

# 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): **15 April 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) 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, April 15, 2019, a press release entitled:

**Century Properties Group Completes 3-Year Bond Issuance**

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 Completes 3-Year Bond Issuance**

[Makati, April 15, 2019] Listed property developer Century Properties Group, Inc. (CPG:PM) today announced the completion of its retail bond offering in ceremonies at the Philippine Dealing and Exchange Corp.

CPG raised P3 billion in fresh funds that will be used to partially finance development costs for its affordable housing and townhome projects.

The company initially targeted to raise P2.0 billion, and due to strong demand, exercised its oversubscription allowance and raised a total of P3.0 billion. Because of the significant interest in the offering, the three-year unsecured fixed rate peso bonds due in 2022 were priced at the tighter end of the indicative spread at an interest rate of 7.8203%.

China Bank Capital Corporation is the issue manager, lead underwriter and bookrunner for the transaction.

“We thank the investing public for giving us their trust and confidence in this highly successful bond issuance. It was the first corporate peso bond deal to price for 2019 and CPG’s first corporate debt capital deal since 2014,” said Mr. Marco R. Antonio, Chief Operating Officer of Century Properties Group. “This marks a significant milestone for CPG as it continues to expand into various asset classes and diversify its funding sources towards becoming a bigger and more profitable company.”

From being concentrated on developing high-rise condominiums, CPG rolled out its business expansion program five years ago to diversify into allied areas of real estate. In 2017 it launched its first affordable housing community in Tanza, Cavite under the brand PHirst Park Homes. The brand has since launched two more communities in Lipa, Batangas and San Pablo, Laguna, with a total of 33,000 housing units in the pipeline within the next 4 to 5 years.

In March 2019, CPG reported a 72% growth in its 2018 net income of Php1.1 billion, with affordable housing contributing 23% of CPG’s net income last year. CPG’s commercial portfolio will grow from



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133,000 square meters to 300,000 square meters of gross floor area by the year 2020 with a target of  
Php1.5 billion in revenues. #