CENTURY
PROPERTIES GROUP, INC.

15 May 2012

THE PHILIPPINE STOCK EXCHANGE, INC.
PSE Center,
Exchange Road, Ortigas Center
Pasig City

Attention: **MS. JANET A. ENCARNACION**
Head, Disclosure Group

Gentlemen:

Attached please find the First Quarter SEC-17Q report ending 30 March 2012 filed with the Securities and Exchange Commission on even date.

Thank you.

Very truly yours,

NEKO LYREE USON -CRUZ
CIO

COVER SHEET

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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	O	R	P	O	R	A	T	E	D													

(Company's Full Name)

21st Floor, Pacific Star Building, Senator Gil Puyat Avenue corner Makati Avenue, Makati City
(Business Address: No. Street City / Town / Province)

RAMON S. VILLANUEVA III
Contact Person

(632) 7935500
Company Telephone Number

12 31
Month Day
Fiscal Year

17-Q
FORM TYPE

06 25
Month Day
Annual Meeting

Secondary License Type, If Applicable

Dept. Requiring this Doc.

Amended Articles Number/Section

Total Amount of Borrowings

P1,307,178,702

To be accomplished by SEC Personnel concerned

File Number

LCU

Document I.D.

Cashier

STAMPS

Remarks = pls. use black ink for scanning purposes.

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-Q

QUARTERLY REPORT PURSUANT TO SECTION 17 OF THE SECURITIES REGULATION CODE AND SRC RULE 17(2)(b) THEREUNDER

1. For the quarterly period ended: **March 31, 2012**

2. Commission identification number: **60566**

3. BIR Tax Identification: **004-504-281-000**

4. Exact name of registrant as specified in its charter:

   CENTURY PROPERTIES GROUP INC. (formerly East Asia Power Resources Corporation)

1. Province, country or other jurisdiction of incorporation or organization:

   Metro Manila, Philippines

6. Industry Classification Code: ☐ (SEC Use Only)

7. Address of registrant's principal office/Postal Code:

   21ST Floor, Pacific Star Building, Senator Gil Puyat corner Makati Avenue, Makati City

8. Registrant's telephone number, including area code:

   (632) 7935500

9. Former name, former address and former fiscal year, if changed since last report:

   EAST ASIA POWER RESOURCES CORPORATION, Ground Floor, PFDA Building, Navotas Fishport Complex, Navotas Metro Manila

10. Securities registered pursuant to Sections 8 and 12 of the Code, 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	8,895,087,776 Common Shares

11. Are any or all of the securities listed on the Philippine Stock Exchange?

Yes [✓] No [ ]

If yes, state the name of such Stock Exchange and the class/es of securities listed therein:

Philippine Stock Exchange, Inc.; Common shares

12. Indicate by check mark whether the registrant:

(a) has filed all reports required to be filed by Section 17 of the Code and SRC Rule 17 thereunder or Section 11 of the RSA and RSA Rule 11(a)-1 thereunder, and Sections 26 and 141 of the Corporation Code of the Philippines, during the preceding twelve (12) months (or for such shorter period the registrant was required to file such reports)

Yes [✓] No [ ]

(b) has been subject to such filing requirements for the past 90 days.

Yes [✓] No [ ]

CENTURY
PROPERTIES GROUP, INC.

TABLE OF CONTENTS

CENTURY
PROPERTIES GROUP, INC.

