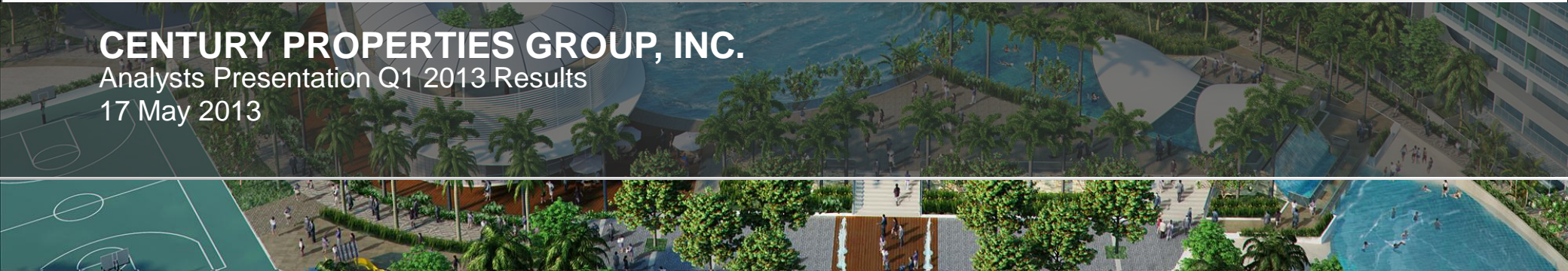




CENTURY PROPERTIES GROUP, INC.

Analysts Presentation Q1 2013 Results

17 May 2013





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Representative examples of these factors and assumptions include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, availability of real estate properties, competition from other companies and venues for sale of projects, shifts in customer demands, customers and partners, changes in operating expenses, including employee wages, benefits and training, governmental and public policy changes and continued availability of financing in the amounts and the terms necessary to support future business.



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INTRODUCTION





RESULTS OVERVIEW



RESULTS OVERVIEW



PHP (M)	Q1 2013	Q1 2012	Q1 2011	CAGR
Total Revenues	2,598	2,478	1,123	52%
Net Income	501	454	111	113%
Gross Profit Margin from Real Estate Development	44.2%	41.7%	31.5%	
Net Income Margin	19.3%	18.3%	9.8%	
ROE	21.5%	32.3%	12.1%	
Net Debt / Equity	14.4%	NM	NA	



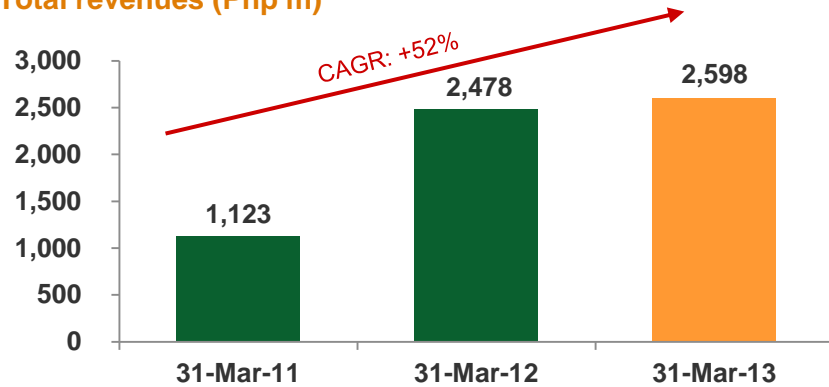
FINANCIAL PERFORMANCE AND CAPITAL MANAGEMENT



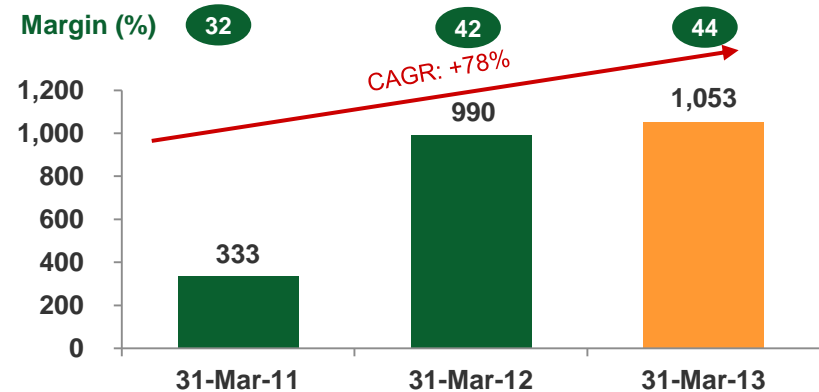
Financial Performance And Capital Management

