

12.71% decrease in total short-term and long-term debt
The decrease is due to net repayment of loans during the period.

195.71% increase in short-term and long-term bonds payable
On April 15, 2019, the Group issued a three (3)-year bonds listed at the PDEx amounting to ₱3,000 million.

9.01% decrease in liabilities from purchased land
The decrease is due to payment made during the period.

100.00% increase in lease liability
This pertains to the lease liability accrued from the lease contract entered by the Group as a lessee in accordance with PFRS 16.

73.66% increase in due to related parties
The increase is due to additional purchases from related parties, which are made at normal market prices. Outstanding balances at year-end are unsecured, interest-free, settlement occurs in cash and collectible/payable on demand.

22.42% increase in pension liabilities
The increase is due to additional retirement expense during the year.

98.51% increase in income tax payable
The increase is due primarily to higher tax payable after the application of creditable withholding taxes for the year.

7.28% increase in deferred tax liability
The increase is due to the additional deferred tax liabilities recognized for the year.

100.00% increase in deposit for future stock subscription
In 2019, the Group received deposits amounting to ₱42.48 million from stockholders with the purpose of applying the same as payment for future issuance of shares of stock. These were classified as a liability since its application of the increase in authorized capital stock is not yet filed with SEC and as of December 31, 2019.

132.89% increase in other current and non-current liabilities
The increase is due to the collection of its subscription of preferred shares. Further, in 2019, the Group received security deposits and advance rentals amounting to ₱35.28 million and ₱382.84 million classified as “Other current liabilities” and “Other noncurrent liabilities”, respectively for its lease contracts from its project, Century Diamond Tower, which is forecasted to finish construction and start full commercial operation in 2020.

12.32% increase in stockholder’s equity
The increase was due to the net income recorded for the year ended December 31, 2019, collection of subscription receivable from minority interest amounting to ₱226.52 million and additional investment from minority interest amounting to ₱600.00 million from PPHI.

There are no known trends or any known demands, commitments, events or uncertainties that will result in or that are reasonably likely to result in the Company’s liquidity increasing or decreasing in any material way.

There are no events that will trigger direct or contingent financial obligation that is material to the Company, including any default or acceleration of an obligation.

There are no material commitments for capital expenditures.

There are no known trends, events or uncertainties that have had or that are reasonably expected to have a material favorable or unfavorable impact on net sales or revenues or income from continuing operations.

There are no significant elements of income or loss that did not arise from the Company's continuing operations.

There are no seasonal aspects that had a material effect on the financial condition or results of operations of the Company.

The top five (5) key performance indicators of the Company are shown below:

Key Perfomance Indicators	Dec-19	Dec-18
Current Ratios (a)	2.1x	2.1x
Debt to Equity (b)	1.1x	1.2x
Debt to EBITDA (c)	7.4x	10.0x
Return on Asset (d)	2.9%	2.4%
Return on Equity (e)	8.0%	6.6%

Notes:

1) *Current ratio is obtained by dividing the Current Assets of the Company by its Current liabilities. This ratio is used as a test of the Company's liquidity.*
2) *Debt to Equity ratio computed by dividing total interest-bearing debt (includes short-term and long-term debts and bonds payable) by total equity.*
3) *Debt to EBITDA is calculated by dividing EBITDA for the period by total interest-bearing debt.*
4) *Return on assets is calculated by dividing net income for the period by average total assets (beginning plus end of the period divided by two).*
5) *Return on equity is calculated by dividing net income for the period by average total equity (beginning plus end of the period divided by two).*

Current ratio was maintained at 2.1x for the period ended December 31, 2019 and 2018.

Debt to equity decreased primarily as a result of an increase in total equity from net income for the period ended December 31, 2019 and additional investment from minority interest.

Debt to EBITDA decreased primarily due to improvement in the EBITDA as of December 31, 2019 compared to the same period ended December 31, 2018.

Return on Asset improved due to higher net income recognized the year ended December 31, 2019 compared to the same period ended December 31, 2018.

Return on Equity improved due to higher net income during the year.

Century Properties Group, Inc.
Financial Ratios

Financial ratios	Dec-19	Dec-18
Current/Liquidity Ratios		
Current Assets	34,365,499,239	31,997,110,107
Current Liabilities	16,099,335,229	15,050,236,472
Current Ratios	**2.1**	**2.1**
Current Assets	34,365,499,239	31,997,110,107
Inventory	15,558,004,362	17,257,481,436
Quick Assets	18,807,494,877	14,739,628,671
Current Liabilities	16,099,335,229	15,050,236,472
Quick Ratios	**1.2**	**1.0**
Liabilities and Debt Ratios		
Short-term debt	1,452,692,919	2,206,610,954
Long-term debt - Current	5,462,166,897	5,389,150,881
Long-term debt - Non-current	9,880,550,051	11,645,097,504
Bonds payable	4,453,032,166	1,505,894,698
Debt	**21,248,442,033**	**20,746,754,037**
Equity	**19,615,569,488**	**17,463,466,559**
Debt-to-Equity	**1.1**	**1.2**
Debt	21,248,442,033	20,746,754,037
Cash and Cash Equivalents	4,005,009,231	1,950,389,193
Net Debt	**17,243,432,802**	**18,796,364,844**
Equity	**19,615,569,488**	**17,463,466,559**
Net Debt-to-Equity	**0.9**	**1.1**
Debt	21,248,442,033	20,746,754,037
EBITDA (Annualized for Interim)	2,861,187,076	2,073,929,849
Debt-to-EBITDA	**7.43**	**10.00**
Income before Income Tax	2,056,032,947	1,621,956,880
Interest expense	747,608,418	414,117,993
Depreciation and amortization	57,545,711	37,854,976
EBITDA	**2,861,187,076**	**2,073,929,849**
Asset to Equity Ratios		
Total Assets	53,441,685,612	49,366,682,829
Total Equity	19,615,569,488	17,463,466,559
Asset to Equity Ratio	**2.7**	**2.8**
Liabilities to Equity Ratios		
Total Liabilities	33,826,116,124	31,903,216,270
Total Equity	19,615,569,488	17,463,466,559
Liabilities to Equity Ratio	**1.7**	**1.8**

Financial ratios	**Dec-19**	**Dec-18**
Profitability ratios		
Revenue	14,315,016,268	10,701,878,291
Gross Profit	5,342,782,822	4,542,174,431
Gross Profit Ratio	**37.3%**	**42.4%**
Net Income Attributable to Equity holders of the Parent Com	1,281,748,829	985,915,365
Revenue	14,315,016,268	10,701,878,291
Net Income Margin	**9.0%**	**9.2%**
Total Net Income after tax (Annualized)	**1,478,470,199**	**1,118,186,619**
Total Asset CY	53,441,685,612	49,366,682,829
Total Asset PY	49,366,682,829	42,555,650,621
Average total asset	**51,404,184,221**	**45,961,166,725**
Return on Asset	**2.9%**	**2.4%**
Total Net Income after tax (Annualized)	**1,478,470,199**	**1,118,186,619**
Total Equity CY	19,615,569,488	17,463,466,559
Total Equity PY	17,463,466,559	16,255,621,463
Average total equity	**18,539,518,024**	**16,859,544,011**
Return on Equity	**8.0%**	**6.6%**
Net Income	1,478,470,199	1,118,186,619
Revenue	14,315,016,268	10,701,878,291
Net Income Margin	**10.3%**	**10.4%**

Factors which may have material impact in Company's operations

Economic factors

The economic situation in the Philippines significantly affects the performance of the Company's business. For the residential products, the Group is sensitive to changes in domestic interest and inflation rates. Higher interest rates tend to discourage potential buyers of residential units as mortgages become unaffordable to them. An inflationary environment will adversely affect the Group, as well as the real estate industry, by increases in costs such as land acquisition, labor and material. Although the Group may pass on the additional costs to buyers, there is no assurance that this will not significantly affect the Group's sales.

Competition

Please refer to the discussion on Competition found in Item 1.4 of this report.

Capital Expenditures

The table below sets out our actual capital expenditures in 2018, 2019, 2020 and 2021

	Expenditure (in millions)
2018	₱ 6,680.2
2019	7,646.2
2020	6,231.6
2021	6,543.1

The Group has historically sourced funding for capital expenditures through internally-generated funds and credit facilities from commercial banks.

The Company expects to fund budgeted capital expenditures principally through the existing cash and cash from operations, through borrowings and through Offering. The Company's capital expenditure plans are based on management's estimates, and are subject to a number of variables, including: possible cost overruns; construction and development delays; the receipt of Government approvals; availability of financing on acceptable terms; changes in management's views of the desirability of current plans; the identification of new projects and potential acquisitions; and macroeconomic factors such as the Philippines' economic performance and interest rates. Accordingly, we might not execute our capital expenditure plans as contemplated or at or below estimated cost.

ITEM 7. FINANCIAL STATEMENTS

The consolidated financial statements of the Company and its subsidiaries are filed as part of this Form 17-A.

ITEM 8. INFORMATION ON INDEPENDENT ACCOUNTANTS

Changes in and Disagreements with Accountants on Accounting and Financial Disclosures

SGV & Co., independent auditors, audited the consolidated financial statements of the Company as at December 31, 2021, 2020, and 2019 and for the years ended December 31, 2021, 2020, 2019, and 2018 without qualification and reviewed the accompanying interim condensed consolidated statement of financial position of CPGI and Subsidiaries as at September 30, 2021 and for the nine-month periods ended September 30, 2021 and 2020, included in this Annual Report. A review is substantially less in scope than an audit conducted in accordance with PSA and consequently does not enable them to obtain assurance that they would become aware of all significant matters that might be identified in an audit. SGV & Co. has no shareholdings in the Company, or any right, whether legally enforceable or not, to nominate or to subscribe to the securities of the Company, in accordance with the professional standards on independence set by the Board of Accountancy and Professional Regulation Commission.

External Audit Fees

The following table sets out the aggregate fees billed for each of the last two fiscal years and interim third quarter 2021 for professional services rendered by SGV & Co.

	2021	2020	2019
Audit and audit-related fees	₱7.8 million	₱6.9 million	₱7.6 million

....

The Audit Committee recommends to the Board of Directors the discharge or nomination of the external auditor to be proposed for shareholder approval at CPGI's annual shareholders meeting, approve all audit engagement fees and terms of the external auditor, and review its performance. It also reviews and discusses with management and the external auditors the results of the audit, including any difficulties encountered. This review includes any restrictions on the scope of the external auditor's activities or on access to requested information, and any significant disagreements with Management.

The Audit Committee also evaluates, determines and pre-approves any non-audit service provided to the Company and its subsidiaries by the external auditors and keeps under review the non-audit fees paid to the external auditors both in relation to their significance to the auditor and in relation to the total expenditure on consultancy.

No engagement for other services from SGV and Co. either for professional services, tax accounting compliance, advise and planning nor any services rendered for products and services other than the aforementioned audit services reported in 2021.

PART III. CONTROL AND COMPENSATION INFORMATION

ITEM 9. DIRECTORS AND EXECUTIVE OFFICERS OF THE COMPANY

BOARD OF DIRECTORS

The Directors of the Company are elected at the regular annual stockholders' meeting. They hold office for a term of one (1) year until the next succeeding annual meeting and until their respective successors have been elected and qualified. The executive officers hold office until their respective successors have been elected and qualified.

The directors of the Company as of December 31, 2021 are as follows:

Name of Director	Position	Age
Amb. Jose E.B. Antonio	Executive Chairman	75
John Victor R. Antonio	Vice Chairman	49
Jose Marco R. Antonio	President and CEO	47
Jose Carlo R. Antonio	Managing Director	38
Hilda R. Antonio	Non-Executive Director	74
Ricardo P. Cuerva	Non-Executive Director	77
Rafael G. Yaptinchay	Managing Director	71
Amb. Jose L. Cuisa, Jr.	Independent Director	77
Stephen T. CuUnjieng	Independent Director	63
Carlos C. Ejercito	Independent Director	76
Aileen Christel U. Ongkauko	Independent Director	53
David L. Almirol, Jr.	Independent Director	41
Atty. Danny E. Bunyi	Corporate Secretary	56
Carlos Benedict K. Rivilla, IV	Assistant Corporate Secretary	50

Amb. Jose E.B. Antonio, 75 years old, Filipino, is one of the founders and Executive Chairman of the Board of the Company and its subsidiaries. He graduated cum laude from San Beda College, Manila in 1966 with a Bachelor's Degree in Commercial Science (major in Marketing) and received a Masters Degree in Business Management in 1968 from Ateneo de Manila's Graduate School of Business. Chairman Antonio also graduated from Harvard University's Owner/President Management Program in 2003. Chairman Antonio served as the Philippines Special Envoy for Trade and Economics to the People's Republic of China in 2005 and is currently the Chairman of Century Asia Corporation, Prestige Cars, Inc. and Philtranco Service Enterprises. He is also the founder and Chairman of the Philippine-China Business Council Inc. In addition, he serves as the Vice Chairman of Penta Pacific Realty Corporation and Subic Air Charter, Inc. Mr. Antonio has also has been duly appointed by President Rodrigo R. Duterte as *the* Philippines' special envoy to the United States, effective October 28, 2016. His mission is to enhance business ties and strengthen the economic affairs between the two countries.

Mr. John Victor R. Antonio, 49 years old, Filipino, is Vice-Chairman of the Company. He has been with the Company for 17 years and is involved in managing projects in the Company's middle income and affordable product lines, including Gramercy Residences and Azure Urban Residences. He graduated magna cum laude with a Bachelor's Degree in Economics (major in Marketing) from the University of Pennsylvania's Wharton School in 1993 and received his Masters Degree in Business Administration from the Wharton School in 2003.

Mr. Jose Marco R. Antonio, 47 years old, Filipino, is President and Chief Executive Officer of the Company. Prior to joining us, he worked at Blackstone Real Estate Partners as a financial analyst. He has been with the Company for 16 years and is involved in managing projects in the Company's middle income and affordable product lines, including Canyon Ranch, Knightsbridge Residences and Acqua Private Residences. He graduated summa cum laude with a Bachelor's Degree in Economics (dual major in Finance and Entrepreneurial Management) from the University of Pennsylvania's Wharton School in 1995 and received his Masters Degree in Business Administration from the Wharton School in 2004.

Mr. Jose Carlo R. Antonio, 38 years old, Filipino, is a Managing Director of the Company and a member of our Board. Prior to joining the Company in 2007, he worked in the investment banking groups of Citigroup and Goldman Sachs. He graduated magna cum laude with a Bachelor's Degree in Economics (major in Finance) from the University of Pennsylvania's Wharton School in 2005.

Ms. Hilda R. Antonio, 74 years old, Filipino, is a Director of the Company and a member of our Board. She is the wife of the Chairman Amb. Jose E.B. Antonio. She is a Philanthropist. She is a member of the Board of Directors of CPI, Museum Properties, Inc. Heirloom Properties Inc and Sovereign Property Holdings. She graduated from Assumption College of Manila with a degree in Economics.

Mr. Ricardo P. Cuerva, 77 years old, Filipino, is a Managing Director of the Company and a member of our Board. Mr. Cuerva was a co-founder of Meridien and served as Meridien's president from 1988 to 1996. He also currently serves as a member of the Rotary Club of Makati City. Mr. Cuerva graduated from San Beda College in 1961 with a Bachelor of Science Degree in Business Administration and obtained his Masters Degree in Business Administration from Ateneo De Manila in 1971. Mr. Cuerva is the President and owner of Century Project Management and Construction Corporation, which oversees the construction of our vertical developments.

Mr. Rafael G. Yaptinchay, 71 years old, Filipino, is a Managing Director of the Company and a member of our Board. Mr. Yaptinchay was a co-founder of Meridien and served as Meridien's president from 1996 to 2009. He has previously served as the Assistant Treasurer and Head of Business Development/Corporate Planning of Philippine National Construction Corporation. Mr. Yaptinchay is a member of the Rotary Club of Ortigas and the Association of Asian Manager, Inc. Mr. Yaptinchay graduated from Ateneo de Manila University in 1971 with a Bachelor's Degree (major Economics) and received his Masters Degree in Business Administration from Asian Institute of Management in 1974.

Amb. Jose L. Cuisia Jr., 77 years old, Filipino citizen, is the former Ambassador Extraordinary and Plenipotentiary of the Republic of the Philippines to the United States. Ambassador Cuisia is also well-respected figure in Philippine business, with over 32 years in financial services, most recently as the President & CEO of the largest and most profitable non-bank financial institution on the Philippines. He serves on the boards of many of the Philippines' most important private and listed companies, and has shared his expertise as Trustee on various academic institutions and non-government organizations espousing good governance and corporate social responsibility, including the Asian Institute of Management. Ambassador Cuisia has over 10 years of experience in public service, having served Filipinos as the Governor of the Central Bank of the Philippines and Chairman of its Monetary Board as well as President and CEO of the Philippine Social Security System in the 1980s and 1990s. At the Central Bank, Ambassador Cuisia oversaw the liberalization of foreign exchange controls, resulting in, among others, the entry of more substantial foreign direct investment that strengthened the Philippine Peso and the country's foreign exchange reserves. The Ambassador also led the efforts in establishing what is now the Bangko Sentral ng Pilipinas, allowing it to become a more effective guardian of monetary policy and ensuring the stability of the banking system. Amb. Cuisia also serves as Director to various companies namely: Investment & Capital Corporation of the Philippines, Asian Institute of Management, Phinma Corporation, SM Prime Holdings Inc., Philippine Investment Management, Inc.. He likewise serves as an Independent Director of Manila Water Company, Inc.

Mr. Stephen T. CuUnjieng, 63 years old, Filipino citizen, is a prominent investment banker, and currently serves as an Independent Director, Aboitiz Equity Ventures, Inc. He has a long and extensive experience in investment banking with several major financial institutions including HFS Capital LLC and Evercore Partners, Inc. is the Chairman of Evercore Asia Limited. He is an advisor to a number of Asia's most prominent companies like San Miguel Corporation, Samsung Electronics, Tiger Airways, among others. He finished his undergraduate and law degree from Ateneo De Manila University and later on, earned his MBA degree from the Wharton School of Business at the University of Pennsylvania.

Mr. Carlos C. Ejercito, 76 years old, Filipino, is the former Chairman of the United Coconut Planters Bank and currently the Chairman and CEO of Nortern Access Mining, Inc, Forum Cebu Coal Corporation and Kaipara Mining and Development Corporation. He graduated Cum Laude from the University of the East where he finished his Bachelor's Degree in Business Administration. He became a Certified Public Accountant in 1966. He received his Master's Degree in Business Administration at the Ateneo Graduate School of Business in 1976 and graduated from his Management Development Program in 1983 at the Harvard Business School. As of date, he serves as an Independent Director at Aboitiz Power Corporation, Bloomberry Resorts Corporation and Monte Oro Resources and Energy Corporation.

Ms. Aileen Christel U. Ongkauko, 53 years old, Filipino citizen, is concurrently the Group President and Chief Executive Officer of La Filipina Uy Gongco Corporation & Subsidiaries, a highly diversified agribusiness, livestock and food company established more than a century ago. She is also a Director of South Balibago Resources Inc. and Ateneo Family Business Development Center. Ms. Ongkauko was also former director of Aboitiz Equity Ventures International, Aboitiz Power International, Pilmico International, and Advisor to the Board for 257 Weather Philippines, Inc. She graduated magna cum laude and was a Departmental Awardee from Ateneo de Manila University, where she earned her degree in Bachelor of Arts in Management Economics.

Mr. David L. Almirol, Jr., 41 years old, Filipino citizen, is a full-time technopreneur and a fullstack programmer by heart. He founded Multisys Technologies Corporation, the leading software solutions company in the Philippines. It is considered as the country's most important technology provider with its platforms being used by more than 2,500 entities from the public and private sectors. Earlier this year, Mr. Almirol has been named one of the seven The Outstanding Young Men ("TOYM") honorees for 2020. TOYM recognizes exemplary individuals who have brought service to others and are true models of exceptional young Filipinos worth emulating by the young generation and the nation in general. He earned his Bachelor of Science major in Computer Science at the University of the Cordilleras. He is currently the President and CEO of Multisys Technologies Corporation, Multipay Corporation, Multifresh Corporation, Multiparts and Services Center Corporation and a Director of CIS Bayad Center, Inc

Atty. Danny E. Bunyi, 56 years old, Filipino, is the Corporate Secretary of the Company. He is likewise a Senior Partner at Divina Law Offices and a lecturer at John Gokongwei School of Management in Ateneo de Manila University, and at the Trust Institute Foundation of the Philippines. He was the Senior Vice President and Corporate Secretary of the Development Bank of the Philippines and the Chief Compliance Officer and Legal Services Group Head of Robinsons Bank. He was also the Legal Counsel for Consumer Banking of Standard Chartered Bank (Manila Office) and the Head of the Legal Advisory Division of the Philippine Commercial International Bank. He completed the Finance for Senior Executives Program in the Asian Institute of Management as well as the course on Trust Operations and Investment Management conducted by the Trust Institute Foundation of the Philippines. He obtained his law degree at the Ateneo de Manila University, with a Bachelor's degree in Business Management, major in Legal Management from the same university. Atty. Bunyi has extensive work experience in the field of banking and finance, trust banking and investment management, and corporate and special projects.