CONSOLIDATED BALANCE SHEETS

	Unaudited 31-Mar-12	Audited 31-Dec-11
ASSETS		
Current Assets		
Cash and cash equivalents	**P1,814,395,123**	P 366,594,660
Receivables – net	**3,163,660,361**	1,603,568,468
Real estate Inventory	**1,977,068,251**	1,552,874,951
Land held for future development	**1,193,491,971**	1,306,154,808
Due from related parties	**405,966,082**	155,766,632
Advances to suppliers and contractors	**1,900,771,735**	2,300,110,559
Prepayments and other current assets	**1,463,787,491**	842,249,007
Total Current Assets	**11,919,141,015**	8,127,319,085
Non-current Assets		
Non-current real estate receivables	**456,659,810**	371,034,287
Available-for-sale financial assets	**10,001,819**	10,001,819
Investment properties	**1,241,478,964**	1,119,186,858
Property and equipment – net	**205,007,140**	192,265,233
Deferred tax assets	**406,137,527**	191,805,193
Intangible assets	**2,573,082**	2,730,433
Other non-current assets	**17,588,423**	14,973,832
Total Non-current Assets	**2,339,446,765**	1,901,997,655
	P14,258,587,780	P10,029,316,740
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts and other payables	**P1,564,266,844**	P 968,467,615
Customers' advances and deposits	**2,996,291,935**	2,730,578,449
Short-term debt	**38,473,084**	16,465,771
Current portion of:		
Long-term debt	**748,948,026**	369,337,615
Liability from purchased land	**22,463,976**	19,618,922
Due to related parties	**113,497,571**	115,147,630
Income tax payable	**202,786,526**	148,960,670
Total Current Liabilities	**5,686,727,961**	4,368,576,672
Non-current Liabilities		
Long-term debt - net of current portion	**519,757,592**	496,747,922
Liability from purchased land - net of current portion	**57,389,757**	65,570,529
Pension liabilities	**19,087,933**	18,212,933
Deferred tax liabilities – net	**1,079,201,781**	748,537,504
Total Current Liabilities	**1,675,437,062**	1,329,068,888
Total Liabilities	**7,362,165,023**	5,697,645,560
Equity		
Equity attributable to owners of the parent company:		
Capital stock	**4,716,853,731**	4,010,187,241
Additional paid-in capital	**1,407,771,651**	3,235,454
Retained earnings	**773,904,764**	321,001,641
Equity reserves		
Unrealized loss on available-for-sale financial assets	**(4,671,259)**	(4,671,259)
	6,893,858,887	4,329,753,077
Non-controlling interests	**2,563,871**	1,918,103
Total Equity	**6,896,422,757**	4,331,671,180
	P14,258,587,780	P10,029,316,740

CENTURY
PROPERTIES GROUP, INC.

CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

	Unaudited Jan – Mar 2012 Q1 2012	Unaudited Jan – Mar 2011 Q1 2011
REVENUE		
Real estate sales	**P2,267,030,589**	P 1,035,809,296
Property management fee and other services	**52,917,171**	49,101,866
Interest and other income	**158,169,896**	37,875,145
	2,478,117,656	1,122,786,306
COST AND EXPENSES		
Cost of real estate sales	**1,383,581,785**	722,423,798
Cost of services	**32,310,064**	34,258,109
General, administrative and selling expenses	**424,338,675**	200,987,053
Interest and other financing charges	**12,563,944**	7,079,931
	1,852,794,468	964,748,891
INCOME BEFORE TAX	**625,323,188**	158,037,415
PROVISION FOR INCOME TAX	**171,774,297**	47,524,349
NET INCOME	**453,548,891**	110,513,066
OTHER COMPREHENSIVE INCOME		
Unrealized gain (loss) on available-for-sales financial assets	-	-
TOTAL COMPREHENSIVE INCOME	**P 453,548,891**	P 110,513,066

CENTURY
PROPERTIES GROUP, INC.

CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

	Capital Stock	Additional Paid-in Capital	Retained Earnings	Reserves	Total	Non-controlling Interests	Total
At January 1, 2012	P4,010,187,241	P 3,235,454	P 321,001,641	(P 4,671,259)	P4,329,753,077	P 1,918,103	P 4,331,671,180
Net income	-	-	452,903,123	-	452,903,123	645,768	453,548,891
Other comprehensive income	-	-	-	-	-	-	-
Issuance of shares	706,666,490	1,404,536,197	-	-	2,111,202,687	-	2,111,202,687
At March 31, 2012	**P4,716,853,731**	**P1,407,771,651**	**P 773,904,764**	**(P 4,671,259)**	**P6,893,858,887**	**P 2,563,871**	**P 6,896,422,758**
At January 1, 2011*	P3,554,720,004	P2,770,172,070	P1,304,468,457	(P4,627,259,767)	P3,002,100,764	(P 52,244,112)	P 2,949,856,652
Net income	-	-	121,363,103	-	121,363,103	(10,850,037)	110,513,066
Other comprehensive income	-	-	-	-	-	-	-
Issuance of shares	-	-	- -	- -		- -	-
Increase in equity reserves				(521,544,611)	(521,544,611)		(521,544,611)
At March 31, 2011	P3,554,720,004	P2,770,172,070	P1,425,831,560	(P5,148,804,378)	P2,601,919,256	(P63,094,149)	P 2,538,825,107

**These consolidated financial statements represent continuation of the financial statements of the CPI subsidiaries, except for its capital structure.*

The share swap between CPI and the Parent Company has been accounted for similar to a reverse acquisition of a non-trading shell company. Such transaction was accounted for in the consolidated financial statements of the legal parent as a continuation of the financial statements of the private entity (the legal subsidiary). In accounting for such transaction, the comparative information presented in these consolidated financial statements is therefore that of the "CPI subs", not that originally presented in the previous financial statements of the legal parent (accounting acquiree, which in this case is CPGI), and also is retroactively adjusted to reflect the legal capital of CPGI. Because these consolidated financial statements represent a continuation of the financial statements of the CPI Subsidiaries, except for its capital structure, the consolidated financial statements reflect:

a) the assets and liabilities of CPI Subs recognized and measured at their pre-share swap carrying amounts;
b) the retained earnings and other equity balances of the CPI Subs pre-share swap (i.e., not those of CPGI);
c) the total equity is that of the CPI Subs but the legal capital (common shares and APIC) would be that of CPGI;
d) any difference between (1) net assets of CPI Subs and (2) the sum of the legal capital of CPGI and the combined retained earnings of the CPI Subs, shall be accounted for as equity reserve; and
e) the income statement for the prior periods reflects that of the CPI Subs while the income statement for the current period reflects that of CPI Subs for the full period together with the post-share swap results of the Parent Company.

CENTURY PROPERTIES GROUP, INC.

CONSOLIDATED CASH FLOW STATEMENTS

	Unaudited 31-Mar-12	Unaudited 31-Mar-11
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before tax	P 625,323,188	P 158,037,415
Adjustments for:		
Interest expense	22,835,817	27,537,330
Deprecation and amortization	7,117,042	2,548,233
Interest income	(111,977,02)	(28,706,807)
Operating income before working capital changes	543,299,020	159,416,172
Decrease/(increase) in:		
Receivables	(1,539,210,632)	(346,648,234)
Real estate inventories	(424,193,300)	435,996,416
Advances from suppliers and contractors	399,338,824	(210,224,428)
Prepayments and other current assets	(621,538,484)	(225,384,188)
Land held for future development	112,662,837	(79,871,117)
Increase (decrease) in:		
Accounts and other payables	595,799,229	235,309,269
Customers' advances and deposits	265,713,486	(151,196,279)
Pension liabilities	875,000	513,288
Cash used in operations	(667,254,020)	(182,089,101)
Interest received	5,470,243	9,363,552
Interest paid	(22,835,817)	(27,537,330)
Net cash used in operating activities	(684,619,594)	(200,262,879)
CASH FLOWS FROM INVESTING ACTIVITIES		
Decrease (increase) in non-current assets	(2,614,591)	20,440,765
Additions:		
Investment properties	(122,292,107)	-
Property and equipment	(19,858,949)	-
Decrease (increase) in due from related parties	(254,199,727)	1,470,357,531
Net cash provided by (used in) investing activities	(398,965,373)	1,490,798,296
CASH FLOWS FROM FINANCING ACTIVITIES		
Net proceeds from issuance of shares of stock	2,111,202,687	-
Availments (repayments) of:		
Short-term and long-term debt	425,518,462	(154,871,822)
Liability from purchased land	(5,335,719)	-
Net cash provided by (used in) financing activities	2,531,385,431	(154,871,822)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	1,447,800,463	1,135,663,594
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	366,594,660	282,715,479
CASH AND CASH EQUIVALENTS AT END OF PERIOD	P1,814,395,123	P 1,418,379,073

CENTURY
PROPERTIES GROUP, INC.