Key Income Statement Details

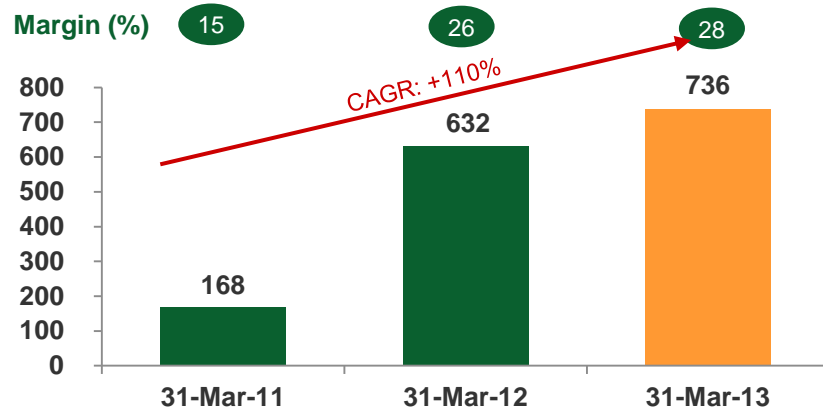
Total revenues (Php m)



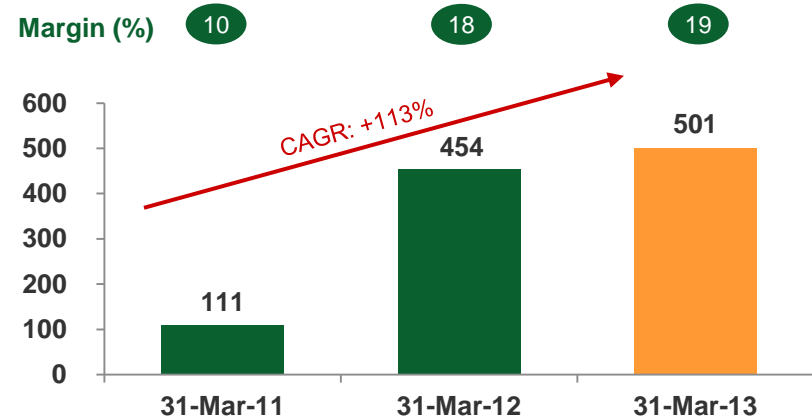
Gross profit from real estate development (Php m)



EBITDA¹ (Php m)



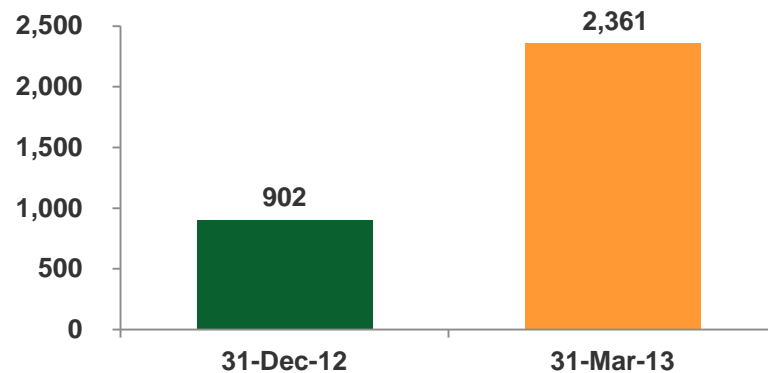
Profit After Tax (Php m)



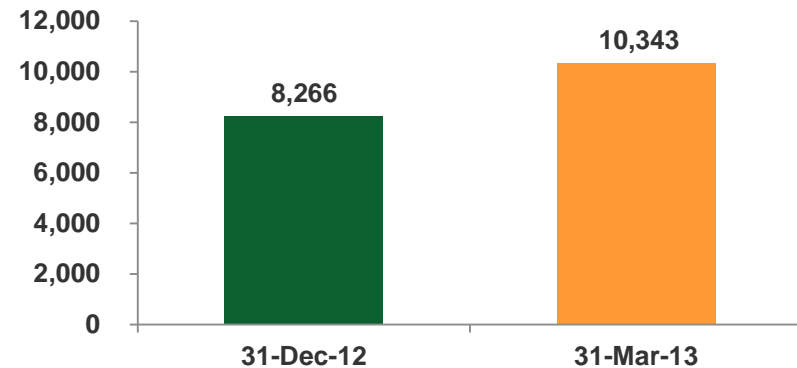
Financial Performance And Capital Management

