

November 27, 2014

Philippine Dealing & Exchange Corporation
37th Floor, Tower 1, The Enterprise Center
6766 Ayala Avenue corner Paseo de Roxas
Makati City

Attention: Ms. Vina Vanessa S. Salonga
Head - Issuer Compliance and Disclosure Department

Re: Three Year Bonds due 2 September 2017 at 6.0000% p.a, Five Year Bonds due 2
March 2020 at 6.6878% p.a, Seven Year Bonds due 2 September 2021 at 6.9758% p.a

Gentlemen:

We refer to the Issuer Disclosures Operating Guidelines which requires Century Properties Group, Inc. (the "Company"), as issuer of the above-captioned fixed rate bonds listed with PDEX, to submit, among others, a written declaration of the Record Date to PDEX at least seven (7) business days prior to Record Date.

Record Date as used herein shall have the meaning under the Prospectus dated 15 August 2014 and the Registry and Paying Agency Agreement dated 15 August 2014 by and between the Company and Philippine Depository & Trust Corp.

In compliance with the said guidelines, please find enclosed herein a schedule of all the Record Dates of the fixed rate bonds issued by the Company.

As agreed with you, we shall inform PDEX in case of any changes to the attached schedule.

Very truly yours,



Atty. Isabelita Ching-Sales
Chief Information Officer

Interest Payment Date	Record Date (indicate number of Days before payment date)
2 December 2014	28 November 2014
2 March 2015	26 February 2015
2 June 2015	29 May 2015
2 September 2015	28 August 2015
2 December 2015	27 November 2015

Important note:

Dates above have been adjusted for regular non-business days, i.e. Saturdays and Sundays. However, if the Record Date falls on a day which is a non-business day, the Record Date shall be the immediately preceding Business Day.