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

1. Corporate Information

Century Properties Group, Incorporated, formerly East Asia Power Resources Corporation ("EAPRC"), ("CPGI" or the "Company", "Century") was originally incorporated on March 23, 1975 as Northwest Holdings and Resources Corporation. In September 26, 2011, the Board of Directors of CPGI approved the change in the Company's corporate name to its present name, as well as the change in its primary business purpose from power generation to that of a holding company and real estate business. Between May and November 2011, Century Properties Inc ("CPI") entered into a series of transactions with EAPRC, a corporation organized under the laws of the Philippines and listed on the Philippine Stock Exchange, whereby, among other things, CPI acquired 96.99% of EAPRC's Common Shares and EAPRC acquired all of the subsidiaries of CPI.

Century is one of the leading real estate companies in the Philippines with over 26 years of experience. Currently, the Company has four subsidiaries namely Century City Development Corporation, Century Limitless Corporation, Century Communities Corporation, and Century Properties Management (collectively known as the "Subsidiaries"). Through its Subsidiaries, Century develops, markets and sells residential, office, medical and retail properties in the Philippines, as well as manages residential and commercial properties in the Philippines.

As of December 31, 2011, the Company completed 20 condominium and commercial buildings (4,128 units) with a total GFA of 548,262 sq.m. The roster of noteworthy developments include the award-winning Essensa East Forbes ("Essensa") in Fort Bonifacio, South of Market ("SOMA") in Fort Bonifacio, SOHO Central in the Greenfield District of Mandaluyong City, Pacific Place in Ortigas and a collection of French-inspired condominiums in Makati City called Le Triomphe, Le Domaine and Le Metropole.

Currently, the Company is developing four master-planned communities that is expected to have 23 condominium and commercial buildings with approximately 14,748 condominium and commercial units and 955 single detached homes, with a total expected GFA of 1,185,024 sq.m.

The Company's land bank for future development consists of properties in Quezon City and Batangas that cover a site area of 1,966,865 sq.m.

The Company, through Century Properties Management, Inc. ("CPMI") also engages in a wide range of property management services, from facilities management and auction services, to lease and secondary sales. Through CPMI, the Company endeavors to ensure the properties it manages maintain and improve their asset value, and are safe and secure. CPMI currently manages 51 projects with total GFA of 2,192,338 sq.m., and 80% of the projects CPMI manages were developed by third-parties. Notable third-party developed projects under management include the Asian Development Bank in Ortigas, BPI Buendia Center in Makati City, Philippine National Bank Financial Center in Pasay City, Pacific Star Building in Makati City, Makati Medical Center in Makati City and three Globe Telecom buildings in Cebu, Mandaluyong and Makati City, respectively.

Century's aim is to enhance the overall quality of life for Filipinos and foreign nationals by providing distinctive, high-quality and affordable properties. Century focuses on differentiation to drive demand, increase our margins and grow market share. In particular, Century identifies what the Company believes are the best global residential standards and adopts them to the Filipino market. CPGI believes that it has earned a reputation for pioneering new housing concepts in the Philippines. One of Century's significant contributions is the Fully-Fitted and Fully-Furnished ("FF/FF") concept, which is now an industry standard in the Philippines. We also employ a branding strategy that focuses on strategic arrangements with key global franchises to help capture and sustain consumers' awareness. To date,

CPGI has entered into agreements with Gianni Versace S.P.A., Donald Trump (through the Trump Organization) , Paris Hilton, and Missoni Homes, among others.
Century has marketed and sold to clients in more than 50 countries and, as a result, a significant portion of its residential properties are sold to Filipinos living abroad. International pre-sales accounted for approximately two-thirds of the total pre-sales, in terms of value, for each of the last three years. CPGI conduct its sales and marketing through the Company's extensive domestic and international network of 2,842 agents and brokers as of December 31, 2011.