Key Balance Sheet Details

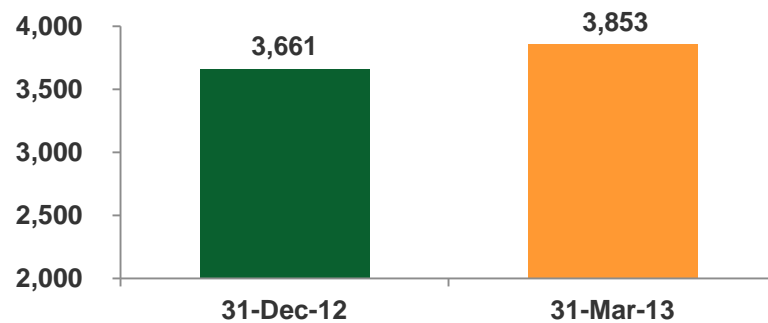
Cash and cash equivalents (Php m)



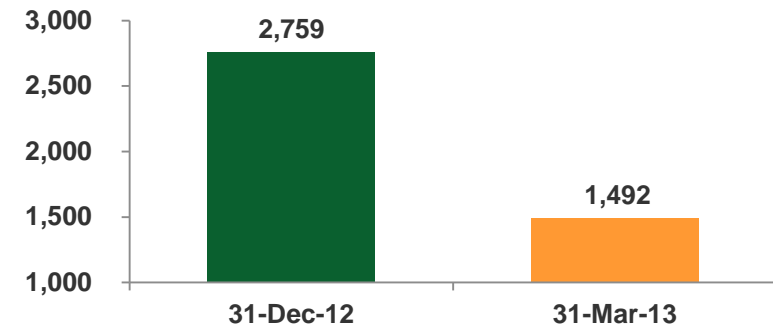
Equity (Php m)



Total Debt (Php m)



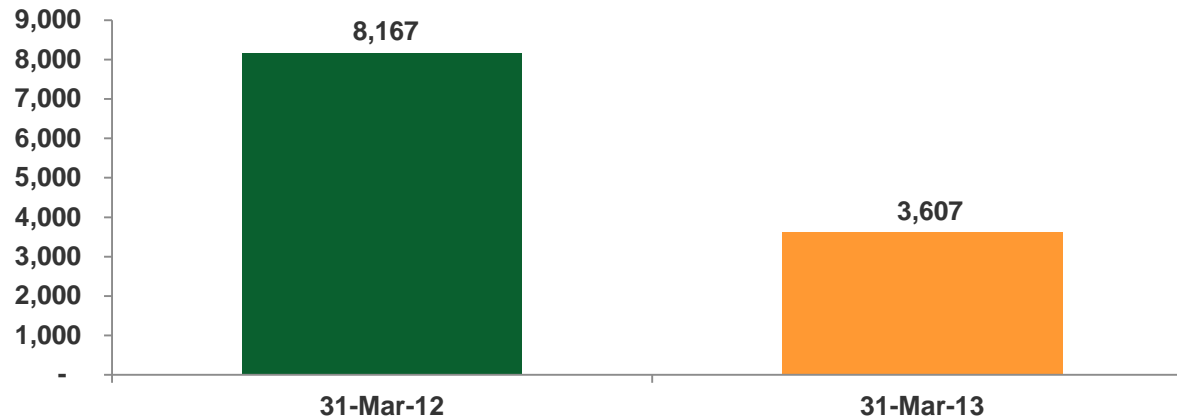
Net Debt (Php m)



