

# COVER SHEET

6 0 5 6 6  
S.E.C. Registration Number

C E N T U R Y P R O P E R T I E S G R O U P  
I N C .

(FORMERLY EAST ASIA POWER RESOURCES CORPORATION)

(Company's Full Name)

**21<sup>st</sup> FLOOR, PACIFIC STAR BUILDING, SEN. GIL PUYAT CORNER MAKATI  
AVE., MAKATI CITY**

(Business Address: No. Street City / Town / Province)

Neko Iyree Cruz  
Contact Person

(632) 7935520  
Company Telephone Number

## SEC Form 17-C

1 2 3 1  
Month Day  
Fiscal Year

FORM TYPE

0 6 2 7  
Month Day  
Annual Meeting

Secondary License Type, If Applicable

Dept. Requiring this Doc.

Amended Articles Number/Section

Total Amount of Borrowings

Total Amount of Borrowings

To be accomplished by SEC Personnel concerned

File Number

LCU

Document I.D.

Cashier

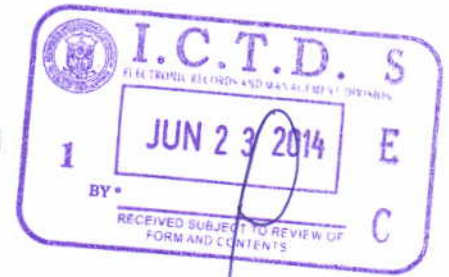
STAMPS

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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): June 20, 2014
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) 793-8905
9. Former name or former address, if changed since last report:
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

9,685,287,027 Common Shares  
And 14,437,000 Treasury Shares

11. Indicate the item numbers reported herein: Item 9

**Item 9. Other Events / Material Information**

In compliance to the rules and regulations for publicly listed corporations, Century Properties Group Inc. (CPGI or the "Company") would like to inform the Securities and Exchange Commission and the Philippine Stock Exchange that pursuant to our disclosure dated June 19, 2014 on CPGI's retail bond offering, the Company released today an official press release:

**PRESS RELEASE**

Century Properties Group, Inc. (CPG:PM) today disclosed its plans to issue unsecured fixed rate peso retail bonds of P2 billion with an oversubscription option of up to P 1 billion.

In a disclosure to the Philippine Stock Exchange, the Company stated that its Board of Directors approved the issuance of the bonds, which will be offered with tenors of 3 years, 5 years, and 7 years. The disclosure stated further that management has been authorized to decide on the final terms, issue size, interest rates, and other matters relevant to the said issuance.

The net proceeds of the bonds will be used to partially finance capital expenditures for a portion of Century's projects scheduled for completion between 2017 to 2019. In particular, the projects include over 3,250 residential units, and about 90,000 square meters of commercial space for lease.

Chairman and Chief Executive Officer Jose E.B. Antonio stated, "By 2019, Century will have completed 1.67 million square meters of development, consisting of 31 buildings and over 150,000 square meters of commercial space for lease. In addition, we have a landbank of 200 hectares to develop in Metro Manila, and are looking at other promising areas in the country. We are proud of what we have accomplished and are excited to continue the successes of years past."

Credit Rating and Investors Services Philippines Inc. (CRISP) as of June 6, 2014 has assigned an 'AA+' issue rating with a stable outlook on the bonds due to "Century's strong market presence, healthy financial position, and excellent land banking strategy". CRISP further believes that Century will be able to maintain its hold on its market segments and continue to diversify such segments further. Based on CRISP's rating scale, an 'AA+' rating denotes very strong capacity to repay debt obligations.

"This maiden bond issuance is a major milestone in our corporate history," said Jose Carlo R. Antonio, Century's Chief Financial Officer. "It is in line with our strategy to diversify our funding base and pursue growth opportunities that enhance returns to shareholders over the medium and long term," he added.

BDO Capital & Investment Corp was appointed as issue manager. BDO Capital & Investment Corp. and HSBC were also engaged as joint underwriters and bookrunners. Primeiro Partners is Century's financial advisor on the transaction. The bonds will be listed on the Philippine Dealing and Exchange Corp.

**A REGISTRATION STATEMENT RELATING TO THESE SECURITIES HAS BEEN FILED WITH THE SECURITIES AND EXCHANGE COMMISSION, BUT HAS NOT YET BECOME EFFECTIVE. THESE SECURITIES MAY NOT BE SOLD NOR OFFERS TO BUY THE SAME BE ACCEPTED PRIOR TO THE TIME THE REGISTRATION STATEMENT BECOMES EFFECTIVE. THIS COMMUNICATION SHALL NOT CONSTITUTE AN OFFER TO SELL OR BE CONSIDERED A SOLICITATION OF AN OFFER TO BUY.**

## **About Century Properties**

In the last five years, Century Properties has developed premium market leadership through design and partnering with world renowned brands such as Trump for the Trump Tower at Century City, Missoni Home for Acqua Livingstone, Versace Home for Milano Residences, John Hitchcox and Philippe Starck through yoo inspired by Starck for Acqua Iguazu residences, and Armani/Casa and Studio Daniel Libeskind for Century Spire.

Century Properties Group, Inc. is a forerunner of premium real estate developments in the Philippines. Since it was founded 28 years ago, Century Properties has transformed close to a million square meters of space into premier residential and office developments in and outside Metro Manila. Its name has become synonymous with quality real estate projects that showcase the best of innovations and world-class design, with a desire to contribute to the transformation of the Philippines into a global destination.

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

## **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.

For:  
**CENTURY PROPERTIES GROUP INC.**

  
**NEKOLYREE CRUZ**  
Compliance Officer