On July 11, 2011, the Company disclosed that CPI has commenced a negotiated purchase thru a Deed of Assignment of Shares of Stock dated May 31, 2011 with EPPECI for the following acquisitions: (1) 67,096,092 common shares ("Public Sale Shares") of East Asia Power Resources Corporation (EAPRC) equivalent to 1.888% of EAPRC and (2) 284,250,000 common and preferred shares ("Private Sale Shares") of EPHE (former Parent Company of EAPRC) resulting to an indirect acquisition of equivalent to 91.695% of the total issued and outstanding capital stock of EAPRC. The purchase price for the Public and Private Sale Shares amounts to a total consideration of Php127,406,794.31 (the "Private Sale Consideration") allocated as follows: Php2,569,732.51 for the Public Sale Shares and Php124,837,061.80 for the Private Sale Shares.

Due to the aforementioned transactions and sale of securities, the Company effected a change in ownership from EPHE to CPI.

On September 26, 2011, the Company entered into a share-swap transaction with its Parent Company, CPI to subscribe for an additional 4,011,671,023 CPGI shares of stock. CPI assigned its shares in its subsidiaries to CPGI based on the aggregate book vales of CPI's shares in the subsidiaries as determined from the audited financial statements of CPMI, CCC, CCDC and CLC for the year ended July 31, 2011

Below is the Company's percentage of ownership in its Subsidiaries as of the filing of this report.

	Percentage of Ownership as of the Filing of the Report	
	Direct	Indirect
Century Communities Corporation (CCC)	100	–
Century City Development Corporation (CCDC)	100	-
Century Limitless Corporation (CLC)	100	-
Century Properties Management Inc. (CPMI)	80	–

CPGI conducts its operations through four Subsidiaries, Century Communities Corporation ("CCC"), Century Properties Management, Inc. ("CPMI"), Century City Development Corporation ("CCDC") and Century Limitless Corporation ("CLC").

Century Communities Corporation
CCC, incorporated in 1994, is focused on horizontal house and lot developments. From the conceptualization to the sellout of a project, CCC provides experienced specialists who develop and execute the right strategy to successfully market a project. CCC is currently developing Canyon Ranch, a 25-hectare house and lot development located in Carmona, Cavite.

Century City Development Corporation
CCDC, incorporated in 2006, is focused on developing mixed-use communities that contain residences, office and retail properties. CCDC is currently developing Century City, a 3.4-hectare mixed-use development along Kalayaan Avenue in Makati City.

Century Limitless Corporation
CLC, incorporated in 2008, is Century's newest brand category that focuses on developing high-quality, affordable residential projects. Projects under CLC will cater to first-time home buyers, startup families and investors seeking safe, secure and convenient homes.

Century Properties Management, Inc.
CPMI, incorporated in 1989, is one of the largest property management companies in the Philippines, as measured by total gross floor area under management. CPMI currently has 51 projects in its portfolio, covering a total gross floor area of 2,192,338 million sq.m. CPMI has been awarded 18 safety and security distinctions from the Safety Organization of the Philippines.

Placing and Subscription Transaction
On February 20, 2012, CPI closed on a Placing and Subscription Transaction wherein it sold 1,333,333,000 shares of stock in CPGI to new investors ("Placing Tranche") at a price of P1.75 per share. Concurrently, it used the gross proceeds from the Placing Tranche, totaling Two Billion Three Hundred Thirty-Three Million, Three Hundred Thirty-Two Thousand Seven Hundred Fifty (Php2,333,332,750) to re-subscribe to new 1,333,333,000 shares of stock in CPGI ("Subscription Tranche").