Mr. Carlos Benedict K. Rivilla IV, 50 years old, Filipino, is the Assistant Corporate Secretary of the Company. As part of his experience in the business sector, he served as Corporate Compliance Officer and Vice-President for Finance in a corporation engaged in mass media for four years in Cebu City and also previously handled Corporate Affairs for the Company and served as Director and Corporate Secretary of various businesses in Makati City. He joined the Company in 2007. Mr. Rivilla is a graduate of University of San Jose Recoletos. Mr. Rivilla was appointed Assistant Corporate Secretary on August 17, 2011.

Information on the Board's Election and Years of Service:

Director's Name	Type [Executive (ED), Non-Executive (NED) or Independent Director (ID)]	If nominee, identify the principal	Nominator in the last election (if ID, state the relationship with the nominator)	Date first elected	Date last elected (if ID, state the number of years served as ID)	Elected when (Annual /Special Meeting)	No. of years served as director
Jose E.B. Antonio	ED	CPI	Marnelli A. Sales –None	07/11/2011	07/26/2021	Annual	10
Jose L. Cuisia, Jr.	ID	CPI	Marnelli A. Sales – None	06/22/2015	07/26/2021	Annual	6
Stephen T. CuUnjieng	ID	CPI	Marnelli A. Sales– None	06/22/2015	07/26/2021	Annual	6
Carlos C. Ejercito	ID	CPI	Marnelli A. Sales – None	06/22/2015	07/26/2021	Annual	6
John Victor R. Antonio	ED	CPI	Marnelli A. Sales – None	07/11/2011	07/26/2021	Annual	10
Jose Marco R. Antonio	ED	CPI	Marnelli A. Sales – None	07/11/2011	07/26/2021	Annual	10
Jose Carlo R. Antonio	ED	CPI	Marnelli A. Sales – None	07/11/2011	07/26/2021	Annual	10
Rafael G. Yaptinchay	ED	CPI	Marnelli A. Sales – None	07/11/2011	07/26/2021	Annual	10
Ricardo P. Cuerva	NED	CPI	Marnelli A. Sales – None	07/11/2011	07/26/2021	Annual	10
Hilda R. Antonio	NED	CPI	Marnelli A. Sales – None	06/14/2019	07/26/2021	Annual	2
Aileen Christel U. Ongkauko	ID	CPI	Marnelli A. Sales – None	04/17/2021	07/26/2021	Annual	1
David L. Almirol, Jr.	ID	CPI	Marnelli A. Sales – None	07/26/2021	07/26/2021	Annual	1

Voting Result of the last Annual General Meeting (July 26, 2021)

Name of Director	Votes Received
Jose E.B. Antonio	9,520,574,060 shares or 82.08%
Jose L. Cuisia, Jr	9,527,896,060 shares or 82.14%
Stephen T. CuUnjieng	9,527,896,060 shares or 82.14%
Carlos C. Ejercito	9,527,896,060 shares or 82.14%

Aileen Christel U. Ongkauko	9,527,896,060 shares or 82.14%
David L. Almirol, Jr.	9,527,896,060 shares or 82.14%
John Victor R. Antonio	9,527,896,060 shares or 82.14%
Jose Marco R. Antonio	9,520,574,060 shares or 82.08%
Jose Carlo R. Antonio	9,520,574,060 shares or 82.08%
Rafael G. Yaptinchay	9,527,896,060 shares or 82.14%
Ricardo P. Cuerva	9,520,574,060 shares or 82.08%
Hilda R. Antonio	9,527,896,060 shares or 82.14%

Directorships in Other Companies

The Chief Executive Officer and other executive directors of the Company submit themselves to a low indicative limit on membership in other corporate boards, within the limit as may be allowed by the Securities Regulations Code and relevant rules on Corporate Governance. The same low limit shall apply to independent, non-executive directors who serve as full-time executives in other corporations. An exception to this rule may be applied to memberships in the corporate boards of subsidiaries or affiliates of the Company. In any case, the capacity of directors to serve the Company with diligence shall not be compromised

A. Directorships in the Company's Group

Director's Name	Corporate Name of the Group Company	Type of Directorship (Executive, Non-Executive, Independent). Indicate if director is also the Chairman.
Jose E.B. Antonio	Century Properties Inc. (CPI, Parent Company) Century City Development Corporation (CCDC) Century City Corporation (CCC) Century Limitless Corporation (CLC) Century Properties Management Inc. (CPMI)	Executive, Chairman Executive, Chairman Executive, Chairman Executive, Chairman Executive, Chairman
John Victor R. Antonio	CPI CCDC CCC CLC CPMI	Executive Executive Executive Executive Executive
Jose Marco R. Antonio	CPI CCDC CCC CLC CPMI	Executive Executive Executive Executive Executive

Jose Carlo R. Antonio	CPI CLC CPMI	Executive Executive Executive
Rafael G. Yaptinchay	CPI	Executive
Ricardo P. Cuerva	CPI	Executive

B. Directorships in Other Listed Companies

Director's Name	Name of Listed Company	Type of Directorship (Executive, Non-Executive, Independent). Indicate if director is also the Chairman.
Rafael G. Yaptinchay	Marc Ventures Inc.	Independent
Jose L. Cuisia, Jr	Phinma Corporation SM Prime Holdings Inc. Manila Water Company, Inc.	Independent Independent Independent
Stephen T. CuUnjieng	Aboitiz Equity Ventures, Inc.	Independent
Carlos C. Ejercito	Aboitiz Power Corporation Bloomberry Resorts Corporation	Independent Independent
Aileen Christel U. Ongkauko	La Filipina Uy Gongco Corporation & Subsidiaries	Executive Director
David L. Almirol, Jr.	Multisys Technologies Corporation, Multipay Corporation Multifresh Corporation Multiparts and Services Center Corporation CIS Bayad Center, Inc	Executive Director Executive Director Executive Director Executive Director Director

BOARD MEETINGS & ATTENDANCE

Regular Board meetings are held once in every quarter. The meetings are scheduled before the beginning of the year. For this year, the Regular Board Meetings are scheduled as follows:

First Quarter – April 8

Second Quarter – May 6

Third Quarter – August 8

Fourth Quarter – November 8

There are also special board meetings that are held from time to time, as the need to discuss important business matters and updates from the Company arise. These special meetings are scheduled a week ahead of the scheduled dates.

Attendance of Directors – All directors were re-elected and elected, respectively in July 26, 2021.

Board	Name	Date of Election	No. of Meetings Held during the year (Regular & Special)	No. of Meetings Attended	%
Chairman	Jose Eduardo B. Antonio	July 2021	11	11	100%
Member	John Victor R. Antonio	July 2021	11	11	100%
Member	Jose Marco R. Antonio	July 2021	11	11	100%
Member	Jose Carlo R. Antonio	July 2021	11	11	100%
Member	Ricardo P. Cuerva	July 2021	11	9	80%
Member	Rafael G. Yaptinchay	July 2021	11	11	100%
Member	Hilda R. Antonio	July 2021	11	11	100%
Independent	Jose L. Cuisia, Jr	July 2021	11	11	100%
Independent	Stephen T. CuUnjieng	July 2021	11	11	100%
Independent	Carlos C. Ejercito	July 2021	11	11	100%
Independent	Aileen Christel U. Ongkauko*	April 2021	11	7	100%
Independent	David L. Almirol, Jr.**	July 2021	11	5	100%

***Director Aileen Christel U. Ongkauko was elected on April 7, 2021**
****Director David L. Almirol, Jr was elected on July 26, 2021**

BOARD COMMITTEES

1) Number of Members, Functions and Responsibilities

Committee	No. of Members			Committee Charter	Functions	Key Responsibilities	Power Executive Director (ED)
	Executive Director (ED)	Non-executive Director (NED)	Independent Director (ID)				
Executive	6	0	0	Develop a transparent business and organizational management system	Oversees the implementation of policies and corporate matters	Executive	6
Audit	2	1	2	Develop a transparent financial management system	Check all financial reports against its compliance; monitors external audit	Oversight on Audit	2

Committee	No. of Members			Committee Charter	Functions	Key Responsibilities	Power Executive Director (ED)
	Executive Director (ED)	**Non-executive Director (NED)**	**Independent Director (ID)**				
Committee on Strategy & Growth	4	0	2	Assist the Board in discharging its oversight duties with respect to the development and implementation of the Company's strategic plan and the risks associated with such plant	Provide assistance to the Board of Directors in the strategic management of the Company's activities, in its work to protect Company shareholders' interests via exercising control of the Company's strategy and sustainable development	Oversight function on Company's Business and Strategic Plans	4
Risk Management & Corporate Governance	4	1	2	Safeguard the company from potentional and adherent risks	Establish procedures to safeguard management from exposed risks and prevention of potential risks Ensure that the Company is taking appropriate measures to achieve prudent balance between risk and reward in both ongoing and new business activities in compliance as well with the Corporate Governance policies	Risk & Corporate Governance Oversight Functiont	4

Committee	No. of Members			Committee Charter	Functions	Key Responsibilities	Power Executive Director (ED)
	Executive Director (ED)	**Non-executive Director (NED)**	**Independent Director (ID)**				
Related Party Transactions Committee	2	0	2	Ensure that every Related Party Transaction is conducted in a manner that will protect the Company and its stakeholders from conflict of interest which may arise between the Company and its Related Parties;	Ensure that every Related Party Transaction is at arms's length, the terms are fair, and they will inure to the best interest of the Company, its stakeholders, subsidiaries and affiliates	Related Party Transactions Committee	2

2) Committee Members

(a) Executive Committee

Office	Name	Date of Appointment	No. of Meetings Held	No. of Meetings Attended	%	Term
Chairman	Jose E.B. Antonio	July 26, 2021	4	4	100	1 yr
Member (ED)	John Victor R. Antonio	July 26, 2021	4	4	100	1 yr
Member (ED)	Jose Marco R. Antonio	July 26, 2021	4	4	100	1 yr
Member (ED)	Jose Carlo R. Antonio	July 26, 2021	4	4	100	1 yr

(b) Audit Committee

Office	Name	Date of Appointment	No. of Meetings Held	No. of Meetings Attended	%	Term
Chairman (ID)	Stephen CuUnjieng	July 26, 2021	4	4	100	1 yr
Member (ID)	Carlos C. Ejercito	July 26, 2021	4	4	100	1 yr
Member (ED)	Jose Carlo R. Antonio	July 26, 2021	4	4	100	1 yr
Member (ED)	Jose Marco R. Antonio	July 26, 2021	4	4	100	1 yr
Member (NED)	Ricardo P. Cuerva	July 26, 2021	4	4	100	1 yr

(c) Committee on Strategy & Growth

Office	Name	Date of Appointment	No. of Meetings Held	No. of Meetings Attended	%	Term
Chairman (ID)	Aileen Christel U. Onglaulo	July 26, 2021	2	2	100	1 yr
Member (ED)	Jose E.B. Antonio	July 26, 2021	2		100	1 yr
Member (ID)	David L. Almirol, Jr.	July 26, 2021	2	2	100	1 yr
Member (ED)	Jose Marco R. Antonio	July 26, 2021	2	2	100	1 yr
Member (ED)	Jose Carlo R. Antonio	July 26, 2021	2	2	100	1 yr
Member (ED)	John Victor R. Antonio	July 26, 2021	2	2	100	1 yr

(d) Risk Management & Corporate Goverrnance Committee

Office	Name	Date of Appointment	No. of Meetings Held	No. of Meetings Attended	%	Term
Chairman (ID)	Jose L. Cuisia, Jr.	July 26, 2021			100	1 yr
Member (ED)	Jose E.B. Antonio	July 26, 2021			100	1 yr
Member (ED)	Jose Marco R. Antonio	July 26, 2021			100	1 yr
Member (ID)	Stephen T. CuUnjieng	July 26, 2021			100	1 yr
Member (ED)	John Victor R. Antonio	July 26, 2021			100	1 yr
Member (ED)	Rafael G. Yaptinchay	July 26, 2021			100	1 yr
Member (NED)	Ricardo P. Cuerva	July 26, 2021			100	1 yr

(e) Related Party Transactions Committee

Provide the same information on all other committees constituted by the Board of Directors:

Office	Name	Date of Appointment	No. of Meetings Held	No. of Meetings Attended	%	Term
Chairman (ID)	Carlos C. Ejercito	July 26, 2021	1	1	100	1 yr
Member (ID)	Jose L. Cuisia, Jr.	July 26, 2021	1	1	100	1 yr
Member (ED)	Rafael G. Yaptinchay	July 26, 2021	1	1	100	1 yr
Member (ED)	Jose Marco R. Antonio	July 26, 2021	1	1	100	1 yr
Member (ED)	Jose Carlo R. Antonio	July 26, 2021	1	1	100	1 yr
Member (Non-Board	Atty. Domie S. Eduvane	July 26, 2021	1	1	100	1 yr
Member (Non-Board	Atty. Isabelita Ching-Sales	July 26, 2021	1	1	100	1 yr

EXECUTIVE OFFICERS

The Executive officers of the Company as of December 31, 2021 are as follows:

Name of Director	Position	Age
Amb. Jose E.B. Antonio*	Executive Chairman of the Board	75
John Victor R. Antonio*	Vice Chairman	49
Jose Marco R. Antonio*	Director and President & CEO	47
Jose Carlo R. Antonio*	Co-Managing Director	38
Rafael G. Yaptinchay*	Co-Managing Director	71
Atty. Danny E. Bunyi*	Corporate Secretary	57
Carlos Benedict K. Rivilla, IV*	Assistant Corporate Secretary	50
Ponciano S. Carreon	Chief Financial Officer, Corporate Treasurer and Investor Relations Head	48
Julliene Cruz	Group Head for Corporate Communications	38
Atty. Isabelita Ching Sales	Head for Legal and Corporate Affairs, Chief Information Officer and Chief Compliance Officer	42
Ritchelle T. Cordero	Group Head for Human Resources and Administration	41

**Members of the Board and concurrent Executive Officers' information as disclosed on Pages 69-70 of this Report*

Mr. Ponciano S. Carreon, Jr., 48 years old, Filipino, is the Chief Financial Officer, Corporate Treasurer and Head for Investor Relations. Prior to joining CPGI, he served as Chief Finance Officer of Landco Pacific Corporation, Chief Finance Officer of Arthaland Corporation, Assistant Vice President of Controllership at SM Development Corporation and Controller of Crown Asia Properties, Inc., a Vista Land subsidiary, and as member of the Board of Directors of Club Punta Fuego Inc., Fuego Land Corporation, and Fuego Development Corporation. He also brings with him solid banking experience having served as a bank controller, audit head and examiner. He is an Ateneo-BAP Certified Treasury Professional, a cum laude graduate of BS Accountancy degree at San Beda College and a CPA board topnotcher.

Atty. Isabelita Ching-Sales, 42 years old, Filipino, serves as the Company's Head for Legal and Corporate Affairs and concurrently is the Company's Chief Information Officer and Chief Compliance Officer. Prior to joining Century Properties, Atty. Ching-Sales was the Chief Legal Counsel and Chief Information Officer of Asiatrust Development Bank, also a publicly-listed company. Having undergone extensive training and experience on loans, credit and branch banking operations, she was also appointed Head for Credit Support Department, and still is the Corporate Secretary of Asiatrust Development Bank, now NextGenesis Corporation. Atty Ching-Sales also worked as Head for Operations of China Banking Corporation's Acquired Assets Division. She graduated from the University of Sto. Tomas with a Bachelor's Degree in Legal Management and obtained her degree in Bachelor of Laws and Juris Doctor degree at San Beda College of Law and San Sebastian College Recoletos Manila, Institute of Law, respectively.

Ms. Julliene Cruz, 38 years old, Filipino, is the new Group Head for Corporate Communications of the Company effective November 1, 2021. Prior to joining the Company in 2007, she served as a Public Relations Associate in Grupo Agatep (formerly Agatep Associates) and a television production member of various motoring media shows. As part of her corporate background, she served as PR Associate, Advertising Manager, Marketing Communications Manager, and Assistant Vice President for Communications of the Company until 2020. She graduated with a Bachelor's Degree in Communication Arts from Miriam College Quezon City in 2005. Ms. Cruz is taking her Master of Business Administration degree through the Regis program of the Ateneo Graduate School of Business in Makati.

Mr. Ritchelle T. Cordero, 41 years old, Filipino, is the Group Head for Human Resources and Administration of the Company. He graduated with academic distinction from San Beda College, Manila in 2002 with the degree of Bachelors of Arts in Philosophy and Human Resources Development. He has completed the Executive MBA degree program at the Asian Institute of Management in 2017. Prior joining the Company, he was the HR Manager of Ayala Property Management Corporation, a subsidiary of Ayala Land Inc. He also worked as the HR Officer of DMCI Project Developers, Inc. He also served as the HR & Quality Management Officer of Asiatic Development Corporation.

All the directors and members of the senior management of the Company possess a high degree of integrity and character and are fully capable and able to perform their duties as directors and members of senior management, respectively.

All the directors and members of the senior management of the Company possess a high degree of integrity and character and are fully capable and able to perform their duties as directors and members of senior management, respectively.

Chairman and CEO

Mr. Jose E.B. Antonio is the current Executive Chairman of the Board while Mr. Jose Marco R. Antonio is the President and Chief Executive Officer of the Company who has the moral integrity and excellent business acumen to effectively manage the Company in its corporate goals and objectives. The Board having a mix of non-executive and independent directors are separate from Management and gives the assurance of a balanced view and perspective with regards to matters pertaining to board decisions.

Role of the Chairman and the CEO:

	Chairman	Chief Executive Officer
Role	Foster long term growth	Manages company operations
Accountabilities	Policies formulation and expressed fiduciary duties towards shareholders	Initiate and develop corporate objectives and implement policies
Deliverables	Comply with principles of good governance	Meet revenue and growth targets

Family Relationships

Except for Messrs. Jose E.B. Antonio, John Victor R. Antonio, Jose Marco R. Antonio, Jose Roberto R. Antonio and Jose Carlo R. Antonio, none of the above indicated Directors and Senior Officers are bound by any familial relationships with one another up to the fourth civil degree, either by consanguinity or affinity.

Messrs. John Victor R. Antonio, Jose Marco R. Antonio, Jose Roberto R. Antonio and Jose Carlo R. Antonio are brothers while Mr. Jose E.B. Antonio is their father.

A complete description and the balances of the related party transactions are outlined in notes of the accompanying consolidated financial statements.

Family, Commercial and Contractual Relations

Names of Related Significant Shareholders	Type of Relationship	Brief Description of the Relationship
Jose E.B. Antonio John Victor R. Antonio Jose Marco R. Antonio Jose Carlo R. Antonio Hilda R. Antonio	Family	Jose E.B. Antonio is the father and Mrs. Hilda R. Antonio is the mother of siblings Messrs. John Victor R. Antonio, Jose Marco R. Antonio, and Jose Carlo R. Antonio. Through CPI, of which all are shareholders, they own the majority shares of CPGI.
Ricardo P. Cuerva	Shareholder of Parent Company of CPGI and direct beneficial owner of shares of CPGI. Business partner of the subsidiaries for construction under Century Properties Management and Construction Corporation	Mr. Cuerva is one of the business partners of the CPGI subsidiaries for construction under Century Properties Management and Construction Corporation

Orientation and Education Program of the Board and Executive Officers

(a) Company Board and Executive Officers directors:

Under the Company's Corporate Governance manual and best practice, all new directors and senior officers are required to take the orientation on good governance and risk management. The Board of Directors shall take note on the need to implement a policy program for new directors. The current board members, save for the three new Independent Directors, are more than 5 years in office since CPGI has changed it Management from East Asia Power Resources last 2011.

