

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

**CURRENT REPORT UNDER SECTION 17
OF THE SECURITIES REGULATION CODE
AND SRC RULE 17.2(c)(iii) THEREUNDER**

1. Date of Report (Date of earliest event reported): **August 11, 2022**
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: **Metro Manila**
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) 7-793-8905**
9. Former name or former address, if changed since last report: n/a
10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA:

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
<u>Common Shares</u>	11,599,600,690 <u>Common Shares</u>
<u>Preferred Shares</u>	100,123,000 <u>Treasury Shares</u> 30,000,000

11. Indicate the item numbers reported herein: Item 9

Item 9. Other Events / Material Information

Century Properties Group Inc. would like to inform the Honorable Commission that the Company has seeded today, August 11, 2022, a press release entitled:

**CENTURY PROPERTIES GROUP POSTS PHP5.3Bn IN REVENUES IN 1H2022, UP BY 20%
*Affordable housing business contributes P2.6Bn***

Attached is the Press Release for reference.

The forward-looking statements contained in the press release are based upon what management of the Company believes are reasonable assumptions. There can be no assurance that forward-looking statements will prove to be accurate, as actual results and future events could differ materially from those anticipated in such statements. The Company undertakes to update such forward-looking statements if circumstances or management's estimates or opinions should change.

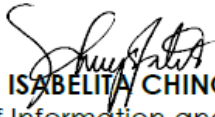
The Company fully undertakes that it shall furnish the Honorable Exchange all material documentation and filings for the aforementioned transactions.

SIGNATURES

Pursuant to the requirements of the Securities Regulation Code, the issuer has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

CENTURY PROPERTIES GROUP INC.

By:



ATTY. ISABELITA CHING SALES
Chief Information and Compliance Officer

**FOR IMMEDIATE RELEASE**

Contact:

Henry C. Barrameda: +63 9989902030; henry.barrameda@century-properties.com

CENTURY PROPERTIES GROUP POSTS PHP5.3Bn IN REVENUES IN 1H2022, UP BY 20%
Affordable housing business contributes P2.6Bn

Century Properties Group, Inc. (PSE:CPG) reported its consolidated revenues for the first half of 2022 at P5.3 billion, up by 20% from P4.4 billion in the same period last year.

PHirst Park Homes, Inc. (PPHI), CPG's affordable housing unit under a joint venture with Mitsubishi Corporation, contributed P2.6 billion or 48% to total revenues. Its leasing segment's contribution to revenues remained stable, amounting to P521 million.

"We are steadfast in our commitment of being a part of nation building by serving the needs of Filipinos for quality, affordable, and strategically located homes. We will further ramp-up this business segment as we help fill the high demand due to the big unserved backlog of this market segment," said CPG Chief Finance Officer Ponciano S. Carreon, Jr.

The Company launched PHirst Park Homes Naic in Cavite in March 2022 and PHirst Park Homes Balanga, in Bataan in April 2022. Two more additional PPHI projects in Central Luzon will be launched within the year. With 12 affordable housing projects already launched, the Company is fast approaching its target of launching a total of 15 projects by 2023.

As of June 2022, the Company has already completed 4,584 affordable houses, 3,126 of which have already been turned over.

CPG's net income for the first six months of the year was at P549 million, 20% higher than P457 million in the same period last year. Likewise, the Company's EBITDA jumped 33% to P1.2 billion from P877 million in the same period last year.

CPG's total assets as of end June 2022 amounted to P54.4 billion, with total liabilities of P31.5 billion and total equity of P22.9 billion. The Company's total debt was lower, mainly due to the redemption of its P3



billion 3-year Bonds due April 15, 2022, which has a coupon rate of 7.8203% per annum. The payment for the bond maturity came from the net proceeds of CPG's bond offer in February this year and internally generated cash. On February 24, 2022, CPG issued its P3 billion 5-year Bonds carrying an interest rate of 5.7524% per annum.

With the decrease in total debt and an increase in EBITDA, the Company posted a Debt to EBITDA of 7.5x, a significant improvement from 10x. The Company's cost of borrowings also decreased from 5.6% in June 2021 to 5.3% in June 2022.#