Additionally, the Company, together with CPI and APG Strategic Real Estate Pool N.V. (APG), a Netherlands-based pension firm, entered into a Purchase Agreement wherein CPI sold its 868,316,042 CPGI shares of stock in favor of APG. This transaction was pursuant to the convertible bond issued by CPI to APG in January 2011. Instead of converting the convertible bond into shares of CPI, APG and CPI entered into a Purchase Agreement under which APG purchased the convertible bond from CPI. The consideration consists of (i) 868,316,042 CPGI shares owned by CPI and (ii) cash consideration. As a result of such transaction, CPI retired the convertible bond concurrently with the sale of the CPGI shares to APG.

As a result of the Placing and Subscription Transaction and APG's acquisition of 868,316,042 shares of stock, the Company's public float increased from 3.0% to 27.3%. Out of the 27.3% public shares, 9.75% is beneficially owned by APG.

2. Summary of Significant Accounting Policies

Basis of Preparation
The accompanying consolidated financial statements include the financial statements of the Company and its subsidiaries (the Group). The accompanying consolidated financial statements have been prepared on a historical cost basis, except for investment properties and available-for-sale (AFS) financial assets that are measured at fair value. The consolidated financial statements are presented in Philippine Peso, the Group's functional currency. All values are rounded to the nearest peso except when otherwise indicated.

Statement of Compliance
The consolidated financial statements of the Group have been prepared in compliance with Philippine Financial Reporting Standards (PFRS).

Basis of Consolidation
The consolidated financial statements comprise the financial statements of the Group as at March 31, 2012 and December 31, 2011and for each of the three months in the period ended March 31, 2012 and 2011.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continue to be consolidated until the date when such control ceases. The financial statements of the subsidiaries are prepared for the same reporting period as the Company, using consistent accounting policies. All intra-group balances, transactions, unrealized gains and losses resulting from intra-group transactions and dividends are eliminated in full.

Non-controlling interests (NCI) represent the portion of profit or loss and net assets in subsidiaries not wholly owned and are presented separately in the consolidated statements of comprehensive income, consolidated statements of changes in equity and consolidated statements of financial position, separately from total equity attributable to owners of the Company. Losses within a subsidiary are attributed to the NCI even if that results in a deficit balance.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction. If the Group loses control over a subsidiary, it: Derecognizes the assets (including goodwill) and liabilities of the subsidiary, the carrying amount of any NCI and the cumulative translation differences, recorded in equity.

- Recognizes the fair value of the consideration received, the fair value of any investment retained and any surplus or deficit in profit or loss.
- Reclassifies the Company's share of components previously recognized in other comprehensive income to profit or loss or retained earnings, as appropriate.

Reverse acquisition involving a non-trading shell company
The share swap between CPI and the Company has been accounted for similar to a reverse acquisition of a non-trading shell company. Such transaction was accounted for in the consolidated financial statements of the legal parent as a continuation of the financial statements of the private entity (the legal subsidiary).

In accounting for such transaction, the comparative information presented in these consolidated financial statements is therefore that of the "CPI subs", not that originally presented in the previous financial statements of the legal parent (accounting acquiree, which in this case is CPGI), and also is retroactively adjusted to reflect the legal capital of CPGI.

Because these consolidated financial statements represent a continuation of the financial statements of the CPI Subsidiaries, except for its capital structure, the consolidated financial statements reflect:

a) the assets and liabilities of CPI Subs recognized and measured at their pre-share swap carrying amounts;
b) the retained earnings and other equity balances of the CPI Subs pre-share swap (i.e., not those of CPGI);
c) the total equity is that of the CPI Subs but the legal capital (common shares and APIC) would be that of CPGI;
d) any difference between (1) net assets of CPI Subs and (2) the sum of the legal capital of CPGI and the combined retained earnings of the CPI Subs, shall be accounted for as equity reserve; and
e) the income statement for the prior periods reflects that of the CPI Subs while the income statement for the current period reflects that of CPI Subs for the full period together with the post-share swap results of the Company.