(b) In-house training and external courses attended by Directors and Executive Officers for the past years:

- Corporate Governance Orientation Course for Directors and Officers – August 2011, conducted by Sycip Gorres and Velayo
- ISO Training Seminar for Systems and Data – May 2012, Neville Clark Inc.
- Strategic Planning Seminar – July 2012, In-house, Corporate Planning Group
- Risk Management Seminar – October 2012, Ateneo Graduate School of Business
- Corporate Governance Seminar for Directors and Key Officers – November 2014, Philippine Stock Exchange
- Annual Corporate Governance Training Program – November 2015, Institute of Corporate Directors
- SEC Corporate Governance Forum – August 2016, SEC
- Annual Corporate Governance Training Program – September 2017, Institute of Corporate Directors
- Annual Corporate Governance Training Program – December 19, 2018, Institute of Corporate Directors
- Annual Corporate Governance Training Program – September 2019, Institute of Corporate Directors
- Corporate Sustainability Reporting – March 15, 2021, University of Asia and the Pacific – Center for Social Responsibility
- Sustainability Summit – April 30, 2021, University of Asia and the Pacific – Center for Social Responsibility

Involvement in Certain Legal Proceedings

The Company is not aware of any of the following events having occurred during the past five years up to the date of this Annual Report that are material to an evaluation of the ability or integrity of any director, nominee for election as Director, executive officer, underwriter or controlling person of the Company:

(a) any bankruptcy petition filed by or against any business of which such person was a general partner or executive officer either at the time of the bankruptcy or within two years prior to that time;

(b) any conviction by final judgment, including the nature of the offense, in a criminal proceeding, domestic or foreign, or being subject to a pending criminal proceeding, domestic or foreign, excluding traffic violations and other minor offenses;

(c) being subject to any order, judgment or decree, not subsequently reversed, suspended or vacated, of any court of competent jurisdiction, domestic or foreign, permanently or temporarily enjoining, barring suspending or otherwise limiting his involvement in any type of business, securities, commodities or banking activities; and

(d) being found by a domestic or foreign court of competent jurisdiction (in a civil action), the SEC or comparable foreign body, or a domestic or foreign exchange or other organized trading market or self-regulatory organization, to have violated a securities or commodities law or regulation, and the judgment has not been reversed, suspended or vacated.

ITEM 10. EXECUTIVE COMPENSATION

Information as to the aggregate compensation paid or accrued during the last two fiscal years and to be paid in the ensuing fiscal year to the executive officers and senior management follows:

Name and Principal Position	Year	Salary	Bonus	Other Annual Compensation
Aggregate executive compensation for CEO and Top 5 Most Highly Compensated Officers/ Directors	Actual 2021	67,175,110.12	0.00	0
	Actual 2020	87,924,262.74	4,374,212.98	0
	Actual 2019	89,054,119.84	17,673,652.80	0
	Projected 2022	71,205,616.73	5,531,446.58	0
Aggregate executive compensation all other officers unnamed	Actual 2021	26,981,041.72	333,861.10	0
	Actual 2020	38,397,094.26	745,177.33	0
	Actual 2019	50,659,101.57	3,347,283.28	0
	Projected 2022	28,599,904.22	1,968,822.72	0

- **Five (5) members of management who are <u>not</u> at the same time executive directors and indicate the total remuneration received during the financial year:**

Name of Officer/Position	Salary	Bonus	Total
Ponciano S. Carreon, Jr.	25,151,211.40	333,861.10	25,485,072.50
Ritchelle T. Cordero			
Rivilla , Carlos Benedict			
Ma. Theresa F. Yu			
Sales , Isabelita			

The Company does not have any standard arrangement or other arrangements with its executive directors and, as previously mentioned, the executive directors of the Company do not receive any compensation for acting in such capacity, except for the independent directors who receives a monthly fee of One Hundred Thousand Pesos (₱100,000) for board meetings, special meetings and board committee meetings. With regard to the employment contracts between the Company and the executive officers, the Company employs the same standard employment contract applicable to all its officers and employees. The Company has not issued and/or granted stock warrants or options in favor of its officers and employees.

- **Company's policy on remuneration and the structure of its compensation package**

	Remuneration Policy	Structure of Compensation Packages	How Compensation is Calculated
Executive Directors	Fixed annual payment	Basic Pay, performance bonus depending on profitability	Based on Industry standard, as determined by the Board of Directors (without the the presence of the concerned Officer/Executive Director) and recommended by the Nomination and Compensation Committee
Non-Executive Directors	Per diem for Independent Directors	Per diem of Php100,000.00 for Independent Directors for each board and committee meeting	Based on Industry standard, as determined by the Executive Directors and recommended by the Nomination and Compensation Committee

ITEM 11. SECURITY OWNERSHIP OF CERTAIN RECORD AND BENEFICIAL OWNERS AND MANAGEMENT

11.1 Security Ownership of Certain Record and Beneficial Owners

As of December 31 2021, the Company knows of no one who owns in excess of 5% of the Company's common stock other than those set forth in the table below.

Title of Class	Name and Address of Record Owner and relationship with Issuer	Name of Beneficial Owner and relationship with Record Owner	Citizenship	No. of Shares Held	Percent
Common	Century Properties Inc. (21st Floor, Pacific Star Building, Sen Gil Puyat corner Makati Avenue Makati City)	-CPI- Carlos Benedict K. Rivilla, IV Duly authorized representative	Filipino	7,536,959,787	64.98%

11. 2 Security Ownership of Management

The amount and nature of the ownership of the Company's shares by the Company's directors and officers, as of December 31, 2021, are set forth in the table below.

Title of Class	Name of Beneficial Owner	Amount and Nature of Beneficial Ownership	Citizenship	% of Class
Common	Jose E.B. Antonio	79,530,001	Filipino	0.685
Common	John Victor R. Antonio	1 Direct	Filipino	0.00
Common	Jose Marco R. Antonio	1 Direct	Filipino	0.00
Common	Jose Carlo R. Antonio	1 Direct	Filipino	0.00
Common	Rafael G. Yaptinchay	1 Direct	Filipino	0.00
Common	Ricardo P. Cuerva	214,995,169	Filipino	1.85
Common	Jose L. Cuisia, Jr	1 Direct	Filipino	0.00
Common	Stephen T. CuUnjieng	1 Direct	Filipino	0.00
Common	Carlos C. Ejrecito	1 Direct	Filipino	0.00
Common	Aileen U. Ongkauko	1 Direct	Filipino	0.00
Common	David L. Almirol	1 Direct	Filipino	0.00
-	Ponciano S. Carreon, Jr	-	Filipino	-
	Danny E. Bunyi	-	Filipino	-
-	Carlos Benedict K. Rivilla, IV	-	Filipino	-
-	Julliene Cruz	-	Filipino	-
-	Isabelita Ching Sales	-	Filipino	-
-	Ritchelle T. Cordero	-	Filipino	-
Common	Aggregate Amount of Ownership of all Directors and Officers as a Group	294,525,179		2.535

11.3 Voting Trust Holders of 5% or More

As of December 31, 2021, the Company does not know of any person who holds more than 5% of its common shares of stock under a voting trust or similar agreement.

11.4 Changes in Control

As of the date of this Annual Report, there are no arrangements which may result in a change in control of the Company.

ITEM 12. CERTAIN RELATIONSHIPS AND RELATED TRANSACTIONS

Other than the above and those disclosed in this annual report and in the consolidated financial statements, there are no other transaction entered into by the Company on one hand, with any of its directors, officers or stockholders on the other.

A complete description and the balances of the related party transactions are outlined in notes of the accompanying consolidated financial statements.

PART IV. CORPORATE GOVERNANCE

Evaluation System to Measure or Determine Level of Compliance with the Manual of Corporate Governance

The Company has undertaken constant self-rating assessment (SRA) and performance evaluation exercises in relations to its corporate governance policies both for the purpose of monitoring compliance and instilling deeper awareness and observance by the Company's Board of Directors and top-level management.

Measures Undertaken to Comply with Leading Practices

The Compliance Officer has been tasked to keep abreast of such developments and to constantly disseminate relevant information in this regard.

Deviations from the Manual on Corporate Governance

No deviation has been noted to date.

Plans to Improve Company's Corporate Governance

Possible improvement in the Company's corporate governance policies and practices are being constantly studied and reviewed. The Company undertakes to comply with all SEC and PSE mandated corporate governance revisions and memorandums.

For 2021, the Company's submitted to the SEC the Integrated Annual Corporate Governance Report (I-ACGR). CPGI has also complied with the memorandum circular of the PSE on the submission of the corporate governance Guidelines for listed corporations. Changes were implemented on the company's website to improve its corporate governance section and the monitoring of updates and disclosures pursuant to respective SEC Memorandums.

PART V. EXHIBITS AND SCHEDULES

ITEM 14. EXHIBITS AND REPORTS ON SEC FORM 17-C

Exhibits

EXHIBIT
Statement of Management’s Responsibility
Consolidated Financial Statements
Supplementary Schedules

REPORTS ON SEC FORM 17-C FOR PERIOD FY 2021

January 22, 2021	Notice to the Honorable Exchange that the company received the PreEffective Letter dated January 21, 2021 from Securities and Exchange Commission favorably considering the Company's Registration of its Unsecured Peso-denominated Fixed-Rate Retail Bonds with aggregate principal amount of Two Billion Pesos (P2,000,000,000.00) with an Oversubscription Option of up to One Billion Pesos (P1,000,000,000.00), subject to the submission of the Final Prospectus and the Transaction Agreements forming part of the offering.
February 15, 2021	Notice to the Honorable Exchange that the Securities and Exchange Commission has issued on February 10, 2021, the Order rendering Effective the Company's Registration of its Unsecured Fixed-Rate Peso Retail Bonds with the aggregate principal amount of TWO BILLION PESOS (Php2,000,000,000.00) with an Oversubscription Option of up to ONE BILLION PESOS (Php1,000,000,000.00. A Certificate of Permit to Offer Securities for Sale has likewise been issued
February 22, 2021	Results of the Special Board Meeting where the Board accepted the resignation of MR. JOSE ROBERTO R. ANTONIO as CPGI's Co-Managing Director and member of the Board, effective immediately. The Board noted that the reason for his resignation is to allow him to focus on addressing the pressing issues in his own company and its allied businesses.
March 1, 2021	Official Press Release: Century Properties Group bond offering raises P3.0B in funds Company returns to retail bond market with final demand more than twice oversubscribed
April 7, 2021	Results of the Special Board Meeting where the Board unanimously appointed MS. AILEEN CHRISTEL U. ONGKAUKO as Independent Director to replace Mr. Jose Roberto R. Antonio who resigned as a member of the Board last February 22, 2021. Ms. Ongkauko will serve as an Independent Director for the remaining term left by Mr. Jose Roberto R. Antonio.
April 30, 2021	Results of the Board Meeting held last April 30, 2021
	The following resolutions were passed:
	I. APPROVAL OF THE COMPANY'S ANNUAL FINANCIAL REPORT FOR YEAR ENDED DECEMBER 31, 202021 The Chairman informed the Board that there is a need to approve the annual Financial Report of the Company ended December 31, 2020. Upon motion made and duly seconded, the following resolution was unanimously approved and adopted by the Board: "RESOLVED, That the Board of Directors of Century Properties Group Inc. (the "Corporation") be authorized, as it is hereby authorized to approve the Annual Financial Report of the Company for the year ended December 31, 2020." II. PRESENTATION OF KEY BUSINESS UPDATES The Executive Committee presented the Company's Key Business Updates which the Board duly noted.
May 7, 2021	Official Press release entitled: Century Properties Group posts Php10.8B revenues in 2020
May 12, 2021	Results of the Board Meeting held last May 12, 2021
	The following resolutions were passed:

	I. APPROVAL OF THE COMPANY'S 1ST QUARTER FINANCIAL REPORT FOR QUARTER ENDING MARCH 31, 2021 The Chairman informed the Board that there is a need to approve the First Quarter Financial Report of the Company for the Quarter ended March 31, 20210. Upon motion made and duly seconded, the following resolution was unanimously approved and adopted by the Board: "RESOLVED, That the Board of Directors of Century Properties Group Inc. (the "Corporation") be authorized, as it is hereby authorized to approve the First Quarter Financial Report of the Company for the quarter ended 31 March 2021 and the release of the same." II. REALLOCATION OF THE USE OF PROCEEDS FOR PREFERRED SHARES
May 17, 2021	Official Press release entitled: CPG's 1st Quarter 2021 Results Buoyed by Affordable Housing Business
June 8, 2021	Results of the Special Board Meeting held last July 21, 2020
	The following resolutions were passed:
	I. ANNUAL STOCKHOLDERS' MEETING The Chairman discussed the need to set and approve the details of the Annual Stockholders' Meeting of the Company on JULY 26, 2021 . The Board unanimously approved the following resolutions: "RESOLVED, to set and approve the date of the Annual Stockholders' Meeting on JULY 26, 2021, Thursday at 10:00 a.m., to be conducted virtually and attendance at the meeting will be via remote communication only. RESOLVED, FURTHER, that the record date is set on June 25, 2021 , thus, only common stock shareholders as of June 25, 2021 shall be entitled to notice and to vote at the said meeting;
	"RESOLVED, FURTHER, that the agenda for the said meeting shall be as follows: 1. Call to order 2. Certification of notice and the existence of a quorum 3. Approval of the minutes of the Annual Stockholders' Meeting held on August 27, 2020, 4. Annual Report of the President 5. Ratification of all Acts and Proceedings of the Board of Directors and Corporate Officers 6. Approval of the 2020Audited Consolidated Financial Statements of the Corporation 7. Election of Members of the Board of Directors and three Independent Directors 8. Appointment of External Auditor for 2021 9. Other Matters i. Amendment of Article 5 of the Amended Articles of Incorporation to increase the number of Directors from eleven (11) to eleven (12) 10. Adjournment

	II. NOMINATION, REMUNERATION AND COMPENSATION COMMITTEE ENDORSEMENT FOR THE SELECTION AND NOMINEES FOR INDEPENDENT DIRECTORS AND REGULAR DIRECTORS The Chairman of the Nomination, Remuneration and Compensation Committee discussed the selection and qualification of the Independent Directors and Regular Directors based on the SRC Rules and Corporate Governance Code. After discussion and upon motion made and duly seconded by majority of the committee body and board members, the following resolutions were both approved by majority of the Committee members and the Board of Directors: "RESOLVED, That the Board of Directors of Century Properties Group Inc. (the Corporation) upon endorsement of majority of the Board Committee on Nomination, Remuneration and Compensation hereby approves the selection and nomination of the following Independent Directors and Regular Directors for the year 2021-2022 Independent Directors: CARLOS C. EJERCITO - nominated by CPI STEPHEN T. CuUNJIENG - nominated by CPI JOSE L. CUISIA Jr. - nominated by CPI AILEEN CHRISTEL U. ONGKAUKO – nominated by CPI DAVID L. ALMIROL, JR. – nominated by CPI
	Regular Directors: Jose E. B. Antonio John Victor R. Antonio Jose Marco R. Antonio Jose Roberto R. Antonio Jose Carlo R. Antonio Ricardo P. Cuerva – Non Executive Rafael G. Yaptinchay Hilda R. Antonio – Non Executive "RESOLVED, FINALLY, that the Corporate Secretary or the Assistant Corporate Secretary or other responsible officers of the Corporation is hereby authorized to issue the notice of meeting to stockholders and to execute, sign, and file any and all documents which may be required by the Securities and Exchange Commission, Philippine Stock Exchange, and other government agencies and to do all actions and things as may be necessary to comply with the provisions of the Corporation Code of the Philippines, Securities Regulation Code and other regulations relating to the subject matter of this resolution."
	III. ENDORSEMENT OF EXTERNAL AUDITOR FOR 2020 The Chairman of the Audit Committee discussed the selection of External Auditors for the year 2021 and recommended to the Board the firm of Sycip, Gorres, Velayo and Co. as external auditor for the year 2020. After discussion and upon motion made and duly seconded by majority of the committee body and board members, the following resolutions were both approved by majority of the Committee members and the Board of Directors: "RESOLVED, That the Board of Directors of Century Properties Group Inc. (the "Corporation") be authorized, as it is hereby authorized to endorse for approval of the Stockholders the firm of Sycip, Gorres, Velayo and Co. as external auditor for the year 2021."
July 21, 2021	Results of the Special Board Meeting held on July 21, 2021
	The following were unanimously approved:
	SHARES RECORD DATE PAYMENT DATE DIVIDEND PER SHARE CPG August 6, 2021 August 18 18, 2021 PHP 0.0050 CPG October 7, 2021 October 18, 2021 PHP 0.0050

July 26, 2021	Results of the Annual Stockholder's Meeting held last July 26, 2021
	The following resolutions were unanimously approved:
	PRESENT: Number of Shares — Percentage Total Shares Present (in person or by Proxy) — 9,527,896,060 — 82.14% Total Outstanding Shares — 11,599,600,690 (Treasury shares) — (100,123,000) As of Record Date: June 25, 2021 I. CALL TO ORDER The Corporation's Chairman, Mr. Jose E.B. Antonio, called the meeting to order. The Corporate Secretary Atty. Danny E. Bunyi, recorded the minutes of the proceedings. II. CERTIFICATION OF NOTICE AND QUORUM The Corporate Secretary certified that notices of this annual stockholders' meeting, together with the agenda thereof and the Definitive Information Statement, were duly sent to all the stockholders of the Corporation of record date as of June 25, 2021, and that a quorum existed for the transaction of such business as may properly come before the meeting, there being present (in person or by proxy) the stockholders representing 9,527,896,060 shares of the Corporation, constituting approximately 82.14% of the Corporation's total outstanding capital stock.
	III. APPROVAL OF THE MINUTES OF THE ANNUAL MEETING OF THE STOCKHOLDERS HELD ON AUGUST 27, 2020 Upon motion duly made and seconded, the reading of the minutes of the special meeting of the stockholders of the Corporation held on 27 AUGUST 2020 was dispensed with and the said minutes were approved as presented. IV. REPORT OF THE PRESIDENT TO THE STOCKHOLDERS, MANAGEMENT REPORT AND PRESENTATION OF AUDITED FINANCIAL STATEMENTS FOR THE YEAR 2020The Chairman presented his report to the stockholders of the Corporation for the year 2019, the results of operations, management report inclusive of the presentation of the 2020 Audited Financial Statements. After discussions between the stockholders present and the panel of directors and officers of the Corporation, the board duly noted clarifications and questions raised by each stockholder. Then upon motion duly made and seconded, the report of the Chairman was noted and the Audited Financial Statements of the Corporation for fiscal year 2020 was approved.

	V. CONFIRMATION AND RATIFICATION OF ACTS OF THE BOARD OF DIRECTORS AND OFFICERS OF THE CORPORATION The Chairman notified the stockholders of the need to ratify specific acts and proceedings of the Board of Directors and its Corporate Officers relative to business operations of the Corporation. Upon motion duly made and seconded, each and every legal act, proceeding, contract or deed performed, entered into or executed by the Corporation's Board of Directors and Officers since June 28, 2019, as appearing in the minutes of the meetings of the Board of Directors and other records of the Corporation have been approved, confirmed and ratified as if such acts were entered into or executed with the specific and special authorization of the stockholders in a meeting duly convoked and held. VI. ELECTION OF MEMBERS OF THE BOARD OF DIRECTORS The Chairman advised the stockholders of the need to elect members of the Corporation's Board of Directors for the ensuing year and until their successors shall have been elected and qualified. Upon motion duly made and seconded, the following persons were elected as Directors: 1. Jose E.B. Antonio 2. John Victor R. Antonio 3. Jose Marco R. Antonio 4. Jose Carlo R. Antonio 5. Ricardo P Cuerva 6. Rafael G. Yaptinchay 7. Hilda R. Antonio 8. Jose L. Cuisia Jr – Independent Director 9. Stephen T. CuUnjieng – Independent Director 10. Carlos C. Ejercito – Independent Director 11. Aileen Christel U. Ongkauko – Independent Director 12. David L. Almirol – Independent Director
	VII. AMENDMENT OF ARTICLE V OF THE ARTICLES OF INCORPORATION The Chairman discussed to the stockholders that the ratification for approval of shareholders is being secured amend Article V under the Amended Articles of Incorporation to read as follows: Articles of Incorporation FIFTH: That the number of the directors of said corporation shall be twelve (12) (As amended by the Board of Directors on May 8, 2019 and approval by the Majority Stockholders of CPGI on June 28, 2019 and further amended by the Board of Directors on June 8, 2021, subject to the approval of the Majority Stockholders of CPGI on July 26, 2021) Upon motions duly seconded, the following resolutions as resolved by the Board of Directors during its June 8, 2021 Board Meeting was approved and ratified by the Stockholders present in person or by proxy owning at least two thirds (2/3) of the outstanding capital stock of the Corporation VIII. APPOINTMENT OF EXTERNAL AUDITORS The Chairman informed the stockholders of the need to appoint an external auditor of the Corporation. The Chairman said that the auditing firm of SGV and Company was recommended by the Audit Committee and endorsed by the Board of Directors of the Corporation. Upon motion duly made and seconded, the following resolution was unanimously approved by the stockholders: "RESOLVED, that the Corporation appoints SGV and Company as its external auditor for the ensuing year and to serve as such until its successor shall have been appointed and qualified."