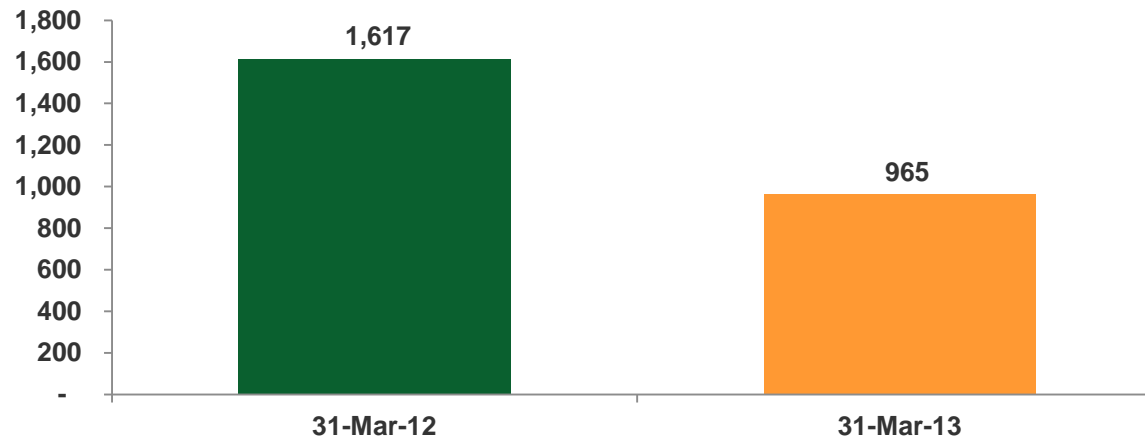
LAUNCHED PROJECTS



Inventory Made Available for Sale (Php m)



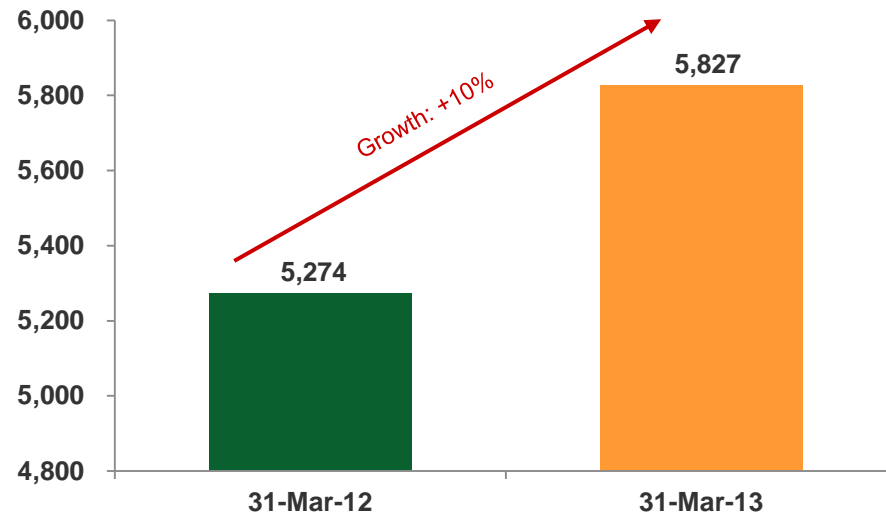
Inventory Made Available for Sale (Units)



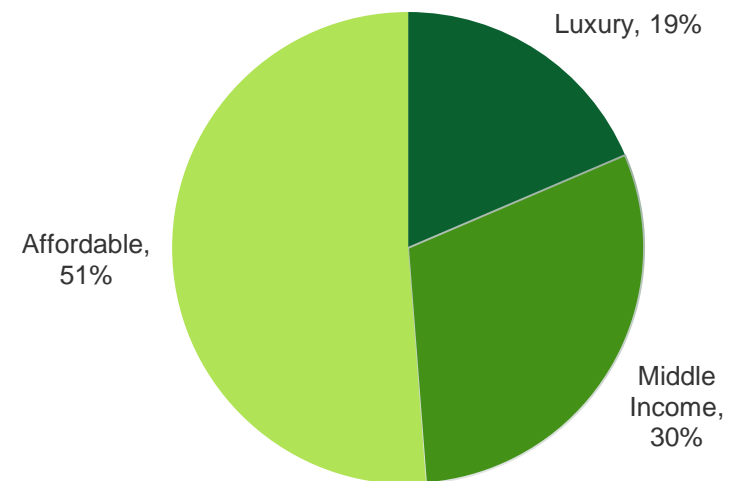
Financial Performance And Capital Management

Diversified Q1 2013 Pre-Sales 10% Growth Over Q1 2012

Pre-Sales



Q1 2013 By Product: P5.8B Total



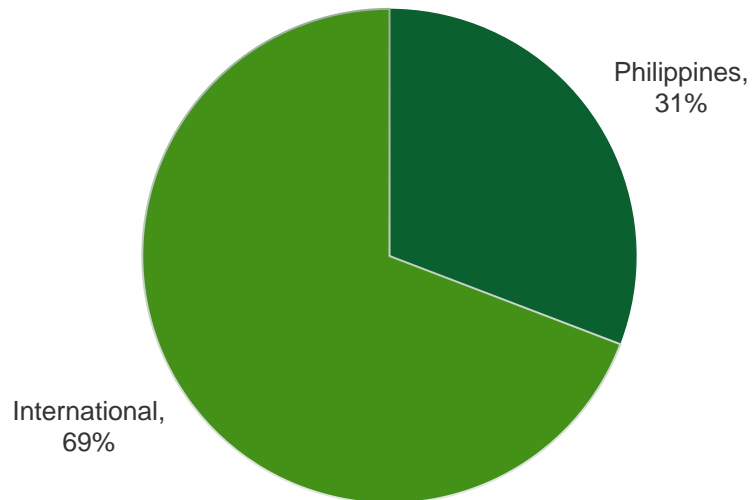
Note: Luxury is defined as (over P7M TCP). Middle Income is defined as between P3.5M to P7 TCP. Affordable is Azure and Commonwealth is between P1.5M to P3.5M TCP.

