

**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): **16 December 2019**
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: **21<sup>st</sup> 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

**Common Shares**

**11,599,600,690 Common Shares**  
**100,123,000 Treasury Shares**

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, 16 December 2019, a press release entitled:

**Century Properties Group gets PSE nod for preferred shares offering**  
*Proceeds to fund CPG's expansion to commercial leasing*

Attached is the Press Release for reference.

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



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## FOR IMMEDIATE RELEASE

Corporate Communications

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## **Century Properties Group gets PSE nod for preferred shares offering** *Proceeds to fund CPG's expansion to commercial leasing*

[December 16, 2019] Listed property developer Century Properties Group, Inc. (CPG:PM) has received the approval of its listing application from the Philippine Stock Exchange (PSE) for the company's offering of up to Php 3 billion worth of preferred shares, proceeds from which will be used for its expansion into the commercial leasing business, specifically for a new office development and to fund the capital expenditures of its leasing projects.

The PSE approved CPG's listing of up to 30,000,000 Preferred Shares to cover the Follow-on Public Offering of the company at an offer price of Php 100 per offer share. A primary offering of 20,000,000 shares will be offered to the public. In the event of an oversubscription, the sole issue manager, lead underwriter and sole bookrunner, in consultation with the company, reserves the right but not the obligation to increase the offer size by up to an additional 10,000,000 shares.

Dividend rate is set at 6.7177% per annum. The offer period will be from December 16, 2019 to January 3, 2020 while the target listing date will be on January 10, 2020. Dividends shall be paid quarterly, every January 10, April 10, July 10, and October 10 of each year.

The preferred shares will be issued out of the unsubscribed capital stock of the company. It will be listed on the main board of the PSE under the trading symbol, "CPGP."

China Bank Capital Corporation is the Sole Issue Manager, Lead Underwriter and Sole Bookrunner for the transaction.

CPG Chief Finance Officer Ponciano Carreon said the offering is part of the company's bullish business expansion. From being primarily focused on high rise condominiums, the company rolled out a diversification program 4 years ago to enter into allied real estate segments: affordable horizontal housing business outside of Metro Manila through the brand PHirst Park Homes, commercial leasing to boost its recurring revenue streams, and a new line of in-city developments with medium-rise buildings.

Early this year CPG successfully raised Php 3 billion from a bond offering that will be used for its affordable housing and townhome projects.

As disclosed in its quarterly report, CPG posted for the first 9 months of 2019 an 81-percent increase in net income to Php 1.2 billion compared to Php 661 million in the same period last year, breaching its full year 2018 net income of Php 1.1 billion. The company's consolidated revenues rose to 35.6% or Php 9.8 billion compared to Php 7.2 billion in the same period a year ago. #