July 26, 2021	Results of the Organizational Meeting held last July 26, 2021
	The following were unanimously approved:
	A. The Corporate Secretary certified to the election of the following Directors of the Corporation at the recently concluded Annual Stockholders' Meeting: 1. Jose E.B. Antonio 2. John Victor R. Antonio 3. Jose Marco R. Antonio 4. Jose Carlo R. Antonio 5. Ricardo P Cuerva 6. Rafael G. Yaptinchay 7. Hilda R. Antonio 8. Jose L. Cuisia Jr – Independent Director 9. Stephen T. CuUnjieng – Independent Director 10. Carlos C. Ejercito – Independent Director 11. Aileen Christel U. Ongkauko – Independent Director 12. David L. Almirol – Independent Director
	B. The Organization of Senior Officers were discussed and upon nominations duly made and seconded, the following persons were unanimously confirmed to the positions set forth after their respective names: Name Position Jose E.B. Antonio Executive Chairman John Victor R. Antonio Vice Chairman Jose Marco R. Antonio President & CEO Jose Carlo R. Antonio Managing Director Rafael G. Yaptinchay Managing Director Atty. Danny E. Bunyi Corporate Secretary Carlos Benedict K. Rivilla, IV Assistant Corporate Secretary / Corporate Affairs Atty. Isabelita Ching Sales Chief Information and Chief Compliance Officer Ponciano S. Carreon, Jr Chief Financial Officer/Corporate Treasurer/ Investor Relations Officer Atty. Domie S. Eduvane Head for Legal Services and Corporate Affairs Ritchelle T. Cordero Head for Human Resources and Administration Maria Theresa Fucanan –Yu Head for Corporate Communications C. Election of members of the Compensation and Remuneration Committee, the Audit Committee, Related Party Transactions Committee, Risk Management and Corporate Governance Committee and the Committee on Strategy & Growth
July 26, 2021	Official Press Release: Diversification, Resilience, Adaptability Fuel CPG's Growth Plans
September 1, 2021	Results of the Special Board Meeting where the Board approved the following: 1. Retirement of ATTY. DOMIE S. EDUVANE, the Company's Head for Legal Services and Corporate Affairs Department. 2. Promotion of ATTY. ISABELITA CHING-SALES as the Company's Head for Legal Services and Corporate Affairs Department. Concurrently, Atty. Sales is the Company's Chief Information and Chief Compliance Officer.
October 29, 2021	Results of the Special Board Meeting where the Board approved the following: 1. Retirement of Ms. Maria Theresa Fucanan-Yu, the Company's Group Head for Corporate Communications. 2. Appointment of MS. JULLIENE CRUZ as the new Group Head for Corporate Communications.

November 8, 2021	Results of the Board Meeting held last November 8, 2021
	The following resolutions were passed:
	I. APPROVAL OF THE COMPANY'S THIRD QUARTER FINANCIAL REPORT FOR QUARTER ENDING SEPTEMBER 30, 2021 The Chairman informed the Board that there is a need to approve the Third Quarter Financial Report of the Company for the Quarter ended September 30, 2021. Upon motion made and duly seconded, the following resolution was unanimously approved and adopted by the Board: "RESOLVED, That the Board of Directors of Century Properties Group Inc. (the "Corporation") be authorized, as it is hereby authorized to approve the Third Quarter Financial Report of the Company for the quarter ended September 30, 2021 and the release of the same." II. PRESENTATION OF KEY BUSINESS UPDATES The Executive Committee presented the Company's Key Business Updates which the Board duly noted.
November 29, 2021	Declaration of cash dividends for the PREFERRED SHARES and the payment date thereof were unanimously approved as follows: SHARES RECORD DATE PAYMENT DATE DIVIDEND RATE CPGP January 5, 2022 January 10, 2022 6.7177%
December 17, 2021	Results of the Special Board Meeting where the following resolutions were passed: 1. Resolution on the approval for CPGI's application for the establishment of an up to Six Billion Pesos (₱6,000,000,000.00) Debt Securities Program and, as initial tranche thereof, the offering of five (5)-year fixed rate retail bonds in the principal amount of Two Billion Pesos (₱2,000,000,000.00), with an oversubscription option of up to One Billion Pesos (₱1,000,000,000.00) 2. Resolution on the authority of the Company to apply for (i) the registration and licensing of the Bonds with the Philippines Securities and Exchange Commission and (ii) the listing of the Bonds with the Philippine Dealing and Exchange Corporation. 3. Resolution on the ratification of the disclosures contained in the Registration Statement and Prospectus to be filed by the Corporation with the Securities and Exchange Commission in connection with the registration of the unsecured bonds to be offered by the Corporation to the public; and 4. Resolution further authorizing the Company to implement all necessary corporate and other actions to proceed with the offering and issuance of the Bonds;

2021 Sustainability Report Annex

Contents

1. Contextual Information

Company Details	
Name of Organization	Century Properties Group, Incorporated
Location of Headquarters	21st Floor, The Pacific Star Building, Senator Gil Puyat Avenue corner Makati Avenue, Makati City, 1200
Location of Operations	Philippines
Report Boundary: Legal entities (e.g. subsidiaries) included in this report*	This sustainability report covers the sustainability performance and data from Century Properties Group, Inc. and the following subsidiaries and affiliates: (a) Vertical Developments Business (b) Affordable Housing Business under PHirst Park Homes, Inc. (c) Commercial Leasing Business (d) Century Properties Management, Inc. (CPMI)
Business Model, including Primary Activities, Brands, Products, and Services	Century Properties Group adopts a Business-to-Consumer model as a real estate company involved in real estate development, marketing, and property management services. As a company it started operations in 1986 and was listed on the Philippine Stock Exchange under the ticker CPG:PM in 2012. More recently, through a business expansion program into allied sectors of real estate, CPG has diversified from being primarily engaged in in-city vertical residential developments (under its subsidiaries Century City Development Corporation and Century Limitless Corporation) to horizontal affordable housing (through PHirst Park Homes, Inc.) in key growth cities outside Metro Manila and the commercial leasing of retail and office spaces.

Business Model, including Primary Activities, Brands, Products, and Services	As of December 31, 2020, the Company has completed 32 projects, which include the following: 28 residential buildings, consisting of 15,563 units with a total gross floor area (GFA) of 1,239,375 sq.m. (inclusive of parking); a retail commercial building with gross leasable area ("GLA") of 26,919 sq.m. (inclusive of parking); a medical office building with GLA of 45,103 sq.m. (inclusive of parking); and two (2) office buildings with GLA of 31,952 sq.m. (inclusive of parking) and 63,101 sq.m. (inclusive of parking), respectively. In addition, the Company has completed a total of 1,536 homes under its affordable housing company, PHirst Park Homes, Inc (PPHI), which it co-owns with joint-venture partner Mitsubishi Corporation. These completions are in addition to the 19 buildings totaling 4,128 units and 548,262 sq.m. of GFA that were completed prior to 2010 by the founding principals' prior development companies, the Meridien Group of Companies ("Meridien"). Noteworthy developments under Meridien are the Essensa East Forbes and South of Market in Fort Bonifacio, SOHO Central in the Greenfield District of Mandaluyong City, Pacific Place in Ortigas, Le Triomphe, Le Domaine and Le Metropole in Makati City. The Company, through subsidiary Century Properties Management, Inc., ("CPMI") also engages in a wide range of property management services, from facilities management and auction services, to lease and secondary sales. Through CPMI, the Company endeavors to ensure the properties it manages maintain and improve their asset value, and are safe and secure. CPMI manages 52 projects covering 66 buildings of December 31, 2020 with 3.58 million sq.m of GFA under management.

	Of the total, 73% of the projects CPMI manages were developed by third-parties. Notable third-party developed projects under management include the One Corporate Center and One San Miguel Avenue Condominium in Ortigas, BPI Makati Offices and Pacific Star Building in Makati City and Philippine National Bank Financial Center in Pasay City.
Reporting Period	January 1 to December 31, 2021
Highest Ranking Person responsible for this report	Ponciano S. Carreon, Jr. Chief Finance Officer

2. Materiality Process

Century Properties Group Materiality Process

The Century Properties Group (CPG) commissioned the University of Asia and the Pacific - Center for Social Responsibility (UA&P-CSR) to conduct the stakeholder mapping and materiality assessment process in preparation for its second sustainability report following the SEC Sustainability Reporting Guidelines. This section outlines the systematic process developed by UA&P-CSR to identify the material topics of CPG.

First-level Stakeholder Mapping

Using the Stakeholder Identification and Prioritization Template of UA&P-CSR, CPG and its Business Units identified the stakeholder groups that need to be consulted for the materiality process. From the accomplished templates, UA&P-CSR analyzed the responses of the Business Units to come up with the list of priority stakeholder groups, having a strong and significant impact from the operations of the Business Units of CPG, and a strong and significant influence on the Business Units as well. CPG distributed an online survey to the identified stakeholder groups and the Technical Working Group (TWG) members of each Business Unit.

A total of 153 stakeholders answered the online survey. Figure 1 below shows the percentage of respondents for each Business Unit of CPG. Meanwhile, Table 2 shows the list of stakeholder groups that answered the online survey.

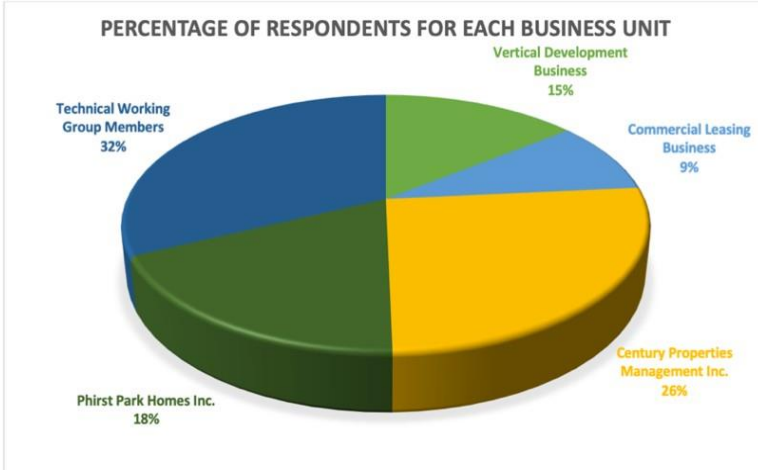


Fig 1. Distribution of Respondents

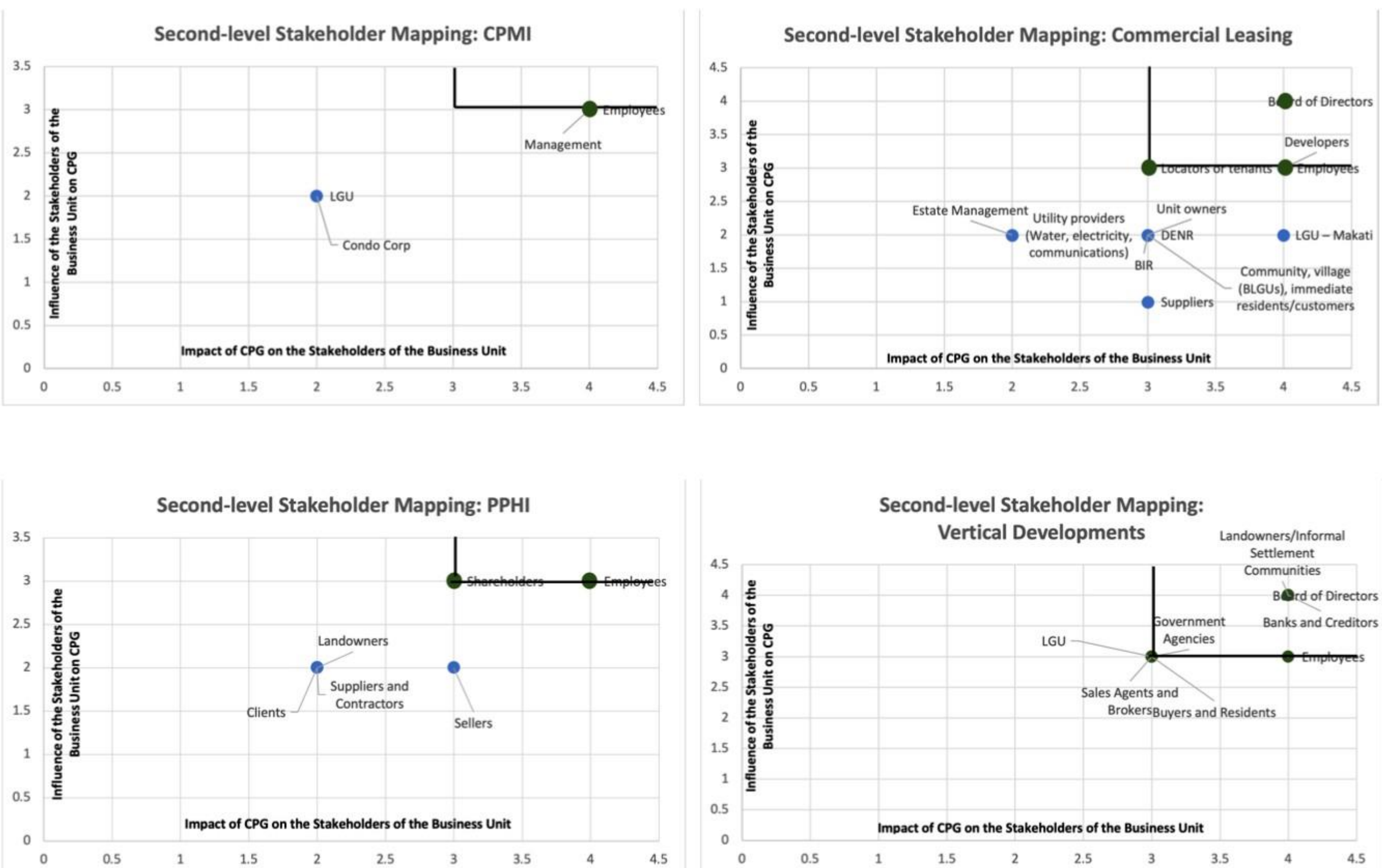
Stakeholder Groups	In-City Vertical Business	PHirst Park Homes, Inc.	Century Properties Management, Inc.	Commercial Leasing Business
Employees	✓	✓	✓	✓
Shareholders		✓		
Tenants				✓
Communities				✓
Condominium Corporations			✓	
Local Government Units			✓	
Government Agencies		✓		
Contractors and Suppliers			✓	✓
Agents and Brokers		✓		
Banks and Creditors	✓			
Landowners		✓		

Table 1. Stakeholder Groups of Each Business Unit that Answered the Survey Questionnaire

Second-level Stakeholder Mapping

As the next step, the TWG of CPG/Headquarters assessed the priority stakeholders of the Business Units. The results of the second-level stakeholder mapping activity formed the list of priority stakeholder groups at the CPG-level (as shown in Fig. 2). Their responses from the online survey were separated from the answers of the other stakeholder groups and were analyzed to arrive at CPG's material topics and disclosures.

Fig 2. Results of the Second-level Stakeholder Mapping

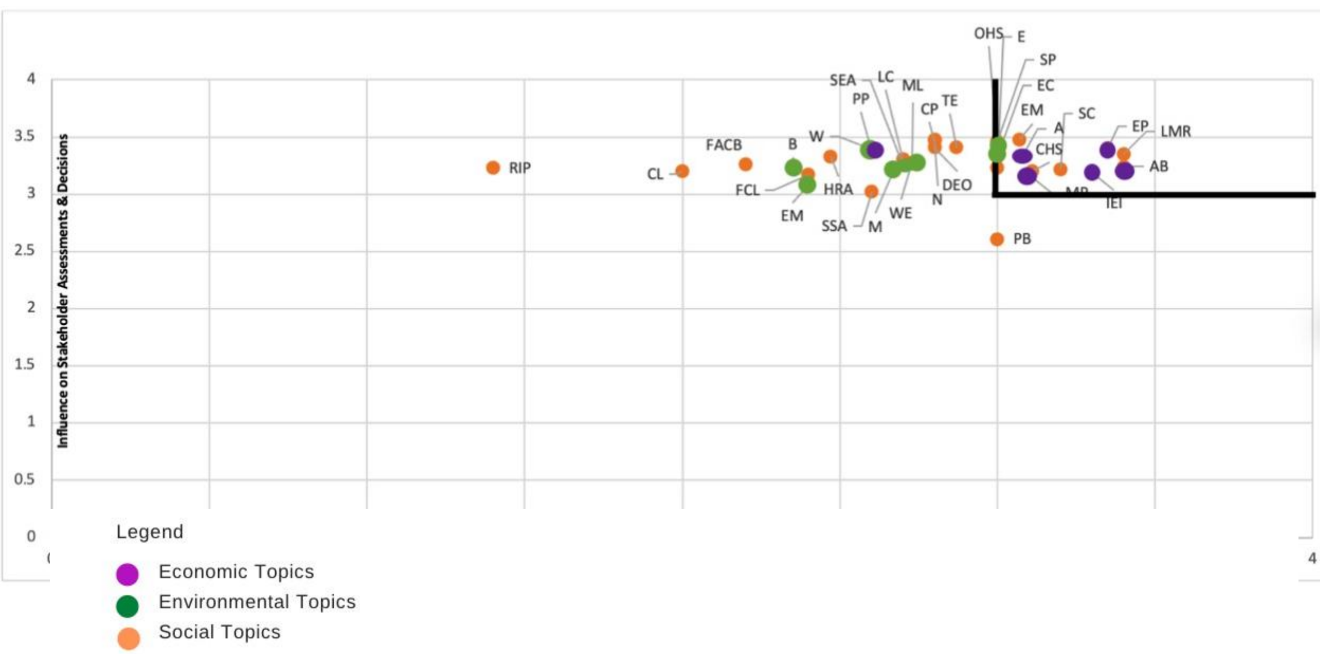


Results of the Materiality Assessment: Century Properties Group-level

The results of the online survey are interpreted in the Materiality Matrix below. It is the visual representation of the prioritization of the economic, environmental, and social topics that easily captures what truly is material for CPG. Following the materiality principle of the GRI Standards, the x-axis refers to the significance of economic, environmental, and social impacts while the y-axis refers to the influence on stakeholder assessments and decisions.

Therefore, as a topic increasingly scores higher in each of the axes, the higher level of materiality it has as opposed to the others. Those in the High Impact-High Influence sector are the material topics for CPG. There are five economic, two environmental, and six social topics in this sector.

Fig. 3. Century Properties Group Materiality Matrix



EP	Economic Performance
MP	Market Presence
IEI	Indirect Economic Impacts
PP	Procurement Practices
A	Anti-corruption
AB	Anti-competitive Behavior

M	Materials
E	Energy
WE	Water and Effluents
B	Biodiversity
EM	Emissions
W	Waste
EC	Environmental Compliance
SEA	Supplier Environmental Assessment

EM	Employment
LMR	Labor/Management Relations
OHS	Occupational Health and Safety
TE	Training and Education
DEO	Diversity and Equal Opportunity
W	Non-discrimination
FACB	Freedom of Association and Collective Bargaining
CL	Child Labor
FCL	Forced or Compulsory Labor
SP	Security Practices
RIP	Rights of Indigenous Peoples
HRA	Human Rights Assessment
LC	Local Communities
SSA	Supplier Social Assessment
PB	Public Policy
CHS	Customer Health and Safety
ML	Marketing and Labeling
CP	Customer Privacy
SC	Socioeconomic Compliance

CENTURY PROPERTIES
Creating New Generation Real Estate

CPG's Material Topics in List Format

ECONOMIC	ENVIRONMENTAL	SOCIAL
Economic Performance	Energy	Employment
Market Presence	Environmental Compliance	Labor/Management Relations
Indirect Economic Impacts		Occupational Health and Safety
Anti-corruption		Security Practices
Anti-competitive Behavior		Customer Health & Safety
		Socioeconomic Compliance

3. Economic Data-

Century Properties Group (CPG) commits to deliver shareholder value by Creating New Generation Real Estate through its three growth engines: its long-established in-city vertical developments business, together with its relatively new high-growth segments of affordable housing and commercial leasing. CPG endeavors to achieve well-balanced contributions from each of the three segments by seizing new opportunities in this new normal wherein market appreciation for properties has drastically shifted and grow its net income catering to existing and new market needs while further improving on its operational efficiencies, exercising business prudence, and maintaining a healthy balance sheet.

The Company strives to improve the quality of life of its customers through its products and services, generate employment and business to dozens of other industries, deliver affordable housing and help address the country's housing backlog in key growth areas outside of Metro Manila. Overall, the Company actively contributes to national progress, nation-building and the social development of its partner communities.

We value our employees as a vital resource and lifeblood of the organization, and make sure they are taken good care of, their performance is monitored, and training and assistance are provided to promote their growth and development in the company.

3.1 Economic Performance

3.1.1 Direct Economic Value Generated and Distributed (GRI 201-1)

In 2021, Century Properties Group, Inc. registered Php9,842,445,783 billion in consolidated revenues and interest and other income down by 13.7 percent while registering Php1.27 billion of net income up by 10.4 percent. The decline in revenues is a result of the negative impacts of the quarantines caused by the coronavirus pandemic, which mostly affected its vertical condominium projects. However, affordable housing growth contributed 60% percent or Php758 million compared to 35% percent in 2020 to the net income. On the other hand leasing assets contributed 42% percent or Php535 million compared to 58% percent in the previous year.

Of its revenues, 95.2% (Php9,365,887,155 billion) was distributed among the following: operating costs, employee wages and benefits, dividends given to stockholders and interest payments to loan providers, and taxes given to the government.

