

**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): **01 September 2015**
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: **EAST ASIA POWER RESOURCES CORPORATION , Ground Floor, Philippine Fisheries Development Authority, PFDA Building, Navotas Fishport Complex, Navotas City**

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, 01 September 2015, a press release entitled:

**Century Properties' Pre-sales Up 46%**

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.

**CENTURY PROPERTIES GROUP INC.**

By:



**ATTY. ISABELITA CHING SALES**  
Chief Information Officer



21<sup>ST</sup> FLOOR PACIFIC STAR BLDG., SEN. GIL PUYAT AVENUE CORNER MAKATI AVENUE,  
MAKATI CITY, PHILIPPINES 1200  
TELEPHONE: (632) 793-5500 TO 04 FAX: (632) 811-5588

**FOR IMMEDIATE RELEASE**

Investor Relations Head

Kristina Garcia: +63 920-914-5510; [kristina.garcia@century-properties.com](mailto:kristina.garcia@century-properties.com)

Corporate Communications Head

Terrie Fucanan-Yu: +63 917-8080914; +632 7935040; [terrie.yu@century-properties.com](mailto:terrie.yu@century-properties.com)

---

## **Century Properties' Pre-sales Up 46%**

Listed real estate developer Century Properties Group, Inc. (CPG.PM) registered a 46% quarter on quarter increase in its pre-sales, from P3.07 billion in the first quarter to P4.49 billion in the second quarter of the year on the back of continuing strong demand from the overseas Filipino market, as well as for sale office spaces.

The strong uptick can be attributed, in large part, to Century Spire Offices at its flagship Century City in Makati City, Bahamas tower at the Azure Urban Resort Residences in Paranaque City, and Quezon South tower at The Residence at Commonwealth by Century in Quezon City.

The Company has completed three projects during the first half of 2015, namely, Commonwealth Osmeña West Tower, Acqua Niagara Tower and Azure Positano Tower. These projects are 98% pre-sold as of June 2015.

Since becoming public in 2012, Century Properties has enjoyed strong historical pre-sales. Of its current inventory of launched projects, around 90% have been pre-sold, in terms of number of units.

Aside from marketing and selling its projects, the Company is focused on completing 22 vertical developments in the near to medium term, which will total 770,000 square meters of gross floor area. For 2015 alone, it will complete six towers with close to 3,000 units, of which 97% has been pre-sold and are worth P15.78 billion in total sales.

In addition to its condominium and for sale office developments, Century Properties continues to build its recurring income portfolio, which will be comprised of retail and office spaces totaling 193,000 square meters of gross leasable space by 2019.

Earlier this year, the Company announced that it is diversifying into leisure and tourism and horizontal developments for first-time homebuyers. It is currently in the midst of planning to execute such projects and is preparing for future launches.

For the first half of the year Century Properties' total revenues amounted to P6.17 billion, of which revenue from real estate sales amounted to P4.98 billion, compared to P4.75 billion in revenue from real estate sales registered in the same period last year.

Net income attributable to equity holders of the parent company amounted to P1.01 billion for the first half of 2015 compared to P1.06 billion in the same period last year. At the end of the said period, the Company had total assets of P35.43 billion and total equity of P14.11 billion.

"We continue to have a positive outlook on the Philippine real estate industry and remain in a high growth mode," said Kristina Garcia, Director for Investor Relations. "Our optimism, however, is calculated. We will



21<sup>ST</sup> FLOOR PACIFIC STAR BLDG., SEN. GIL PUYAT AVENUE CORNER MAKATI AVENUE,  
MAKATI CITY, PHILIPPINES 1200  
TELEPHONE: (632) 793-5500 TO 04 FAX: (632) 811-5588

enter markets where there is determined demand, albeit where there is a serviceable gap between supply and demand," continued Garcia.

REFERENCE IMAGES:



Image shows the left portion of the 6-hectare Azure Urban Resort Residences in Parañaque City. (From left) Maldives, Maui, Miami and Positano Towers.



Acqua Private Residences in Mandaluyong City. The first two towers, Niagara and Sutherland, are first and second from left, respectively.



21<sup>ST</sup> FLOOR PACIFIC STAR BLDG., SEN. GIL PUYAT AVENUE CORNER MAKATI AVENUE,  
MAKATI CITY, PHILIPPINES 1200  
TELEPHONE: (632) 793-5500 TO 04 FAX: (632) 811-5588



The Osmena West tower, the first building turned over this year at the 8-tower, 4.4-hectare Residences at Commonwealth by Century in Quezon City.



Century Properties' 56-hectare beachfront property in San Vicente, Palawan is being primed for a tourism and leisure development



21<sup>ST</sup> FLOOR PACIFIC STAR BLDG., SEN. GIL PUYAT AVENUE CORNER MAKATI AVENUE,  
MAKATI CITY, PHILIPPINES 1200  
TELEPHONE: (632) 793-5500 TO 04 FAX: (632) 811-5588



Artist's rendition of the Century Spire mixed-use development, with residential and office floors. The building is currently under construction.