Financial Performance & Capital Management

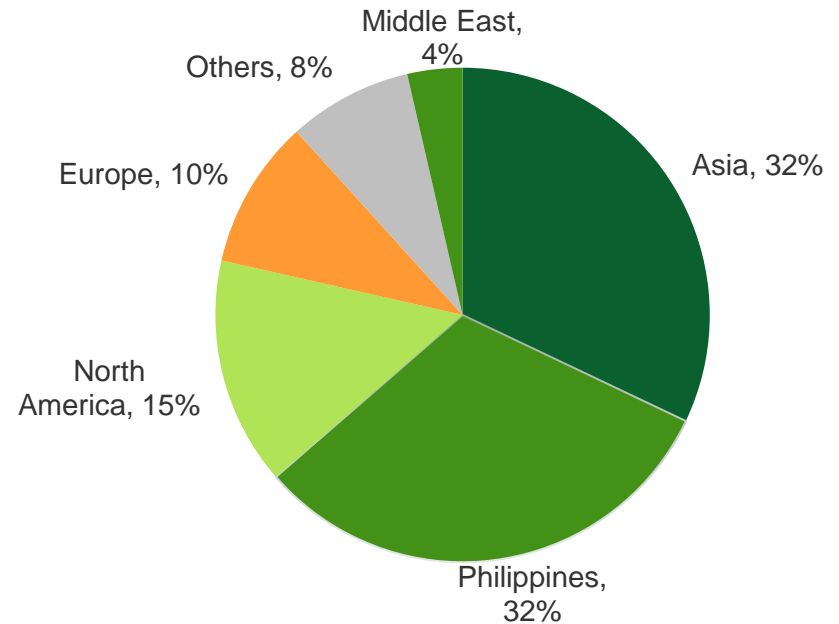
Q1 2013 pre-sales

Industry Leading International Platform and Balanced Product Mix

By Location: P5.8B Total



Peso Value Pre-Sold (Peso in billions): P5.8B



Financial Performance And Capital Management: CPMI



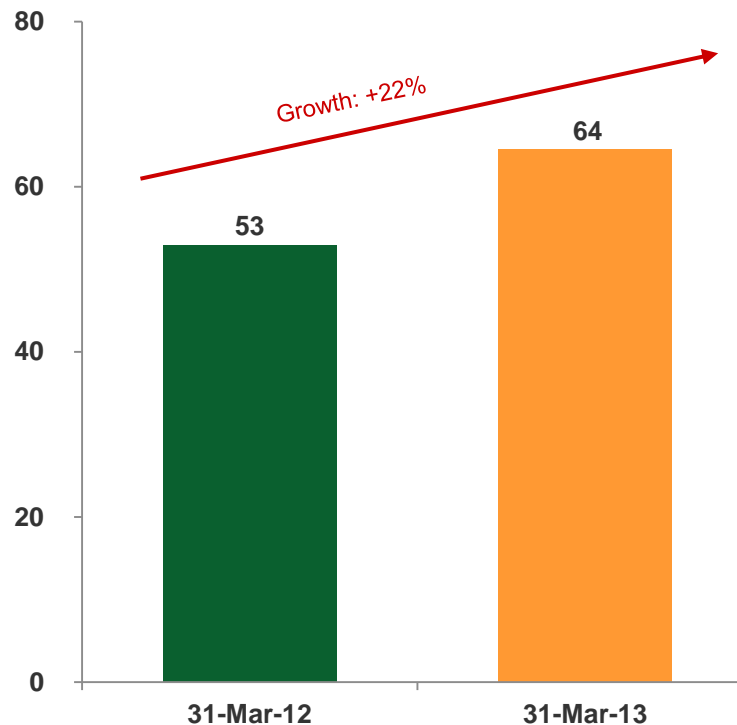
Largest Independent Property Manager with 50 Buildings Totaling 2.3M sqm under Management