CPGI Consolidated Disclosure 2020	**Amount (in Php mil)**
Direct economic value generated (Revenues: Php10,835) (Interest and Other Income: Php568)	PhP9,842
Direct economic value distributed:	
Operating costs	Php7,172
Employee wages and benefits	PhP615
Dividends given to stockholders and interest payments to loan providers	Php1,388
Payments to government	PhpP191

3.1.2: Financial implications and other risks and opportunities due to climate change (GRI 201-2

The Company considers natural or other catastrophes, including severe weather conditions, as risks that may result in financial implications because such natural disasters can materially disrupt operations, affect the ability to complete projects and result in losses not covered by insurance.

The Philippines has experienced a number of major natural catastrophes over the years, including typhoons, floods, droughts, volcanic eruptions and earthquakes. Natural catastrophes may disrupt business operations and impair the economic conditions in the affected areas, as well as the overall Philippine economy.

From 2015 to 2018, there were nine (9) large known earthquakes in the Philippines, with magnitudes ranging from 5.5 to 7.1. Batangas experienced an earthquake swarm in April 2017, hitting the province thrice with a twin earthquake, followed by several aftershocks.

The nine (9) large known earthquakes triggered landslide and tsunami warnings, left damages on buildings and houses, killed fourteen (14) people and three hundred twenty- seven (327) injured. On April 22, 2019, a magnitude 6.1 earthquake struck parts of Luzon, including Metro Manila and left eighteen (18) people dead in Central Luzon while 243 were injured and five (5) people were declared missing. In Pampanga, 29 structures were damaged as a result of the tremor. Several other earthquakes were reported nationwide after the Luzon quake, most notably the magnitude 6.5 earthquake that struck Eastern Samar less than the day after, although the PHIVOLCS said the Luzon and Visayas earthquakes were unrelated.

On January 12, Taal Volcano in Batangas had a phreatomagmatic eruption from its main crater that discharged ashes in the areas of Calabarzon, Metro Manila, and some parts of Central Luzon and Ilocos Region, thereby affecting classes, office or work operations and flights. The highest alert level assigned by the Philippine Institute of Volcanology and Seismology for Taal Volcano was Alert Level 4, indicating "that a hazardous explosive eruption is possible within hours to days."

In 2020, the Philippines experienced 22 tropical cyclone events, with the strongest ones hitting in October and November: Super Typhoon Rolly (international name: Goni) on October 25, Typhoon Quinta (Molave) a week later, and Typhoon Ulysses (Vamco) several days after. The series of destructive typhoons battered crops and local communities in the midst of the coronavirus pandemic. Approximately twenty (20) tropical cyclones enter the Philippine Area of Responsibility yearly, an area which incorporates parts of the Pacific Ocean, West Philippines Sea and the Philippine Archipelago (with the exception of Tawi-Tawi province). Among these cyclones, ten (10) will be typhoons, with five (5) having the potential to be destructive ones. The Philippines is "the most exposed country in the world to tropical storms" according to a Time Magazine report.

Given the unpredictable nature of earthquakes and other natural disasters such as typhoons and volcanic eruptions, there can be no assurance that the occurrence of such natural catastrophes will not materially disrupt the Company’s operations. These factors, which are not within the Company’s control, could potentially have significant effects on the Company's development projects, many of which are large infrastructure, such as buildings, which are susceptible to damage.

Damage to structures resulting from such natural catastrophes could also give rise to claims against the Company from third parties or from customers, for example for physical injuries or loss of property. As a result, the occurrence of natural or other catastrophes or severe weather conditions may adversely affect the Company's business, financial condition, and results of operations. Further, the Company does not carry any insurance for certain catastrophic events, and there are certain losses for which the Company cannot obtain insurance at a reasonable cost or at all.

The Company also does not carry any business interruption insurance. Should an uninsured loss or a loss in excess of insured limits occur, the Company could lose all or a portion of the capital invested in a property, as well as the anticipated future turnover from such property, while remaining liable for any project construction costs or other financial obligations related to the property. Any material uninsured loss could materially and adversely affect the Company's business, operations, financial condition and results.

These factors could have significant adverse effects on the Company's development projects, which may be susceptible to damage. Damages resulting from natural catastrophes could also give rise to claims against the Company from third parties or from customers, for example, for physical injury or loss of property. As a result, the occurrence of natural or other catastrophes or severe weather conditions may adversely affect its business, financial condition and results of operations.

In addition, the Company cannot obtain insurance at a reasonable cost or at all for certain types of losses from natural and other catastrophes. Neither does it carry any business interruption insurance. If an uninsured loss or a loss in excess of insured limits occurs, it could lose all or a portion of the capital invested in a property, as well as the anticipated revenue from such property, and incurs liabilities for any project costs or other financial obligations related to the business. Any material uninsured loss could materially and adversely affect the Company's business, financial condition and results of operations.

Another risk the Company has identified involve environmental laws that are applicable to the Company's projects, and any amendments in these laws resulting from climate change considerations, which could have a material adverse effect on its business, financial condition or results of operations. In general, developers of real estate projects are required to submit project descriptions to regional offices of the Department of Environment and Natural Resources (DENR).

For environmentally critical projects or for projects located in environmentally-critical areas as identified by the DENR, a detailed Environmental Impact Assessment (EIA) is undertaken by the Company to obtain an Environmental Compliance Certificate (ECC) that requires it the Company to manage its environmental impacts. Current or future environmental laws and regulations applicable to the Company could increase the costs of conducting its business above currently projected levels or require future capital expenditures.

In addition, if a first violation of an ECC occurs or if environmental hazards on land where its projects are located cause damage or injury to buyers or any third party, the Company may be required to pay a fine, to incur costs in order to cure the violation and to compensate its buyers and any affected third parties, however, on subsequent violations, an ECC may be revoked and operations may be stopped. The Company cannot predict what environmental legislation or regulations will be amended or enacted in the future, how existing or future laws or regulations will be enforced, administered or interpreted, or the amount of future expenditures that may be required to comply with these environmental laws or regulations or to respond to environmental claims. The introduction or inconsistent application of, or changes in, laws and regulations applicable to the business could materially and adversely affect the Company's business, financial condition or results of operations.

Mitigating such risks involve a comprehensive stakeholder management approach, where the Company engages not just regulatory institutions but also local government and community partners towards addressing parallel issues that may arise from managing environmental impacts as a result of compliance. The Company's legal department also closely monitors the status of the required permits and licenses to ensure compliance with environmental regulations.

The Company has further adopted the following additional policies to mitigate the above risks:

(1) Contractors are required to maintain a contractor's all-risk insurance for the duration of the development of CPG projects.
(2) The Company requires its contractors to provide a warranty on their respective works, down to finishes, furniture, and fixtures.
(3) Furthermore, the Company follows a set of specific standards for site selection and conducts soil testing and other procedures that will inform its planners on the best design and construction approaches needed by each project site. The Company's Business Development Committee, Risk Management Team, and Design and Innovations Group are tasked to evaluate new land acquisitions and evaluate the quality and performance of current projects against climate-related risks.
(4) Management policy requires all project locations to be within the safe zones – to be a certain distance away from fault lines, in higher or non-flood-prone areas, and more than 15 kilometers away from permanent volcano danger zones.
(5) Project sites identified to be high-risk based on company-initiated studies using expert analysis and opinion are integrated with the proper mitigating measures. These include deep bored piling foundation for certain project areas or building additional drainage systems to prevent flooding during heavy storms. In these situations, and prior to acquiring a property or building a project, the company undertakes risk analysis to balance the financial impact of these additional measures with the value and safety assurances that these give to clients and the community.
(6) Management policy also requires designs to strictly adhere to the latest building codes and government regulations, and where appropriate, go above and beyond by consulting with local and international experts to meet standards in disaster resilience. Apart from the presence of comprehensive insurance coverages, the Company is now focused on better design and efficiency standards that make sure buildings are able to withstand an increasing range of climate conditions and hazards.
(7) The appropriate environmental compliance certificates, development and occupancy permits, and other necessary clearances are secured for each project, upon which all

stipulations and provisions must be complied with, to ensure every aspect of the development has been thoroughly reviewed and scrutinized on its conformity to building codes and safety standards.

Century Properties Group condominiums follow the National Structural Code of the Philippines, based on the Uniform Building Code, which is the required reference in the design of tall buildings against earthquakes. Its affordable housing business, PHirst Park Homes, strictly adheres to the local building codes and standards in delivering quality homes to first-time homebuyers.

The Company taps professional structural engineers, architects and geotechnical experts to ensure its structures adhere to the latest building code and employ the latest technology available to ensure the safety of its occupants.

Aside from complying with the standards of the National Structural Code of the Philippines, high rise condos of Century Properties employ SMRF (Special Moment Resisting Frame) – frames in which members and joints let the building withstand forces caused by earthquakes.

For its much taller high rises, Century Properties applied Performance-Based Design (PBD) methods – the gold standard for designing skyscrapers all over the world.

Regular earthquake drills are conducted across all CPG projects through Century Properties Management, Inc. in coordination with the local government, barangay, police and authorities in disaster preparedness.

Aside from giving on-site teams their regular emergency response training, the Company also covered the aspects of flooding and earthquake preparedness in its project and masterplan designs. The Company regularly consults with experts for geotechnical assessment and structural engineers. Flood prevention and mitigation measures have been applied to the eight-tower Century City Makati, the six-tower Acqua Private Residences in Mandaluyong City, the eight-building Residences at Commonwealth in Quezon City, the nine-tower Azure Urban Resort Residences in Paranaque City, the Residences at Azure North in San Fernando, Pampanga; and Batulao Artscapes in Nasugbu, Batangas.

- The Residences at Azure North, San Fernando, Pampanga – As the project site has different soil conditions, the Company opted to use a bored piling foundation system as recommended by the respected geotechnical expert Engineer Brian Tan, structural design peer reviewer Ove Arup & Partners, and structural engineering firm Sy2 + Associates, Inc.

  From its original elevation, the entire site was back filled with soil of about 3 to 4 meters to elevate the finish grade. Adequate drainage design was incorporated in the Land Development Infrastructure drawings to ensure a flood free development.

- Batulao Artscapes, Nasugbu, Batangas – The property is well elevated and not prone to flooding; however, as it is about 20 kilometers away from the Taal Volcano, the Company through Century Properties Management, Inc. prepared a detailed emergency preparedness plan for the community, its residents and personnel in case of a similar incident as the one in January 2020. A one-year insurance for the Commune Village 1 homes is provided for certain Acts of Nature, including fire and volcanic eruption.
- Century City, Makati - The Company installed sump pumps, which can pump out water into the drainage, within existing structures even if historically no uncontrollable flood water surges have been recorded or experienced on site. This mitigation scheme was combined with the rehabilitation of the drainage lines' underground canals, including restoration, de-clogging, and the addition of new drainage culverts, around Valdez Street, Salamanca Street and Kalayaan Avenue, which not only lessened the risk of basement flooding, but also helped regulate the flow of water that may be pumped out into the drainage line. The Company also helped repair the drainage line at nearby San Miguel Village, where the Century City's drainage on Kalayaan Avenue is also connected. Hence, the site does not experience rising waters during the onslaught of the heavy rains.
- Azure Urban Resort Residences, Paranaque - The Company, in cooperation with the local government unit of Barangay Marcelo Green and the City Government, constructed a drainage system that traverses through the company property. With this drainage in place, residents of Azure are not the only ones assured of a flood-free path, but also all the motorists and pedestrians who use the West Service Road. Even while construction in Azure was ongoing, the vicinity had not been submerged in water during heavy rains. Given the sufficient drainage systems in place, the Azure area around the SLEX Bicutan Entry/Exit remains to be a non-flood prone area.

- Acqua Private Residences, Mandalutong City – As the project sits in front of the historic Pasig River, the Company conducted an extensive flood risk analysis for the site during the project's planning stages despite the fact that the location of the site makes it less vulnerable to flood since it has open access to the sea.

  The Company added an extra measure to protect the property from flooding. For instance, the ground floor of all towers, amenity and retail areas were planned with an increased elevation of 1.5 meters. All parking floors were built above ground and residential floors are on the 6th level and up.

- The Residences at Commonwealth, Quezon City – For Commonwealth, the Company built a detention tank within the development near the outfalls of the property to protect the downstream settlements from flooding and to control the discharge into the existing drainage system. Also, the site is properly graded such that the water runoff from the property drains to the recommended outfall locations.

Century Properties Management, Inc. (CPMI) as a property management company has made it a standard practice for its management teams to undertake a Capital Expenditure Program aimed at not only enhancing operational efficiencies, but also reducing energy and water consumption and lessening the carbon footprint of each managed project or facility. CPMI utilizes a cost-benefit strategy in tapping potential renewable energy projects and energy conservation measures to reduce the carbon footprint of each property and estate that is under its management.

CPMI periodically assesses climate-related risk factors that may affect its efficiency in managing properties with the use of management processes that are diligently evaluated with ISO-established standards specific for property management. Climate risk related programs, including crisis and emergency preparedness measures are in place to mitigate possible disasters and reduce reliance on conventional sources of power and water utilities.

CPG recognizes that while the above risk-mitigating measures work to provide some protection from climate-related financial risks, the Management needs to further strengthen its climate resiliency strategies down to the project level and consider different climate-related scenarios, including a 2°C or lower scenario.

The Company also needs to formulate its processes for identifying, assessing, and managing climate-related risks and integrate them into the organization's overall risk management strategies, including the metrics and targets used. Finally, the Company will endeavor to quantify the costs of actions taken to manage the risks or opportunities in its subsequent reports.

Climate change is a potential strategic risk to the Company, and thus the Company's Board of Directors, through its Risk Management Committee is tasked to identify and manage it in the same way as any other strategic risk. The Risk Management Committee relies on its main information source, which is the management team that operates at the front of climate risks and hence could make better assessments of the short-, medium- and long-term materiality of climate-related risks and opportunities on an ongoing basis. The management is expected to properly report and disclose these assessments to the Risk Management Committee and the Board for discussion and for the appropriate action according to the materiality of the risk.

Given the highly important nature of how climate change affects the real estate industry, the Board is currently assessing the possible need to create a climate and/or environmental governance committee, separate from the Risk Management Committee, so as to ensure that the Company's actions and responses to climate issues are proportionate to the materiality of climate risks to its organization.

The Company follows a set of specific standards for site selection and conducts soil testing and other procedures that will inform its planners on the best design and construction approaches needed by each project site. Management policy requires all project designs to strictly adhere to the latest building codes and government regulations, and where appropriate, go above and beyond by consulting with local and international experts to meet standards in disaster resilience.

In accordance with the requirements of GRI 201-2, the Company has identified risks and opportunities related to climate change that may have financial implications to CPG, as summarized below.

Topic	Risk Classification	Material Issue	Risks/Challenges	Opportunities
Natural and other catastrophes	Physical	Economic Performance	Affect the ability of the Company to complete projects and result in losses not covered by insurance. Damage to structures resulting from such natural catastrophes could also give rise to claims against the Company from third parties or from customers, for example for physical injuries or loss of property.	Creating long-term value by making use of disaster-resilient design and technology.
Compliance with government regulations	Regulatory	Environmental Compliance	The Company is unable to comply with more stringent government regulations.	Go above and beyond compliance by consulting with local and international experts to meet standards in disaster resilience.

3.1.3: Defined benefit plan obligations and other retirement plans (GRI 201-3)

The Company and its subsidiaries have non-contributory defined benefit plans. Each company has various retirement benefits based on the merit of the employees' years in service and acceptable tenure that earns Retirement Credits, or the minimum regulatory benefit under the Retirement Pay Law (Republic Act No. 7641), whichever is higher. The retirement benefits are paid upon retirement or separation in accordance with the terms of the plan, and upon the completion of employment clearance requirements.

3.2: Market Presence:

3.2.1: Ratios of standard entry level wage by gender compared to local minimum wage (GRI 202-1)

The Company strictly adheres to the Minimum Wage Law of the National Capital Region, and/or a prescribed range set by the National Wages and Productivity Commission for other localities where the Company and its Subsidiaries are present. The Company's compensation competitiveness is within the range of the 50th percentile to 75th percentile, using an 'All Industries' compensation in the Philippines. The Compensation, not limited to daily wage earners, monthly salaried personnel and the like, is non-gender biased and are anchored to the person's competencies.

Company	Minimum Wage Earner				Above Minimum Wage Earner			
	Male	%	Female	%	Male	%	Female	%
CPGI	0	0%	0	0%	20	100%	16	100%
CLC	0	0%	0	0%	61	100%	74	100%
CCDC	0	0%	0	0%	24	100%	30	100%
PPHI	0	0%	0	0%	98	100%	84	100%
CPMI	93	90%	10	10%	275	61%	173	39%
CISI	0	0%	0	0%	3	100%	9	100%
CMDC	0	0%	0	0%	2	100%	5	100%
CCC	0	0%	0	0%	1	100%	1	100%

Location	Entry Level Minimum Wage Earner			
	Male	%	Female	%
NCR	88	85%	10	10%
Region VII (Cebu)	5	5%	0	0%
Total	93	90%	10	10%

As to the actions taken by the Company to determine whether the workers are paid within or above the minimum wage, this is simply done through the monthly reporting and posting of Social Security System (SSS) and PhilHealth Premium Contributions of all employees.

Both premium contributions, which the company pays on a monthly basis, are unique indicators that determine which salary range an individual belongs and could substantially ascertain the veracity of any pay range of each employee, especially the above-minimum wage earners.

In addition, the Alpha List that the Company submits to the Bureau of Internal Revenue on an annual basis is a conclusive piece of report that could further substantiate that an employee is an above-minimum wage earner.

The non-taxability of minimum wage earners distinguishes themselves from an above-minimum wage earner. Thus, payment of individual taxes on a given taxable period is an absolute indicator on top of regulatory premium contributions described above.

3.2.2: Market Presence: Proportion of senior management hired from the local community (GRI 202-2)

The Company's overall direction on employee management, specific to employee hiring of Senior Management (to include non-senior management post) in a real estate business shall adhere to the maximization of nationals (also referred to as locals) to the full extent, to contribute to the employment of its citizenry. The hiring of foreign individuals shall only be an option in cases of talent or expertise scarcity in the local employment market. This policy shall be consistent with the prevailing law and implementing government instrumentalities' orders, but not limited to the

guidelines set forth by of the Department of Labor and Employment (DOLE), Department of Justice (DOJ), Bureau of Internal Revenue (BIR) and Bureau of Immigration.

The following are the domiciles of Senior Management Team:

Region	CPGI	CLC	CCDC	PPHI	CPMI	CISI	CMDC	CCC	Total
National Capital Region (NCR)	9	6		5	6	1	1	0	28
Central Luzon (Region 3)								0	0
CALABARZON (Region 4-A)		2		1	1			0	4
	9	8	0	6	7	1	1	0	32

For this report, the Senior Management Team refers to the executive committee, business unit heads, and group or unit heads who are primarily responsible for setting strategic directions and directing the day-to-day operations of the company.

The Company's geographical definition of 'local' as it pertains to local minimum wage is specific to Philippine regions where it has operations.

'Significant locations of operation' are areas where the Company is developing real estate projects, rendering property management services or conducting commercial leasing operations.

3.3. Indirect Economic Impacts (GRI 203)

Century Properties Group, through its subsidiaries, has provided local employment in the communities where the Company has presence, from the laborers, workers and site personnel to operations and property management staff in the cities of Makati, Paranaque, Mandaluyong, Taguig, Quezon City, and the provinces of Pampanga, Cavite, Bulacan, Laguna and Batangas. Construction works and the rise of our new communities give life to new commercial activity, employment, and new business opportunities for these localities, allowing us to physically transform the area while uplifting the lives of the people in the community.

The company, through its in-city vertical projects, has transformed brownfields into beautiful communities and increased the property values in their localities. The 3.4-hectare Century City in Makati - now an integrated vertical village of eight skyscrapers – stands on a portion of a property once occupied by the old International School Manila. The mixed-use development – composed of branded residential towers, an outpatient medical building, a retail mall, and office spaces – enhanced the land values in the area, jumpstarted commercial activity, and accelerated the transformation of Barangay Poblacion in Makati into a social and cultural destination.

A former car manufacturing plant used to occupy the site of what is now the award-winning Azure Urban Resort Residences, a six-hectare, 5,000-unit residential resort complex in Paranaque City. The 4.4-hectare lot where the eight-tower Residences at Commonwealth now stands – unlike any other in Quezon City – used to be an underutilized transport terminal.

The six-tower Acqua Private Residences that sits on the banks of the regenerating Pasig River, replaced an old sugar refinery. The 2.4-hectare rainforest-infused master planned development in Barangay Hulo, Mandaluyong City is an arresting sight with three waterfalls, an exclusive country club by the water, and a Riverwalk Promenade.

The Company's investments in ensuring its project sites are flood-free also contribute to better drainage and infrastructure systems in the immediate environs of its partner communities.

The training and experience it provides to employees and workers employed from localities for its projects promote knowledge transfer and skills enhancement.