Changes in Accounting Policies and Disclosures
The accounting policies adopted are consistent with those of the previous financial year, except for the adoption of the following new and amended PFRS and Philippine Interpretations of International Financial Reporting Interpretations Committee (IFRIC) which became effective beginning January 1, 2011. Except as otherwise indicated, the adoption of these new and amended standards and Philippine Interpretations did not have any significant effect on the consolidated financial statements.

- Philippine Accounting Standards (PAS) 24, *Related Party Disclosures* (Amendment) – The Amendment clarifies the definition of a related party to simplify the identification of such relationships and to eliminate inconsistencies in its application. The revised standard introduces a partial exemption of disclosure requirements for government-related entities.
- PAS 32, *Financial Instruments: Presentation* (Amendment) - *Classification of Rights Issues* – It amends the definition of a financial liability in order to classify rights issues (and certain options or warrants) as equity instruments in cases where such rights are given pro rata to all of the existing owners of the same class of an entity's non-derivative equity instruments, or to acquire a fixed number of the entity's own equity instruments for a fixed amount in any currency.
- Philippine Interpretation IFRIC 14 (Amendment) - *Prepayments of a Minimum Funding Requirement* – The Amendment provides guidance on assessing the recoverable amount of a net pension asset. The Amendment permits an entity to treat the prepayment of a minimum funding requirement as an asset.
- Philippine Interpretation IFRIC 19, *Extinguishing Financial Liabilities with Equity Instruments* – The Philippine Interpretation clarifies that equity instruments issued to a creditor to extinguish a financial liability qualify as consideration paid. The equity instruments issued are measured at their fair value. In case that this cannot be reliably measured, the instruments are measured at the fair value of the liability extinguished. Any gain or loss is recognized immediately in profit or loss.

Improvements to PFRSs 2010
The omnibus amendments to PFRSs issued in May 2010 were issued primarily with a view to removing inconsistencies and clarifying wordings. The amendments are effective for annual periods beginning January 1, 2011, except as otherwise indicated. The adoption of the following amendments resulted in changes in accounting policies but did not have impact on the financial position and performance of the Group.

- PFRS 3 (Revised), *Business Combination* – This Amendment clarifies that the Amendments to PFRS 7, *Financial Instruments:Disclosures*, PAS 32, *Financial Instruments: Presentation* and PAS 39, *Financial Instruments: Recognition and Measurement*, that eliminate the exemption for contingent consideration, do not apply to contingent consideration that arose from business combinations whose acquisition dates precede the application of PFRS 3 (as revised in 2008). It also limits the scope of the measurement choices that only the components of NCI that are present ownership interests that entitle their holders to a proportionate share of the entity's net assets, in the event of liquidation, shall be measured either at fair value or at the present ownership instruments' proportionate share of the acquiree's identifiable net assets. Other components of NCI are measured at their acquisition date fair value, unless another measurement basis is required by another PFRS.

  The Amendment also requires an entity (in a business combination) to account for the replacement of the acquiree's share-based payment transactions (whether obliged or voluntarily), i.e., split between consideration and post-combination expenses. However, if the entity replaces the acquiree's awards that expire as a consequence of the business combination, these are recognized as post-combination expenses. It further specifies the accounting for share-based payment transactions that the acquirer does not exchange for its own awards: if vested - they are part of NCI and measured at their market-based measure; if unvested - they are measured at market-based value as if granted at acquisition date, and allocated between NCI and post-combination expense.