	No. of projects	GFA ('000 sqm)
Residential	18	1,018
Commercial	29	1,275
Total	47	2,293

Notable Projects Under Management, with 80% of contracts with 3rd parties

- Asian Development Bank
- Makati Medical Center
- Pacific Star Building
- Globe Telecom Plaza (Cebu, Mandaluyong, Makati)
- PNB Building
- BPI Buendia Center

Total Revenues Php (m)



Financial Performance And Capital Management



Key Recent Transactions

- Treasury Buy Back
 - Purchased 4,437,000 Treasury Shares with a value of P7,694,492 (average price of P1.74) in January 2013

- Cash Dividends
 - P184,436,193 or P0.019 per share payment date of May 16, 2013

- Amendment of Articles of Incorporation to Increase in Authorized Capital Stock, with subscription via Stock Dividends
 - Authorized Capital Stock to be increased from 10,000,000,000 shares to 18,000,000,000 shares
 - Declaration of 2,000,000,000 shares of stock dividends representing 25% subscription of 8,000,000,000 shares
 - Will require stockholder approval

- Establishment of Employee Stock Grant Program for implementation on July 1, 2013

- Annual Stockholder Meeting
 - July 1, 2013

CONSTRUCTION PROGRESS

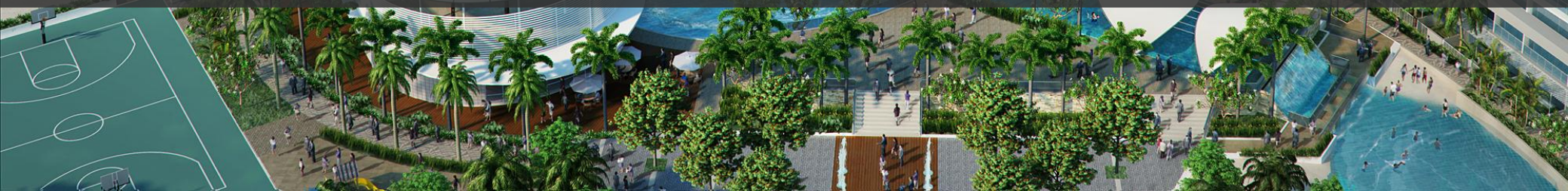


- 6 buildings with 4,649 units, 375,093 sqm GFA / 185,096 sqm of net saleable area, plus a retail mall and urban beach club to be delivered in the next 12 months
- The Gramercy Residences is fully completed and turned over in December 2012
- Construction works are on schedule for all projects

	Gramercy	Knightsbridge	Retail Mall	Rio (Azure 1)	Santorini (Azure 2)	St. Tropez (Azure 3)	Paris Hilton Beach Club	Total
Launch Date:	2007	2008	2011	2011	2011	2011	N/A	
No. of Units	1,432	1,328	N/A	756	553	580	N/A	4,649
Expected Delivered Date:	Dec-12 2012	Dec-13 2013	Q4 2013	Q3 2013	Q3 2013	Q4 2013	Q4 2013	
GFA (sqm)	121,595	91,357	49,143	40,092	34,627	35,029	3,250	375,093
NFA (sqm)	62,555	43,171	17,000	24,156	19,107	19,107	N/A	185,096
Total Sales (Php bn)	7.1	5.1	N/A	2.1	1.7	1.9	N/A	P17.9
Percent Sales	98%	97%	N/A	95%	98%	99%	N/A	98%
Current Average Selling Price (PSM)	157,110	144,251	N/A	101,848	104,489	103,344	N/A	



CONSTRUCTION UPDATES



ACQUA PRIVATE RESIDENCES

Key Project Stats	Open for Sale	Un-Launched	Total
# of Buildings	5	1	6
Launch and Completion Dates	2011 to 2012 / 2015-18	Under Evaluation	N/A
Current Construction Status	Various, up to 38 th floor	N/A	N/A
Total Units	2,835	202	3,037
Total GFA (sqm)	188,073	24,003	212,076
Total Floors	Between 42 to 46	40	N/A
Units Sold % (FY 20112/ Q1 2013)	84% / 87%	0%	81%
Average Contracted Price PSM	122,757	N/A	N/A
Current Price PSM	153,442	N/A	N/A