Ongoing developments such as the Residences at Azure North in San Fernando, Pampanga and Batulao Artscapes in Nasugbu, Batangas, as well as PHirst Park Homes' ten (10) project sites in Tanza, Cavite; Lipa, Batangas; San Pablo and Calamba in Laguna; Pandi, Bulacan; Magalang, Pampanga, General Trias, Cavite, Baliwag, Bulacan, Tayabas, Quezon, are generating employment in their respective local communities and expected to stimulate further commercial activity once completed.

Century Properties Management, Inc. for its part operates within key cities in Metro Manila and Metro Cebu, where it has contributed its quality management processes and shared industry best practices in the service/ administration and operation of private residential and commercial properties belonging to socially and economically functioning larger communities.

3.3.1 Infrastructure Investments and Services Supported (GRI 203-1)

In the year 2020, despite the challenges brought by the coronavirus pandemic, the Company accomplished and delivered the following major projects and values to its stakeholders:

1. Turned over the Quirino East and Quirino West towers at The Residences at Commonwealth in Quezon City, as well as Acqua Tower 6 residential condos in Mandaluyong City for a total of 1,200 units under its In-City Vertical Developments business
2. Completed an additional 1,543 homes through its horizontal affordable housing business Phirst Park Homes, with 1,289 house and lot units in Tanza, Cavite and 254 house and lot units in Lipa, Batangas.
3. Overall, delivered 2,743 homes to unit owners that potentially benefitted 14,058 people through brand new residential properties
4. Started commercial leasing operations for 57,137 square meters of gross leasable space in Century Diamond Tower
5. Completed 310 hotel rooms in Acqua Tower 6 for a future opening pending the pandemic and economic situations
6. Accommodated businesses that employ 1,485 employees, in office spaces with a maximum capacity of up to 6,000 employees, in Century Diamond Tower
7. Provided jobs for 120 property management services personnel
8. Provided construction and site personnel jobs to 946 workers

*Ongoing construction; period reflected is only for completed homes

<table>
<tr><th>PROJECT</th><th>Average Construction Period</th><th>Construction Site Jobs** Generated</th><th>Localities</th><th>GFA/GLA (sqm)</th><th>Completed Units as of End 2020</th><th>People Potentially Benefitted</th><th>Property Mg't Jobs Generated</th></tr>
<tr><td>Quirino East Tower</td><td>5 years</td><td>91</td><td>Quezon City</td><td>26,747</td><td>498</td><td>1,992</td><td rowspan="2">16</td></tr>
<tr><td>Quirino West Tower</td><td>5 years</td><td>183</td><td>Quezon City</td><td>26,759</td><td>517</td><td>2,068</td></tr>
<tr><td>Acqua Tower 6 Residential</td><td>5 years</td><td rowspan="2">86</td><td>Mandaluyong City</td><td>10,876</td><td>185</td><td>740</td><td>13</td></tr>
<tr><td>Acqua Tower 6 Hotel****</td><td>5 years</td><td>Mandaluyong City</td><td>24,857</td><td>310</td><td>NA</td><td>NA</td></tr>
<tr><td>Century Diamond Tower</td><td>5 years</td><td>101</td><td>Makati City</td><td>63,101</td><td>55</td><td>1,485</td><td>78</td></tr>
<tr><td>PPHI Tanza***</td><td>2 years*</td><td>238</td><td>Tanza, Cavite</td><td>67,350</td><td>1,289</td><td>7,734</td><td>8</td></tr>
<tr><td>PPHI Lipa***</td><td>1 year*</td><td>247</td><td>Lipa, Batangas</td><td>13,272</td><td>254</td><td>1,524</td><td>5</td></tr>
<tr><td></td><td></td><td>946</td><td>5 localities</td><td>232,962</td><td>3,108</td><td>15,553</td><td>120</td></tr>
</table>

**Construction site jobs are as of 2019-2020 only

***PPHI Tanza and Lipa areas were computed using average lot area x completed units so far

****Acqua Tower 6 Hotel is temporarily closed due to quarantine restrictions

As in the past when the Company initiated collaborations with P2P of Point-to-Point bus companies to promote ease of movement and accessibility to its properties, the Company is seeking to provide more transport connectivity and pedestrian mobility programs into its other communities. One example is its plans to build a footbridge from its Acqua Private Residences development in Mandaluyong City to the soon-to-be completed and expanded Estrella-Pantaleon Bridge. It also initiated fast and convenient RFID installations for its Century City, Makati residents with Easytrip and Autosweep.

Support to the government

In addition to taking care of its employees and workers throughout the coronavirus pandemic, CPG made significant contributions in the conversion of the Philippine Sports Stadium into a COVID-19 mega testing facility, which opened in May 2020 at the Philippine Arena in Bocaue, Bulacan.

The said facility is the designated northern sector swabbing center of the government's 'Test, Trace, and Treat' strategy that is being spearheaded by the National Action Plan Against COVID-19 Deputy Chief Implementer and Bases Conversion and Development Authority President and CEO Vivencio Dizon. It has six (6) healthcare station tents with 96 test booths, and a minimum testing capacity of 1,500 per day.

The Philippine Arena is the fourth mega swabbing center converted to ramp up implementation of massive testing in the country. As of this reporting date, the government disclosed that 340,505 patients have so far been swabbed at the Philippine Arena, completing the tally of 1.07 million patients swabbed from May 5, 2020 to April 9, 2021 along with other swabbing sites at SM Mall of Asia, the Ninoy Aquino Stadium, and the ACT Mobile Team.

A Dose of Hope

On November 27, 2020, Century Properties Group, Inc. together with other private sector companies signed a tripartite agreement with the Philippine government and the British-Swedish pharmaceutical company AstraZeneca for the advance purchase and donation of a total of 2.6 million COVID-19 vaccine doses to the Filipino people.

The initiative aimed to "augment the national government's separate procurement initiatives (of the vaccine)." With two doses required of the AstraZeneca vaccine per individual, the consolidated quantity of 2.6 million vaccines will allow the inoculation of about 1.3 million Filipinos. Half of the doses will be used to inoculate the economic frontliners of the companies while half will be donated to the government for its mass vaccination program in the National Capital Region, where the coronavirus cases are highest in number.

Aside from the AstraZeneca vaccines, CPG is also purchasing additional doses from the different approved vaccine brands to inoculate all of its employees and their qualified dependents for free. It has so far signed agreements for close to a total of 20,000 doses.

<u>3.3.2. Significant indirect economic impacts</u>

Because the affordable housing market continues to be underserved, its backlog has reached 6.6 million homes especially in the CALABARZON region, where most overseas Filipino worker (OFW) families are based. This prompted CPGI in 2017 to enter the first homebuyer horizontal affordable housing market, which is defined as units between Php1 million to Php3 million per housing unit. The income per household for this market is around Php40,000 to Php80,000 per month.

PHirst Park Homes, under the company PHirst Park Homes, Inc. (PPHI), is a premium brand within the affordable housing category that celebrates the very important milestone of first-time home ownership. The brand name is a play on the words first and PH, which represent hardworking Filipino end users who deserve only high quality first homes. PH also stands for the Park Homes concept, which integrates greenery and life-enhancing amenities into the masterplan to create a truly lovable and lovable community for first homebuyers.

CPGI's first home venture is a partnership with the global business enterprise, Mitsubishi Corporation. It seeks to expand its footprint with 15 masterplanned communities in Calabarzon and Central Luzon with approximately 33,000 homes.

Five years since its launch, PPH has launched ten communities in Tanza, Cavite; Lipa and Nasugbu, Batangas; San Pablo and Calamba, Laguna, Pandi, Bulacan and Magalang, Pampanga, totaling 125.6 hectares and 14,243 units.

As one of the fastest growing and recognized affordable housing brands in the market, PPHI projects have become symbols of economic progress in their locations, a benchmark for modern housing development in their local communities, and an aspiration and inspiration among locals for home ownership.

PPHI has also engaged the communities where it is present and provided variable income sources to 2,329 community members who are now PHirst brand agents: 161 in PHirst Park Homes Tanza,

195 in PHirst Park Homes Lipa, 171 in PHirst Park Homes San Pablo, 236 in PHirst Park Homes Pandi, 242 in Phirst Park Homes Calamba, and 189 in PHirst Park Homes Batulao, 141 in Phirst Park Homes Magalang. It also has 994 more agents from its core team of sellers handling global, digital, and corporate sales.

	2019	2020
PHirst Community Members who are now Brand Agents (Breakdown as follows)	1,273	2,329 or up 83%
PHirst Tanza, Cavite	399	161
PHirst Lipa, Batangas	211	195
PHirst San Pablo, Laguna	205	171
PHirst Pandi, Bulacan	172	236
PHirst Calamba, Laguna	179	242
PHirst Batulao, Nasugbu, Batangas	107	189
PHirst Magalang, Pampanga	*Not yet launched	141
Agents	197	944

3.4. Anti-corruption (GRI 205, 205-1, 205-2)

CPGI is strongly committed to doing business in an honest, ethical and legally compliant manner. The Company is continuously developing effective standards and controls, including risk-based policies and procedures that are diligently followed and enforced, frequent communications from senior management on the importance and value of anti-corruption law compliance and ethical business practices, regular training for the Company's employees and Board of Directors and ongoing monitoring and auditing to ensure strict compliance and to detect and address any issues or problems.

The Company conducts regular training to its senior management employees on good corporate governance where anti-corruption and anti-bribery policies and practices are likewise lengthily discussed. Under the Company's Corporate Governance manual and best practices, all new directors and senior officers are required to take the orientation on good governance and risk management.

In-house training and external courses attended by Directors and Senior Management for the past three (3) years include:

- Corporate Governance Orientation Course for Directors and Officers conducted by Sycip Gorres and Velayo
- Strategic Planning Seminar – In-house, Corporate Planning Group
- Risk Management Seminar – Ateneo Graduate School of Business
- Corporate Governance Seminar for Directors and Key Officers - Institute of Corporate Directors
- Annual Corporate Governance Training Program – Institute of Corporate Directors
- SEC Corporate Governance Forum – SEC

The Company's policies are on the following business conduct or ethics affecting directors, senior management, and employees:

Business Conduct & Ethics	**Directors**	**Senior Management**	**Employees**
Conflict of Interest	Does not vote on activities in which there is a conflict of interest	Are not allowed to be involved in the decision-making process if conflict of interest is present	Are not allowed to be involved in the decision-making process if conflict of interest is present
Conduct of Business and Fair Dealings	Should follow best practices and company policies	Should follow best practices and company policies	Should follow best practices and company policies
Receipt of gifts from third parties	Based on The Code of Conduct & Discipline, and Offenses & Corresponding Penalties	Based on The Code of Conduct & Discipline, and Offenses & Corresponding Penalties	Based on The Code of Conduct & Discipline, and Offenses & Corresponding Penalties

Use of Company Funds, Assets and Information	Regulated through Manual on Corporate Governance	Regulated through Manual on Corporate Governance	Regulated through Manual on Corporate Governance
Employment & Labor Laws & Policies	Meet at least the minimum criteria set by the labor authorities	Meet at least the minimum criteria set by the labor authorities	Meet at least the minimum criteria set by the labor authorities
Disciplinary action	Based on Manual of Corporate Governance	Based on Manual of Corporate Governance and Company policy	Based on Manual of Corporate Governance and Company policy
Conflict Resolution	Based on The Code of Conduct & Discipline, and Offenses & Corresponding Penalties	Based on The Code of Conduct & Discipline, and Offenses & Corresponding Penalties	Based on The Code of Conduct & Discipline, and Offenses & Corresponding Penalties
Compliance with Laws & Regulations	Monitored by the compliance officer and other officers	Monitored by the compliance officer and other officers	Monitored by the compliance officer and other officers
Respect for Trade Secrets/Use of Non-public Information	Policy on non-disclosure in place. Discouraged from using such information	Policy on non-disclosure in place. Discouraged from using such information	Policy on non-disclosure in place. Discouraged from using such information

The Company is committed to provide an encouraging work environment to its employees, and be an engaging business partner to its clients and service providers. It is the policy of CPGI to promote discipline in the organization by taking corrective action as may be needed for the protection of all employees and clients, CPGI's properties and interests. These rules were prepared to ensure fair and consistent treatment and constructive actions of any employee who has made a mistake.

The responsibility of ensuring that discipline exists in CPGI is jointly vested upon the Human Resources Department (HRD), Department Heads and Supervisors. All supervisors and Department Heads should encourage the development of an environment where positive discipline comes naturally.

For all Company staff and managers, anti-corruption policies are communicated as part of the hiring orientation process and integrated into the Company's Code of Conduct manual that is explained and distributed during the employee's first week of duty.

In addition, Century Properties Management, Inc. (CPMI) has instituted an Anti-inducement Policy to curb bribery-related incidents for current and future business transactions.

Disclosure	Quantity	Units
Percentage of employees to whom the organization's anti-corruption policies and procedures have been communicated to	100	%
Percentage of business partners to whom the organization's anti-corruption policies and procedures have been communicated to	100	%
Percentage of directors and management that have received anti-corruption training	100	%
Percentage of employees that have received anti-corruption training	100	%

To date, CPGI has no reported confirmed incidents of corruption, neither were there contracts with suppliers or business partners terminated or not renewed due to violations related to corruption. There are also no employees dismissed, terminated nor disciplined due to violations related to corruption. CPGI, its Board of Directors and Officers do not have legal cases related to corruption.

3.5. Anti-competitive behavior (GRI 206)

For CPGI and its business units, there has been no legal action thus far regarding anti-competitive behavior and violations of anti-trust and monopoly legislation in which the organization has been identified as a participant. Nonetheless, the Company has established the appropriate measures to prevent incidences of anti-competitive behavior, anti-trust and monopoly practices.

CPGI's Corporate Governance policies and Code of Business Conduct and Ethics provides guidelines to directors, senior management and employees. Such policies include guidance on matters such as conflict of interest, the conduct of business and fair dealings, gifts from third parties, and use of company funds, assets, and information among others. The Company also has a Related Party Transactions policy in place under Corporate Governance that guides the organization in its dealings, whether these are made through the parent company or its subsidiaries.

In addition, CPGI submits itself to rigorous screening and due diligence from the government's regulatory agency for market competition – the Philippine Competition Commission – as with other firms engaging in any joint-venture or acquisition transactions. One such transaction, which the Commission thoroughly reviewed and approved in 2020, was CPGI's acquisition of 40 percent of shares of a Mitsubishi Corporation subsidiary that co-owns Century City Development II Corporation (CCDCII). The acquisition made CCDCII a wholly-owned subsidiary of CPGI and added an additional 25,000 square meters of gross floor area to the firm's commercial leasing portfolio at Century Diamond Tower.

4. Environment

4.1. Energy (GRI-302)

As a company primarily engaged in real estate development, Century Properties Group relies on the use of energy to complete its projects. It is committed to take the necessary steps to reduce its consumption through the use of energy-efficient technology and systems. For its Year 2020 Sustainability Report, the Company and its business units gathered baseline data that can serve as a valuable reference and starting point for the planning of its Sustainability programs.

Management Approach

As the Company delivers new-generation real estate under its in-city vertical developments business, it also commits to develop sustainably and with care for the planet and its people. Century Properties' thrust towards responsible development is anchored on the principles of setting a minimum green core design requirement for each project, putting disaster mitigation measures in place, and operationalizing sustainable living practices.

Specifically, for its new-generation office buildings, such as the newly-opened Asian Century Center in Bonifacio Global City, Century Diamond Tower and the mixed-use Century Spire which are both located in Century City, Makati, the Company had set the Leadership in Energy and Environmental Design (LEED) green building rating system as its minimum core design requirement. All three buildings have LEED Pre-Certification as Certified for Core and Shell Development Level and are working towards their respective scores for their silver status application.

LEED (Leadership in Energy and Environmental Design) is an internationally recognized green building certification system, providing third-party verification that a building or community was designed and built using strategies aimed at improving performance across all the metrics that matter most: energy savings, water efficiency, CO2 emissions reduction, improved indoor environmental quality, and stewardship of resources and sensitivity to their impacts. Developed by the U.S. Green Building Council (USGBC), LEED provides building owners and operators a concise framework for identifying and implementing practical and measurable green building design, construction, operations and maintenance solutions.

Included in the green attributes of these three buildings is its minimum energy performance, whereby reduced use of energy is promoted through their high-performance building envelope, energy efficient lighting and HVAC equipment. Heat island effect is reduced with the use of roofing materials with high Solar Reflectance Index (SRI) value.

For its affordable housing business, the Company through PHirst Park Homes utilizes precast concrete panels for its homes as delivered by an experienced third-party contractor in precast construction technology. Because the precast concrete panels are fabricated in a controlled manufacturing area with specified standards, production is energy efficient and minimizes environmental impact in the project site. Precast walls are energy efficient too, as their consistent and high thermal mass allows materials to store temperatures at constant rates and reduce temperature fluctuations within a structure. In addition, the use of precast concrete panels no longer requires rectifications prior to paint application because of the material's smooth finish. This eliminates an extra step in the finishing stage of construction, including the laborious correction of the edges of windows and doors which is a common concern in more traditional home construction methods.

Century Properties Management, Inc. (CPMI) does not directly use energy and water as a resource to deliver its specified range of services based on its contractual/ service obligations. CPMI rather uses the established expertise of local talents and locally learned methodologies of experienced personnel as either a direct and indirect complement to operate and administer the entire aspect of building operations. CPMI's key role lies in instituting policies and programs geared towards achieving optimum efficiencies in the use of energy and water resources, alongside utilizing contemporary solutions in managing all building facilities and equipment.

CPMI's client or valued customers are the juridical entities which are responsible in the consumption of energy and water resources, as well as in the responsible disposal of wet and solid wastes, including those classified as hazardous/ toxic and nonhazardous/ non-toxic types. CPMI acts as a middleman, facilitator and essentially as the designated administrator in ensuring the operational efficiencies and compliance of our managed projects.

In the managed properties of CPMI, a regular technical audit of machineries and equipment is being conducted to monitor its respective efficiencies. Initiatives and recommendations are made to ensure effective and economical operations of the buildings. Some of the infrastructure and services already implemented are the replacement of old (Airconditioning System) Chillers, with new highly efficient type of chillers, the replacement of old fluorescent lamps with LED lights generating at least 20 – 30 percent savings on monthly power consumption, and the upgrading of building management systems. Such efforts being implemented contribute reduced energy usage that would proportionately reduce carbon footprint and bring cost savings.

The 52-week preventive maintenance program of all building equipment implemented in managed properties supports the efficient operation of buildings and minimizes downtime that would prevent inconvenience and delayed delivery of services to the occupants and community. More than these, compliance to various mandatory government requirements on water discharge, hazardous waste disposal, emission test, and others, are also fulfilled.

4.1. Energy

4.1.1. Energy consumption within the organization and Reduction of energy consumption (GRI: 302-1 and 302-4)

The Company occupies the following office spaces as of end 2021:

OCCUPIED & LEASED AREAS

Companies	SQM			
	2019	2020	2021	Variance
Century Properties Group	10,476.70	10,299.70	10,089.79	- 209.91
Phirst Park Homes, Inc.	1,563.75	1,563.75	1,563.75	-
Leasing Business	763.99	928.07	928.07	-
Century Properties Management, Inc.	402.84	548.21	145.37	- 402.84
TOTAL SQM	**13,207.28**	**13,339.73**	**12,726.98**	**- 612.75**

Based on the above leased spaces of the Company, the electricity and fuel consumption are as follows in 2019, 2020 and 2021 for the various business units. Note that the recorded consumptions are still all sourced from non-renewable energy sources.

In addition, the decrease in usage of electricity was in part due to the community quarantines enforced in the year 2021, although as a result of the lockdowns, the management also deliberately worked on transitioning a part of its operations using digital technology as employees took on work-from-home arrangements.