Key Project Stats	Open for Sale	Un-Launched	Total
# of Buildings	8	1	9
Launch and Completion Dates	2009-13 / 2013-17	Under Evaluation	N/A
Current Construction Status	Various, Up to Finishing Stage	N/A	N/A
Total Units	4,504	576	5,080
Total GFA (sqm)	277,768	39,375	317,143
Total Floors	20	20	N/A
Units Sold % (FY 2012 / Q1 2012)	96% / 91%	N/A	80%
Sold Price PSM	95,873	N/A	N/A
Current Price PSM	114,305	N/A	N/A



AZURE URBAN RESORT RESIDENCES



THE MILANO RESIDENCES

Key Project Statistics

Launch and Completion Dates	2010 / 2015
Current Construction Status	22 nd Floor
Total Units	465
Total GFA With Parking (sqm)	61,489
Total Floors	57
Units Sold % (FY 2012 / Q1 2013)	87% /92%
Average Contracted Price PSM	145,605
Current Price PSM	161,471



Key Project Statistics

Launch and Completion Dates	2010 / 2014
Current Construction Status	11 th Floor
Total Units	591
Total GFA With Parking (sqm)	70,763
Total Floors	30
Units Sold % (FY 2012 / Q1 2013)	84% / 82%
Average Contracted Price PSM	122,881
Current Price PSM	178,801

CENTURIA MEDICAL MAKATI



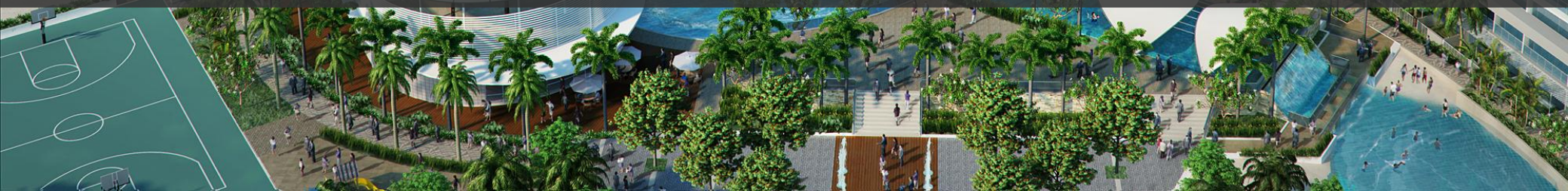
Key Project Stats

Launch and Completion Dates	2011 / 2013
Current Construction Status	Finishing
Total GFA With Parking (sqm)	49,143
Total NFA (sqm)	17,000
Total Floors ¹	6
% Leased	60%

CENTURY CITY MALL



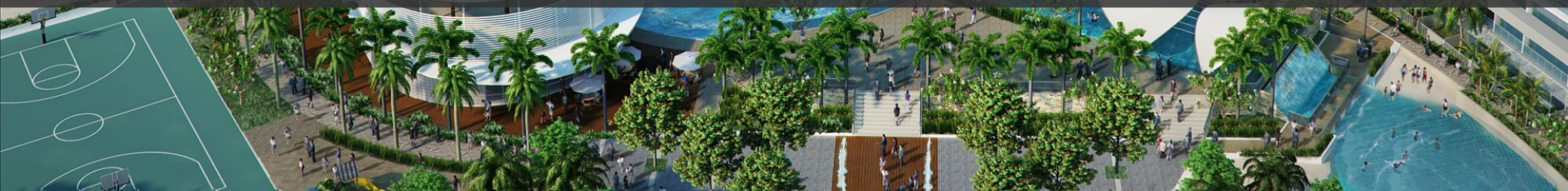
5
Q & A





6

ANNEX



CORPORATE STRUCTURE (1)



(1) Pro forma for 800,000,000 shares from the Placement and Subscription Offering conducted during March 2013



Founders of CPG

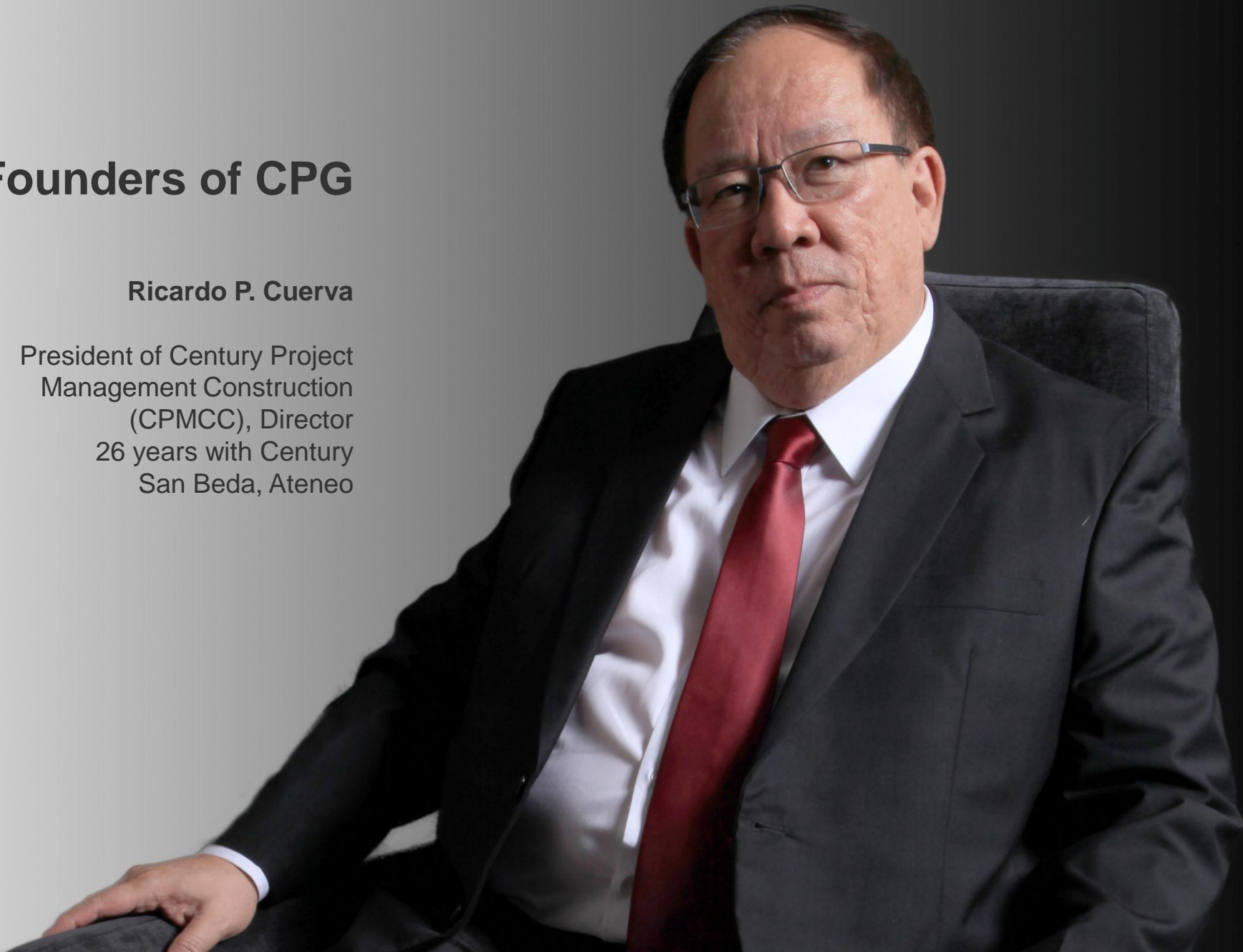
Jose E.B. Antonio

Chief Executive Officer
26 years with Century
Ateneo, Harvard OPM

Founders of CPG

Ricardo P. Cuerva

President of Century Project
Management Construction
(CPMCC), Director
26 years with Century
San Beda, Ateneo



Founders of CPG

Rafael G. Yaptinchay

Treasurer, Director
26 years with Century
Ateneo, AIM



2nd Generation of CPG

John Victor R. Antonio

Co-Chief Operating Officer
14 years with the Company
Wharton
BS & MBA

Projects:
Azure
Gramercy

Markets:
Middle East, Asia`

Jose Marco R. Antonio

Co-Chief Operating Officer
13 years with the Company
Wharton
BS & MBA

Projects:
Knightsbridge, Canyon Ranch,
Acqua, Commonwealth

Markets:
Europe, UK, Australia

2nd Generation of CPG

Jose Roberto R. Antonio

Managing Director
13 years with the Company
Northwestern & Stanford
MBA

Projects:
Milano & Trump

Markets:
North America



Jose Carlo R. Antonio

Chief Finance Officer
6 years with the
Company
Wharton BS





Independent Directors

Washington Z. Sycip

Founder of the Asian Institute of Management and the founder of Sycip Gorres Velayo and Company.

Independent Directors

Monico V. Jacob

President and CEO of STI Education Services Group, PhilPlans First Inc., and Philhealth Care Inc. Mr. Jacob was also the Chairman and CEO of the Philippine National Oil Company (“PNOC”) and all of its subsidiaries.