ELECTRIC CONSUMPTION

Companies	kWh			
	2019	2020	2021	Variance
Century Properties Group	**2,757,272.00**	**2,359,011.00**	**3,391,391.00**	**1,032,380.00**
Head Office	254,351.00	190,152.00	139,545.00	- 50,607.00
The Commomwealth at Century	1,008,681.00	613,130.00	737,646.00	124,516.00
Azure North	589,840.00	555,360.00	765,600.00	210,240.00
Century Spire	904,400.00	1,000,369.00	1,748,600.00	748,231.00
Phirst Park Homes, Inc.	**156,706.00**	**210,280.00**	**529,404.81**	**319,124.81**
Head Office	54,840.00	73,465.00	21,324.00	- 52,141.00
Tanza	*14,600.00*	*11,200.00*	*117,571.00*	106,371.00
Lipa	*84,750.00*	*89,000.00*	*36,385.00*	- 52,615.00
San Pablo	*1,316.00*	*5,016.00*	*116,331.00*	111,315.00
Pandi	*1,200.00*	*4,000.00*	*17,920.00*	13,920.00
Calamba		*12,109.00*	*98,488.00*	86,379.00
Batulao		*1,010.00*	*22,553.00*	21,543.00
Magalang		*14,480.00*	*94,840.00*	80,360.00
Gentri			*3,403.81*	3,403.81
Baliwag			*376.00*	376.00
Tayabas			*213.00*	213.00
Leasing Business	**1,722,869.73**	**1,356,738.57**	**1,306,383.52**	**- 50,355.05**
Centuria Medical Makati	18,082.73	17,770.57	18,379.20	608.63
Century City Mall	171,816.00	171,816.00	146,820.00	- 24,996.00
ACC	1,525,215.00	1,070,694.00	936,024.00	- 134,670.00
CDT	7,756.00	96,458.00	205,160.32	108,702.32
Century Properties Management, Inc.	**12,399.02**	**14,727.95**	**229,511.49**	**214,783.54**
Head Office	12,399.02	14,727.95	229,511.49	214,783.54
TOTAL kWh	**4,649,246.75**	**3,940,757.52**	**5,456,690.82**	**1,515,933.30**

38% increase

FUEL CONSUMPTION

Companies	Liters			
	2019	2020	2021	Variance
Century Properties Group	**92,914.93**	**57,156.41**	**57,740.91**	**584.50**
Head Office	13,010.93	11,221.41	15,795.02	4,573.61
The Commowealth at Century	50,904.00	12,935.00	17,560.00	4,625.00
Azure North	24,000.00	24,000.00	8,903.89	- 15,096.11
Century Spire	5,000.00	9,000.00	15,482.00	6,482.00
Phirst Park Homes, Inc.	**13,523.00**	**14,967.22**	**33,065.10**	**18,097.87**
Head Office	-	1,097.40	844.32	- 253.08
Tanza	*5,400.00*	*4,455.00*	*3,062.00*	- 1,393.00
Lipa	*3,970.00*	*4,185.00*	*3,538.00*	- 647.00
San Pablo	*2,990.00*	*3,190.00*	*6,640.40*	3,450.40
Pandi	*1,163.00*	*976.00*	*2,913.00*	1,937.00
Calamba		*319.00*	*2,140.00*	1,821.00
Batulao		*512.00*	*3,512.00*	3,000.00
Magalang		*232.82*	*1,719.82*	1,487.01
Gentri			*289.05*	289.05
Baliwag			*685.00*	685.00
Tayabas			*7,721.50*	7,721.50
Leasing Business	**5,400.00**	**5,400.00**	**6,599.80**	**1,199.80**
Centuria Medical Makati	-	-	2,399.80	2,399.80
Century City Mall	5,400.00	5,400.00	4,200.00	- 1,200.00
ACC	-	-	-	-
CDT	-	-	-	-
Century Properties Management, Inc.	**1,570.39**	**4,322.66**	**-**	**- 4,322.66**
Head Office	1,570.39	4,322.66	-	- 4,322.66
TOTAL Liters	**113,408.32**	**81,846.29**	**97,405.81**	**15,559.52**

19% increase

For its Leasing Properties, the Company registered the following electric consumption with a corresponding decrease in 2021. This report was monitored by the property management teams of the respective projects:

CENTURY PROPERTIES
Creating New Generation Real Estate

ELECTRIC CONSUMPTION

Leasing Projects	kWh			
	2019	2020	Variance	Savings%
Century City Mall	8,689,627.00	5,560,515.49	- 3,129,111.51	36
Asian Century Center	3,720,500.00	3,055,500.00	- 665,000.00	18
Century Diamond Tower*	-	3,552,130.00	3,552,130.00	0
Centuria Medical Makati	4,172,000.00	3,643,500.00	- 528,500.00	13
TOTAL kWh w/ CDT	16,582,127.00	15,811,645.49	- 770,481.51	5
TOTAL kWh w/o CDT	16,582,127.00	12,259,515.49	- 4,322,611.51	26

**Newly-opened, started operations in 2020*

Note that of the four (4) commercial leasing properties, Century Diamond Tower is the most recent to have opened in 2020. Hence, it has no data for electric consumption as a fully-operational tower for the year 2019.

Energy-saving initiatives were also undertaken for Century City Mall and Asian Century Center through the replacement of old lighting systems with the more energy-efficient LED lights. Century Diamond Tower, which is already pre-equipped with LED lights, further optimized the use of lighting systems by cutting back on the use of lights at certain hours of the day.

Leasing Project	Energy-saving Initiative	Annual Savings (kWh)	Annual Cost Savings
Century City Mall, Makati	Shifted to LED Lights a. Al Fresco GF-5F b. B1 to 4F	a. 9,797kWh (64% lower) b. 10,918kWh (64.3% lower)	PHP 73,483.20 PHP 81,881.28
Asian Century Center, BGC	Shifted to LED Lights	5,544kWh (55% lower)	PHP52,668.00
Century Diamond Tower, Makati	Optimized use of light in elevator lobbies, podium parking, basement parking, GF lobby	22,162.8 kWh (average of 40%)	PHP 162,231.70
Centuria Medical Makati	Shifted to LED Lights	528,500 kWh (13%)	80,870.40
			451,134.58

Century City Mall in Makati replaced its metal halide lamps with 80 LED downlights to cut back 9,797kWh or 64% lower on electric consumption for its al fresco areas from the ground to the 5th level. Additionally, its pin lights from Basement 1 to the 4th Level were replaced with LED downlights, saving 10,918kWh or 64.3% lower on electric consumption. Combined, the computed annual savings on electricity is Php 155,365.

The Asian Century Center in Bonifacio Global City has adopted a similar measure of replacing fluorescent tubes with LED tubes, recording a savings of 5,544kWh or 55% lower on energy consumption that cuts back Php 52,668 of electricity cost per year.

Century Diamond Tower in Makati, which is already pre-installed with LED lighting systems, further registered electricity cost and consumption savings in 2020 when it optimized the schedules when lights are turned on in its common areas, cutting back 22,162.8 kWh or an average of 40%, with computed savings of Php 162,231.70 per year.

Centuria Medical Makati also started converting its fluorescent lights with LED in December 2019. With a total of 520 LED tubes installed, the outpatient medical building posted savings of 13% in electric consumption worth 528,500 kWh and with cost savings for 2020 computed as Php 80,870.40.

Note that the formula used for the savings computations are as follows:

Total Energy Consumption in 30 days @ 7 hrs/day

WATT per lamp x 7 hrs. of operations x 30 days /1,000 x QTY

Aside from the conversion of fluorescent lights to LED lights, the other energy conservation programs of the building include: putting in place a building management system on lights; setting of air conditioning system to comfort cooling (24 degrees Celcius); conducting regular preventive maintenance for the air conditioning system to ensure functionality and efficiency; reducing elevator operations at nighttime, weekends and holidays; and the use of blowers and pumps with variable frequency drive to regulate current.

Moving forward, Centuria is also planning to shift its power supply source from non-renewable (Meralco power) to renewable from a retail electricity supplier and appoint an Energy Conservation Officer in compliance with the guidelines of the Department of Energy for the purposes of reporting energy conservation programs and conducting self-monitoring.

All CPGI in-city vertical and leasing developments also actively participate in government and community programs such as the annual Earth Hour, where common area lights are dimmed or turned off for one hour every year.

4.2. Water and Effluents (GRI 303)

Although this is not part of the identified material topics by its stakeholders during the materiality assessment exercise for this Sustainability Report, the Company is disclosing the data it has collated thus far on its water consumption. CPGI values water as a shared resource in as much as it values and seeks to preserve other natural resources. For succeeding reports, it will endeavor to describe in more detail its management approach for these topics.

4.2.1. Water consumption (GRI 303-5)

The following tables reflect the water consumption of the various offices or CPGI and its subsidiaries, as well as the property management offices of its project sites. The water supply is provided by Maynilad and Manila Water as well as local water suppliers, and the usage recorded are based on water meter readings from the respective service providers.

WATER CONSUMPTION

Companies	CuM			
	2019	2020	2021	Variance
Century Properties Group	**213,716.12**	**214,002.69**	**198,171.15**	**- 15,831.54**
Head Office	71,389.12	68,366.69	58,445.90	- 9,920.79
The Commowealth at Century	104,747.00	92,845.00	63,662.00	- 29,183.00
Azure North	19,560.00	25,859.00	44,070.00	18,211.00
Century Spire	18,020.00	26,932.00	31,993.25	5,061.25
Phirst Park Homes, Inc.	**13,608.99**	**22,683.00**	**130,061.16**	**107,378.16**
Head Office	12,770.99	18,765.00	122,063.88	103,298.88
Tanza	*275.00*	*226.00*	*1,349.00*	1,123.00
Lipa	*230.00*	*188.00*	*118.00*	- 70.00
San Pablo	*183.00*	*150.00*	-	- 150.00
Pandi	*150.00*	*120.00*	*120.00*	-
Calamba		*144.00*	*284.00*	140.00
Batulao		*2,940.00*	*4,350.00*	1,410.00
Magalang		*150.00*	*370.00*	220.00
Gentri			*896.00*	896.00
Baliwag			-	-
Tayabas			*510.28*	510.28
Leasing Business	**3,350.84**	**3,081.94**	**4,629.08**	**1,547.14**
Centuria Medical Makati	16.67	21.83	27.08	5.25
Century City Mall	216.00	216.00	168.00	- 48.00
ACC	3,102.00	2,643.00	2,471.00	- 172.00
CDT	16.17	201.11	1,963.00	1,761.89
Century Properties Management, Inc.	**-**	**290.74**	**16,717.55**	**16,426.81**
Head Office	-	290.74	16,717.55	16,426.81
TOTAL CuM	**230,675.95**	**240,058.37**	**349,578.94**	**109,520.57**

WATER CONSUMPTION - LEASING PROJECTS

Leasing Projects	Cubic Meters			
	2019	2020	Variance	Savings%
Century City Mall	**105,999.00**	**70,229.00**	**35,770.00**	**34**
Asian Century Center	**12,553.00**	**7,457.00**	**5,096.00**	**41**
Centuria Medical Makati	**13,368.00**	**9,902.00**	**3,466.00**	**26**
TOTAL w/o CDT	**131,920.00**	**87,588.00**	**44,332.00**	**34**

4.3. Environmental Compliance (GRI 307)

As CPGI operates within the real estate industry through its subsidiaries and business units as a property developer and property management service provider, it observes full compliance with environmental laws and regulations not only as a pre-requisite to securing permits but also as a conscientious developer that seeks to work with stakeholders in monitoring and managing its impacts to surrounding communities and nature's ecological balance.

For all its development projects, the Company fulfills different requirements to secure an Environmental Clearance Certificate (ECC) from the Department of Environment and Natural Resources (DENR). Depending on the area and other project considerations, the said agency will require the preparation of detailed studies, which include but are not limited to an Environmental Impact Statement (studies on impacts of a project, and appropriate mitigating or enhancement measures), an Environmental Performance Report and Management Plan (documentation of the actual cumulative environmental impacts and effectiveness of current measures that are already operational), a Programmatic Environmental Performance Report and Management Plan (documentation of actual cumulative environmental impacts of co-located projects with proposals for expansions), a Social Development Plan, or the appointment of a Pollution Control Officer.

PHirst Park Homes, Inc. (PPHI) as CPGI's affordable housing brand likewise complies with environmental regulations enforced in the area where its projects are located. It conducts periodic water sampling, air pollution tests, solid waste management, and other environmental hazard monitoring pursuant to its projects' undertaking in its Environmental Compliance Certificate.

To ensure compliance, a Project-in-Charge coordinates with the local government for its solid waste management and conducts quarterly testing for water and air pollutants as well as daily monitoring of the project site to assess any adverse impact of the project to the environment throughout its implementation. PPHI's masterplan likewise allocates sufficient area for open spaces in its Projects which are non-buildable and allocated for evacuation/staging area and greenbelt area as part of its climate change contingency measures.

For its part, Century Properties Management, Inc. (CPMI), through the property managers it deploys in various CPGI-owned properties, periodically reviews DENR guidelines to update on compliance items, particularly waste management system upgrades in its managed properties.

To date, there has been no reported non-compliance with environmental laws or regulations for CPGI through its in-city vertical developments and leasing businesses, PPHI, and CPMI.

3. SOCIAL DATA

5.1. Employment (GRI 401)

The Company values its employees as a vital resource and lifeblood of the organization. We make sure they are well cared for, their performance and wellbeing are monitored, and training and assistance are provided to promote their growth and development in the company.

Employee performance is evaluated regularly based on Key Performance Indicators and an annual employee appraisal program. A feedback mechanism between management and employees through the Human Resources Department is also provided to address concerns and grievances in a timely manner.

CPGI and its Subsidiaries have 1,306 employees as of December 31, 2020. The Company subscribes to local and international job portals, job fairs, executive search and advertise job postings in leading newspapers and internet sites to fulfill its manpower requirements.

The Company complies with labor laws and guidelines set forth by the Department of Labor and Employment, and practices equal opportunity employment to all qualified talents in terms of hiring, salary job offers and promotion to hired employees. CPGI employees are being empowered to take proactive roles with active learning and development plans, regular training opportunities and real career progression to ensure the continuity of the Company's vision.

Managers and staff are also regularly given feedback on their job performance and CPGI takes other steps to ensure the continuous development of its employees. The total employee remuneration program provided by the Company has been designed to help compete in the marketplace for quality employees. The Company aligns these packages with the industry standard in the Philippines. CPGI shall provide and enhance long term incentives programs such as a housing program, an employee stock option plan and a retirement program.

The Company conducts annual performance reviews and rewards deserving employees with annual salary increases. The Company's goal is to position itself as an employer of choice in the Philippines.

5.1.1. New employee hires and employee turnover (GRI: 401-1)

In 2020, there were a total of 280 new employees, with male employees at 248 or 88.6 percent and female hires at 32 or 11.4 percent.

Disclosure	**Quantity**	**Units**
Total number of employees	979	
Number of female employees	402	#
Number of male employees	577	#
Attrition rate	14.50%	%

NO. OF EMPLOYEES

AGE GROUP	**MALE**	**FEMALE**	**TOTAL**
18 - 22	0	0	0
23 - 35	278	251	529
36 - 45	167	105	272
46 - 55	94	36	130
56 - above	38	10	48
TOTAL	**577**	**402**	**979**
	59%	41%	

CENTURY PROPERTIES
Creating New Generation Real Estate

NEW HIRES

AGE GROUP	MALE	FEMALE	TOTAL
18 - 22	0	0	0
23 - 35	74	60	134
36 - 45	20	12	32
46 - 55	7	6	13
56 - above	1	0	1
TOTAL	**102**	**78**	**180**

NATURAL ATTRITION

AGE GROUP	MALE	FEMALE	TOTAL
18 - 22	0	0	0
23 - 35	39	39	78
36 - 45	25	16	41
46 - 55	13	3	16
56 - above	5	2	7
TOTAL	**82**	**60**	**142**

5.1.2: Benefits provided to full-time employees that are not provided to temporary or part-time employees (GRI: 401-2)

List of Benefits	**Y/N**
SSS	Y
PhilHealth	Y
Pag-ibig	Y
Parental leaves	Y

Vacation leaves	Y
Sick leaves	Y
Medical benefits (aside from PhilHealth)	Y
Housing assistance (aside from Pag-ibig)	Y
Retirement fund (aside from SSS)	Y
Further education support	Y
Company stock options	Y
Telecommuting	Y
Flexible-working Hours	Y
Car Plan for Managers and Higher	Y
Leave Cash Conversion	Y
13th Month Pay	Y
Life Insurance	Y

CENTURY PROPERTIES
Creating New Generation Real Estate

PERFORMANCE BASED MERIT INCENTIVE

PAYOUT SCHEME	AVERAGE DATA	TOTAL EMPLOYEES ASSESSED	NO. OF MALE RECIPIENTS	NO. OF FEMALE RECIPIENTS
Merit Increase	5% of Basic Pay	176	97	76
Bonus/Incentive	0.5 times of Basic Pay	610	387	212

PERFORMANCE BASED MERIT INCENTIVE

COMPANY BENEFITS PROGRAMS

PROGRAM	In-City Vertical, PPHI, Leasing	Property Management	Construction
LIFE INSURANCE	/	/	Personal Accident Insurance only
MEDICAL INSURANCE	/	/	n/a
LEAVE CREDITS	/	/	5 Days SIL
13TH MONTH PAY	/	/	/
CAR PLAN FOR MANAGERS & UP	/	/	n/a
LEAVE CASH CONVERSION (5 DAYS)	/	n/a	n/a

PERFORMANCE BONUS	/	/	n/a
BEREAVEMENT BENEFIT	/	/	n/a
EMERGENCY LOAN		/	n/a

One of the most valuable aspects of the property management business are the people behind it - its Human Capital. Thus, CPMI values motivational tools such as competitive compensation and benefits, continuous training and coaching, a good grievance policy and strict compliance with labor laws not only to provide gainful employment but also to protect both the employee and the company. CPMI's Career Development Programs and regular training ensure that the company shows that CPMI is an equal-opportunity employer, which recognizes and rewards the consistent attainment of pre-agreed job performance levels and key result areas.

Despite the above principles, it is a reality that some employees may still prefer to look for a job near their place of residence for cost-of-living considerations. This will definitely affect the operations, especially, if CPMI will not be able to identify immediate and necessary replacements.

Hence, recruitment of new hires considers place of residence as a significant factor of consideration.

Limited access to different services for pre-employment requirements contributes to the difficulty in hiring the right candidate. On the other hand, there will be more candidates due to lay-off/ closure of some establishments.

CPMI's systems procedures in Human Resources – Selection and Placement, Compensation and Benefits Administration, Performance Management and Reward System, Employee Relations Activities and infractions / Grievances are ISO audited and compliant, and has been consistently certified for the last three (3) consecutive years, since the first quality management certification was secured in 2016.

In 2020, CPMI attained its ISO 9001:2015 re-certification for the next 3-year period until 2023. Currently, all CPMI managed properties are operating under the requirements of ISO 9001:2015 Quality Management Systems and Risk Based thinking, where regular systems audit are being conducted, accreditation and evaluation of its service provider and suppliers are implemented, and corrective action and reports adapted in the conduct of incidents and situations. Further to this, CPMI started the process of preparing for its ISO 14001 & 45001 certification for Environmental and Occupational Safety & Health compliance. This has been deferred due to pandemic but efforts are in place to continue the endeavor.

CPMI will continue to employ global best practices in hiring, placement and retention of valuable human resources including salary and benefits administration.

5.1.3 Parental Leaves (GRI: 401-3)

PARENTAL LEAVES - AS OF DECEMBER 31, 2021

INFO	MALE	FEMALE	TOTAL
Eligible Employees	512	300	812
No. of Employees who availed	9	27	36
No. of Employees who reported back	9	27	36
Retention Rate	**100%**	**100%**	**100%**

5.2. Labor/Management Relations (GRI: 402)

The CPGI Management and its key functional heads recognize the importance of a healthy organization that espouses commitment, compliance, diversity, and equity in the organization. The human capital management safeguards the integrity of the Company's Code of Conduct and Ethics and amplify its value for the organization's continued commitment to excellence and business continuity or sustainability. The Company shall adhere to the domestic and international framework safeguarding fundamental principles and rights at work and its labor.

An HR Committee consisting of members of the senior management is in place to tackle issues concerning employees on a weekly basis, aside from a grievance mechanism that seeks to address concerns immediately. The management shall be receptive to the concerns, issues, and

recommendations of its team members and provide a timely response to encourage engagement in the workplace and benefit from the discourse.

CPMI likewise ensures that it is updated and compliant with labor statutes and work-related regulations. In almost all categories and metrics, CPMI aims for zero violations. Such compliance differs and distinguishes CPMI from other service providers, as it showcases the organization's ability to provide services given a prolonged and successive period of time, without the possibilities brought about by nuances and disruptions due to labor disputes.

CPMI has long established its set of Company Work Rules and Guidelines which are provided to all employees before the commencement of their employment contract. These guidelines are also discussed and explained in a comprehensive one-day orientation and reiterated by the division heads annually in one of their monthly coordination meetings. Any applicable changes on Labor Laws and Regulations are threshed out by CPMI's Operations Committee and are subsequently relayed through a formal notice to all employees. Clarifications and reiterations are done through the respective divisions' coordination meetings. In 2019, CPMI conducted 15 consultations with its employees concerning employee-related policies.

5.2.1. Minimum notice periods regarding operational changes (GRI-402-1)

Operational changes are relayed through an extensive HR program with a minimum of 30 days of notice to affected employees. The employees are not covered by a collective bargaining agreement and no employee belongs to a labor union. There has been no loss of work due to any labor disputes.

5.3. Occupational Health and Safety (GRI:403)

CPGI adheres to the standards set forth by the Department of Labor and Employment (DOLE) and champions 'to protect every working man against the dangers of injury, sickness or death through safe and healthful working conditions, thereby assuring the conservation of valuable manpower resources and the prevention of loss or damage to lives and properties, consistent with national development goals and with the State's commitment for the total development of every worker as a complete human being'.

With the safety and health of its employees in the workplace as one of its top priorities, the Company strictly complies with the Occupational Health and Safety standards of the Labor Code set forth by the DOLE. These standards are followed in the Company's offices and monitored in construction sites including how third-party contractors implement safety measures to prevent accidents, injuries, damage or loss of property and save lives. Regular briefings with the Company's HMO provider are also held throughout the year to update employees of their health benefits and healthcare entitlements, and annual health examinations are conducted.

5.3.1. Occupational health and safety management system (GRI 403-1)

The Company strictly observes and complies with Section 32 of Republic Act 11058 (An Act Strengthening Compliance with Occupational Safety and Health Standards) of the DOLE for all covered workplaces and will endeavor to secure an Occupational Health and Safety Management System 18001 Certification to guide the conduct of health and safety measures for all workers in all of its project and construction sites.

5.3.2. Occupational health services (GRI 403-3)

Additional employee and worker support services during the pandemic

2020 was defined by operational challenges in most industries due to the coronavirus pandemic. One of the main hurdles was how to balance commercial activity with workforce safety. To this end, CPG has allocated resources to take care of its personnel, allow them to work with flexibility, and protect them from unnecessary risks. Healthcare benefits, IT support, allowances, living quarters, as well as regular COVID-19 testing services were provided for free for employees and personnel who were reporting to their offices across all businesses.

- During the enhanced community quarantine (ECQ), CPG supported its employees, personnel, and construction workers through a combination of wages, leave conversions, food, and board and lodging provisions for the skeleton teams working on site.
- In addition, the company has served meals and provided living provisions to about 300 workers who are affected by the lockdown in our construction sites, provided masks and personal protective equipment to the skeleton teams and service staff in our properties, and assisted employees with health concerns with the help of Centuria Medical Makati and its HMO partners.
- When the Modified ECQ was lifted and replaced with general community quarantine (GCQ) in June, the company activated a gradual resumption of operations at its Makati headquarters with the proper safety measures. The company distributed hygiene care kits to employees and personnel who have resumed work in the office containing washable cloth masks, face shields, and alcohol. A health response team is on standby for any emergency, teleconference rooms were prepared for the use of employees and their guests, messenger services were augmented for urgent and critical errands of CPG employees, and employee shuttle services continue to be provided.
- For the resumption of construction work, CPG ensured compliance and even above-compliance measures with the guidelines of the Department of Labor and the Inter-agency Task Force on Emerging Infectious Diseases.
- In May, PHirst Park Homes started COVID-19 rapid testing for 100% of its site personnel and directly tested 700 workers as it resumed construction in its project sites.

- Workers continue to be provided with the appropriate sleeping quarters, canteen, and hand washing stations. Orientations were given to enforce proper hygiene as well as social distancing.
- From May to July, CPG conducted COVID-19 tests to more than 1,700 workers and site personnel before resuming construction of its in-city vertical developments in Century City, Makati; the Residences at Azure North in San Fernando, Pampanga; and the Residences at Commonwealth in Quezon City; and its PHirst Park Homes project sites with ongoing construction.
- In September 2020, CPG announced that the latest antigen test from the United States, the Sofia 2 SARS Antigen Fluorescent Immunoassay, was added to the testing protocols for its on-site company employees and construction workers. CPG added the said antigen test to its three-level personnel screening protocols as a second-level test after the Cellex rapid test (which detects IgG and IgM antibodies) and prior to the RT-PCR swab test, to further improve safety in the workplace and in construction sites.
- CPG's outpatient medical arts facility, Centuria Medical Makati, has partnered with LabX to open a drive-thru service for the Sofia 2 and FINA antigen tests in Century City for individuals and companies. Centuria Medical General Manager Rey V. Dimaano said the service was warmly received since it started mid-September 2020, and has so far conducted 1,594 tests as of end December 2020. As of this report's writing, the total antigen tests conducted so far is 4,564.
- Aside from antibody rapid testing, antigen testing (through Sofia 2), and RT-PCR swab testing, CPG is strictly implementing health protocols such as daily temperature scanning and health monitoring, safety orientations, the mandatory wearing of masks, and observing physical distancing. Handwashing areas are provided to make it a habit for workers to wash their hands more frequently. Workers and employees are also given health kits with face masks and vitamins.

As of end December 2020, CPG has conducted a total of 7,255 free additional COVID-19 tests to employees, site personnel, and construction workers.

The Company believes that all the above health protocols, testing and safety measures for its workforce have resulted to positive outcomes, such as faster response mechanisms to isolate patients and a generally low incidence of COVID-19 in the workplace:

- ✓ Total Positive Cases of organic and inorganic employees: 109
- ✓ Out of 4,307 employees, positive COVID-19 cases were low at 2.53% as of end December 2019
- ✓ No fatalities
- ✓ Cases are kept at a minimum because of the strict implementation of health and safety protocols, and assistance provided to employees and workers

Beyond ticking the box of compliance to issued guidelines, CPG deems these measures critical in national and local government efforts to contain and further prevent the spread of the coronavirus disease, as well as prevent hospitalization and utilization of healthcare resources.

5.3.3. Work-related injuries (GRI 403-9)

The Company communicates and implements all safety guidelines on-site, such as the wearing of standard PPEs, ensuring first-aid kits are available, maintaining good housekeeping and regular waste disposal, and additional health protocols to prevent the spread of COVID-19, among others. Security personnel are authorized to call the attention of workers and personnel who fail to follow the safety guidelines during work hours and to report any violation to the Safety Officer assigned. All project sites have a service vehicle on standby in case of work-related injuries.

As the Year 2019 registered a total of 403 work-related injuries on site for its In-City Vertical Developments construction, the Company enforced stricter measures to ensure safety protocols and timely reporting of incidents, as well as a review of all safety guidelines and codes with safety enforcers.

This has resulted to a 72% reduction of work-related injuries in 2020, from 403 incidents in the previous year to 112 the following year. The Company will continue to take steps to reduce work-related injuries in 2021 and the coming periods.

WORK-RELATED INJURIES

Companies/Offices	Year 2019	Year 2020	% Decrease
Head Office	0	0	0
In-City Vertical Developments	400	111	72
PHirst Park Homes/Horizontal Affordable Housing	0	0	0
Commercial/Office Leasing	3	1	67
Century Properties Management, Inc.	0	0	0
Total	**403**	**112**	**72**

These injuries have been recorded and tallied by the Safety Officers assigned in each project construction site. Below is a ranking of the most common work-related injuries on site in 2019 and 2020, per site recordings of actual incidents:

Most Common Work-related Injuries	Year 2019	Year 2020	% Reduction
Lacerations	136	23	83
Abrasions	43	6	86
Puncture Wounds	38	4	89
Eye Irritations	24	3	88
Muscle Sprain	14	2	86
Loss of Consciousness	8	2	75
Abdominal Pain	6	1	83
Total	**269**	**41**	**85**

PPHI for its part has recorded zero incidents for 2020. The Company's horizontal affordable housing business unit ensures that all its projects observe the 5S of Good Housekeeping: Sort, Systematize, Sweep, Sanitize, and Self-Discipline. All job sites have construction safety signages in place to constantly remind its personnel of the health and safety protocols being enforced in the Project.

All these measures are consistently inspected and monitored by the Project's Safety Officer and the project site conducts its monthly toolbox meeting to remind all employees, contractors, and workers of PPHI's policies.

The COVID-19 pandemic that started in March 2020 has caused PPHI to promulgate rules to ensure the safety of all personnel working on-site. Thus, workers were required to undergo testing and quarantine before reporting to work and a periodic testing were likewise conducted. Physical distancing on-site and while in the workers' barracks are strictly being enforced.

In order to ensure that the implementation of the policies is consistently and strictly observed, the assigned Safety Officers are mandated to attend a yearly Construction Occupational Safety and Health ("COSH") training/webinar.

With the foregoing measures in place, there has been no work-related injuries reported to date for PPHI.

CPMI as the property management arm of the Company takes the lead in creating and implementing Safety and Health Policies for each operational development, including the residential and leasing properties under In-City Vertical Developments, PPHI, and Office/Commercial Leasing. Such policies are in place to ensure a safe and healthy environment for all residents, tenants, employees, workers, and occupants of buildings and communities, and covers the mandatory adherence to important national safety codes, such as the National Building Code of the Philippines, the Philippine Mechanical Engineering Code, Occupational Safety and Health Standards under the Occupational Safety and Health Law), and the Fire Code of the Philippines 2008.

Safety protocols in each commercial building to manage work-related injuries and ill-health:

a) Service providers are required to conduct a safety briefing of site personnel prior to deployment;

b) Personnel must undergo an Occupational Health and Safety training;

c) Once on-site, personnel are oriented about health and safety protocols;

d) A Safety Officer with training on Basic Occupational Safety and Health (BOSH) is on standby at all times;

e) First-aid kit, medicine cabinet, wheel chair, stretcher and equipment are available;

f) Provision of PPEs to concerned staff such as facemask, cover-all, gloves, safety goggles, ear muffs and other safety tools such as body harness;

g) Clinic within the building premises;

h) Health and Safety Committee (HSC) and Emergency Response Team (ERT) were organized;

i) Health and safety inspections and audits are also conducted on a regular basis;
j) Seminars and training are conducted, these include Fire Safety, Earthquake Safety, Red Cross training, Annual Fire Drill, Fire Brigade Team exercises, Occupational Health and Safety refresher, Waste Management orientation, Pest Control orientation, among others;
k) Policies and protocols related to workplace health and safety such as basic house rules;
l) Safety signage are in place;
m) Work methodology and risk assessments are required on projects and high-risk activities before implementation;
n) Work permit, job orders, activity notices are issued;
o) Preventive and corrective maintenance of safety equipment (fire alarms, sprinkler systems fire extinguishers, emergency lights);
p) Compliance to permits, safety codes and guidelines by government agencies such as Bureau of Fire, Local Government Office of Building Official, Dept. of Labor and Employment;
q) Memo Circular pertaining to health and safety are cascaded to building occupants and personnel.

Moreover, the property management head office (CPMI) conducts regular audits such as the Environment, Health, Safety and Security (EHSS) audit, Engineering Technical Audits and Property Operations audit inspection where action plans and timelines are provided by the on-site team to the findings in audit reports.

5.3.4. Work-related ill health (GRI 403-10)

Since the start of the COVID-19 pandemic in March 2020, the Company has reduced its manpower reporting in its office to only up to 30% during the Enhanced Community Quarantine in accordance with the rules promulgated by the Inter-Agency Task Force ("IATF"). This was eventually increased to 50%-70% as allowed by the policies.

Flexible office hours and work-from-home arrangements were allowed for some employees. In addition, the office layout was modified to manage traffic and filter employees and visitors, while everyone was required to undergo thermal scanning, Health Monitoring, and to practice health protocols. Cleaning schedules and disinfection misting/smoking were also regularly conducted.

Administrative support services were put in place to provide assistance to all employees who exhibit symptoms of COVID-19. Suspected cases were transported to the nearest urgent care or hospital. A company vehicle and an emergency personnel is assigned to assist in emergency cases.

Shuttle service was also provided at select pick-up and drop point areas to transport its employees to and from the office.

COVID-19 testing is likewise done every two (2) weeks to all its employees reporting to office. See Section 5.6.2 above for the number of COVID-19-related cases in the entire Company for 2020. Note that the positive cases reported from among employees and workers did not entirely originate from work-related activities as a significant number of the employees were also working from home, and because the nature of the SARS-CoV-2 makes it challenging to pinpoint where or how a person has acquired the virus. Aside from COVID-19, there has been no work-related ill health reported so far for the Company.

5.4. Training and Education (GRI:404)

CPGI shall ensure a right size for its organization to cater to the needs of its stakeholders, and is composed of competent contributing team members provided with continuous development programs to adapt to the changing preferences and requirements of the market.

The Company plays an active role in building the capabilities and enhancing the skills of its people through continuous training. This not only promotes positive employee retention but also trains employees to become leaders, increase productivity, and enhance workplace engagement. Aside from taking the required training based on a routine needs-analysis review, the Company through the Human Resources Department provides employees and their managers the opportunity to recommend which supplementary training courses to take according to the required skills in their line of work.

5.4.1. Average training hours per employee per year (404-1)

Most of the scheduled training sessions in 2020 did not push through due to the coronavirus pandemic and its resulting multiple lockdowns, which led to the cancellation of trainings that required face-to-face or physical interaction. As a result of this limitation, as well as the work-from-home arrangements and limited internet connectivity, the Company could only facilitate about 15 types of mostly online or web-based trainings for a total of 115 hours. This is only 0.09 hours per employee, or 0.28 for female employees and 0.12 for male employees

Disclosure	Quantity	Units
Total training hours provided to employees	124	hours
Average training hours provided to employees		
Female employees	0.31	hours/employee
Male employees	0.13	hours/employee

In the case of Century Properties Management, Inc. regular trainings and continuous mentoring are provided to help employees to develop their personalities, management, and technical/operations-related skills. Such trainings develop the employees' productivity and enhance the qualitative aspects of their performance. Continuous mentoring promotes teamwork, commitment, leadership and passion towards the attainment of the company's mission and vision.

For the year 2020, CPMI conducted staff trainings to improve its operational readiness in the areas of customer service, operations and management, technical skills, accounting, security and safety, and the implementation of the Data Privacy Act. CPMI also received its re-certification for ISO 9001:2015 Quality Management System, a testament to its continuous improvement in achieving customer satisfaction, cost efficiency, increased productivity, consistency in the delivery of service, and increased competitiveness.

In the same year, CPMI conducted 19 kinds of safety and security trainings across all its properties covering emergency preparedness, security and safety, occupational safety and health, and real-life scenarios and responses. Trainings are conducted every six months and each detachment isolates the greatest skill requirements of their respective properties and exercises intensively in these techniques.

Physical fitness trainings are conducted year-round to develop agility, strength and endurance apart from teamwork and sportsmanship. These are conducted weekly, monthly and semi-annually.

Emergency Response Teams per property periodically fulfill timed runs in their assigned rescue gear, ascending from the lowest basement level to the roof deck of the property and back.

All CPMI-managed buildings begin with emergency preparedness planning and trainings each year where first responders are grouped as Floor Brigade and Fire Brigade teams. To address more extreme emergencies, CPMI has capabilities to transform its Building Fire Brigade Team into a Special Tactics Action Group. Further, earthquake drills are conducted twice a year on average in coordination with the police and local government units, and property management officers are extensively trained on what to do before, during, and after emergencies.

CPMI's safety and security teams have also earned awards this year, including event championships in the "Ten-in-One National Fire Brigade Competitions hosted by the Safety Organization of the Philippines, the Department of Interior and Local Government, and the Armed Forces of the Philippines.

5.5. Customer Health and Safety (GRI:416)

5.5.1. Assessment of the health and safety impacts of products and service categories (GRI 416-1)

Alongside efforts to protect its workforce, customer health and safety are also of paramount priority to CPGI. One hundred percent of the Company's residential and commercial projects are planned and constructed according to the latest existing buildings codes, as well as based on additional seismic modeling for ultra-high-rises. Once completed, the structures undergo third-party assessment from local regulatory authorities through the process of securing an Occupancy Permit. This stage of approval checks the completed project's purpose and classification, the suitability for

occupancy, and compliance with all standards and codes including the readiness of the structure and equipment for fire incidents and other emergencies. This is a crucial step before any real estate developer in the Philippines can officially turn over a home or a unit to a buyer, or in the case of leasing properties, allow lessors to start business operations.

5.5.2. Incidents of non-compliance concerning health and safety impacts of products and services (GRI 416-2)

The Company has no reported incident of non-compliance of health and safety impacts of products and services to date.

5.6. Socioeconomic Compliance (GRI:419

5.6.1. Non-compliance with laws and regulations in the social and economic area (GRI:419-1)

For the entire CPGI, there has been no reported incident of non-compliance of health and safety impacts of products and services to date.

UNITED NATIONS SUSTAINABLE DEVELOPMENT GOALS

Century Properties Group is committed to further establish its strategies, policies, and management approach in order to increase its contributions to the United Nations Sustainable Development Goals. For 2020, the Company identified contributions in two areas, namely SDG 11 under Sustainable Cities and Communities and SDG 12 for Responsible Production and Consumption.

Key Products and Services	Societal Value / Contribution to UN SDGs	Potential Negative Impact of Contribution	Management Approach to Negative Impact
Horizontal affordable housing, the fulfillment of socialized housing requirements, and internal human resource services to protect the workforce from COVID-19 impacts	1 NO POVERTY **SDG 1: No Poverty** Through the company's offering of affordable house and lot products at good price points and reasonable payment terms via different financing options, more Filipinos are able to afford their own homes. The Company's healthcare and financial assistance to its workforce, including to construction workers, during the pandemic also helped alleviate	Potential environmental impacts on greenfields that may be acquired for the project development.	Compliance with local and national government rules requiring stakeholder consultations, environmental clearances and social development programs for the local community will guide the company in assessing and managing the negative impacts.

	extreme poverty conditions among the adult working class and their families.		
Medical outpatient and office building through Centuria Medical Makati that remained open during the lockdowns	**SDG 3: Good Health and Wellbeing** In 2020, with the onset of the coronavirus pandemic, Centuria Medical remained open to provide much-needed healthcare services to patients, including urgent care, cancer care, telemedicine consultations, COVID-19 testing and mental health services, among others.	Healthcare providers are exposed to risks of contracting COVID-19 and spreading it to the immediate community	Mitigating measures are implemented through hospital-grade disinfection systems and equipment, and by making the outpatient facility a COVID-free zone – by endorsing positive patients to hospitals – to focus on equally important ambulatory and preventive care services for children, adults, and senior citizens.
Condominium and house and lot properties through Century Properties Group, Inc.; PHirst Park Homes, Inc.; Century City Development Corporation	**SDG 11: Sustainable Cities and Communities.** Through	Potential negative impacts may include traffic disruption and the introduction of noise and other pollutants in our partner communities.	Prior to any construction activity, the Company conducts stakeholder consultations to hear out the concerns of our various community members and map out strategies to minimize

	the Company's expansion into affordable housing, our goal is to provide 33,000 affordable housing units by 2022, thus contributing to provide adequate, safe and affordable housing and basic services.		impact and address their primary concerns.
Condominium and house and lot properties through Century Properties Group, Inc.; PHirst Park Homes, Inc.; Century City Development Corporation; property management services by Century Properties Management, Inc.	 **SDG 12: Responsible Production and Consumption.** We comply with government regulations and adopt best practices and standards in design and construction.	Land development and construction in our housing communities and condominiums may cause ecological impacts such as consumption of fossil fuel (gas and diesel), cutting of trees, soil erosion and biodiversity disruptions. Impact on air and water quality of the area and its surrounding community may also be present.	The Company complies with the environmental regulations of the Department of Environment and Natural Resources, including fulfilling prerequisites to Environmental Compliance Certificates, which includes submitting an environmental impact study and mitigation plan for every project and the replacement of trees that will be permitted for cutting. In addition, the Company has undertaken projects that seek to fulfill Leadership in Energy and Environmental Design (LEED) green building certification systems to ensure energy efficient design and materials are used. For affordable

CENTURY PROPERTIES
Creating New Generation Real Estate

			housing, it utilizes energy efficient systems to reduce impacts to the environment. Pollution Control Officers are also hired to implement the Environmental Monitoring Plan and Impacts Management Plan for each project. In addition, CPMI renders property management services with the highest regulatory compliance and based on ISO standards.

SIGNATURES

Pursuant to the requirements of Section 17 of the Code and Section 141 of the Corporation Code, this report is signed on behalf of the issuer by the undersigned, thereunto duly authorized, in the City of Makati on MAY 0 5 2022.

CENTURY PROPERTIES GROUP INC.

By:

JOSE E.B. ANTONIO
Chairman

JOSE MARCO R. ANTONIO
President and CEO

PONCIANO S. CARREON. JR.
Chief Finance Officer

CARLOS BENEDICT K. RIVILLA, IV
Assistant Corporate Secretary

SUBSCRIBED AND SWORN to before me this _____ day of MAY 0 5 2022 20__ affiants exhibiting to me his/their Residence Certificates, as follows:

JOSE E.B ANTONIO	Driver's License N03-12-045361 expiry on 2023/11/24
JOSE MARCO R. ANTONIO	Passport P2695556B valid until 31 Jul 2029
PONCIANO S. CARREON JR.	Passport P6959417B valid until 09 June 2031
CARLOS BENEDICT K. RIVILLA IV	Passport P8911156B valid until 09 Feb 2032

Doc. No. 17;
Page No. 25;
Book No. II;
Series of 2022.

DIN-DIN A. CRUZ
Appointment No. M-007
Notary Public for Makati City
Until December 31, 2023
23rd Floor, Century Diamond Tower, Century City,
Kalayaan Avenue corner Salamanca Street,
Barangay Poblacion, Makati City
MCLE Compliance No. VII - 0000259, 07.30.2019
PTR No. MKT 8853292MJ, 01.03.2022 / Makati City
Roll No. 55143 / IBP No. 172081, 01.05.2022 / Makati City