- PFRS 7*, Financial Instruments: Disclosures* – This amendment emphasizes the interaction between quantitative and qualitative disclosures and the nature and extent of risks associated with financial instruments. The amendments to quantitative and credit risk disclosures are as follows:

a. Clarify that only financial asset whose carrying amounts do not reflect the maximum exposure to credit risk need to provide further disclosure of the amount that represents the maximum exposure to such risk.
b. Requires, for all financial assets, to disclose the financial effect of collateral held as security and other credit enhancements regarding the amount that best represents the maximum exposure to credit risk (e.g., a description of the extent to which collateral mitigates credit risk).
c. Remove the disclosure of the collateral held as security, other credit enhancements and an estimate of their fair value for financial assets that are past due but not impaired, and financial assets that are individually determined to be impaired.
d. Remove the requirement to specifically disclose financial assets renegotiated to avoid becoming past due or impaired.
e. Clarify that the additional disclosure required for financial assets obtained by taking possession of collateral or other credit enhancements are only applicable to assets still held at the reporting date.

- PAS 1, *Presentation of Financial Statements* – This Amendment clarifies that an entity will present an analysis of other comprehensive income for each component of equity, either in the consolidated statement of changes in equity or in the notes to the consolidated financial statements.

- PAS 27, *Consolidated and Separate Financial Statements* – This Amendment clarifies that the consequential amendments from PAS 27 made to PAS 21, *The Effect of Changes in Foreign Exchange Rates*, PAS 28, *Investments in Associates* and PAS 31, *Interests in Joint Ventures* apply prospectively for annual periods beginning on or after July 1, 2009 or earlier when PAS 27 is applied earlier.

- PAS 34, *Interim Financial Reporting* – This Amendment requires additional disclosures for fair values and changes in classification of financial assets, as well as changes to contingent assets and liabilities in interim condensed financial statements.

- Philippine Interpretation IFRIC 13, *Customer Loyalty Programmes* – This Amendment clarifies that when the fair value of award credits is measured based on the value of the awards for which they could be redeemed, the amount of discounts or incentives otherwise granted to customers not participating in the award credit scheme, is to be taken into account.

Future Changes in Accounting Policies
The Group will adopt the following new and amended standards and Philippine Interpretations enumerated below when these become effective. The Group does not expect the adoption of these new and amended PFRS and Philippine Interpretations to have significant impact on the consolidated financial statements.

Effective 2012
- PAS 12, *Income Taxes* (Amendment) - *Deferred Tax: Recovery of Underlying Assets* – The Amendment provides a practical solution to the problem of assessing whether recovery of an asset will be through use or sale. It introduces a presumption that recovery of the carrying amount of an asset will normally be through sale.

- PFRS 7*, Financial Instruments: Disclosures — Enhanced Derecognition Disclosure Requirements* – The amendment becomes effective for annual periods beginning on or after July 1, 2011. The amendment requires additional disclosure about financial assets that have been transferred but not derecognized to enable the user of the entity's financial statements to understand the relationship with those assets that have not been derecognized and their associated liabilities. In addition, the amendment requires disclosures about continuing involvement in derecognized assets to enable the user to evaluate the nature of, and risks associated with, the entity's continuing involvement in those derecognized assets.

Effective 2013

- PAS 1, *Financial Statement Presentation – Presentation of Items of Other Comprehensive Income* – The amendments to PAS 1 change the grouping of items presented in OCI. Items that could be reclassified (or "recycled") to profit or loss at a future point in time (for example, upon derecognition or settlement) would be presented separately from items that will never be reclassified. The amendment becomes effective for annual periods beginning on or after July 1, 2012.

- PAS 19, *Employee Benefits* (Amendment) – Amendments to PAS 19 range from fundamental changes such as removing the corridor mechanism and the concept of expected returns on plan assets to simple clarifications and rewording. The Company is currently assessing the impact of the amendment to PAS 19. The amendment becomes effective for annual periods beginning on or after January 1, 2013.
- PAS 27, *Separate Financial Statements* (as revised in 2011) – As a consequence of the new PFRS 10, *Consolidated Financial Statement* and PFRS 12, *Disclosure of Interests in Other Entities*, what remains of PAS 27 is limited to accounting for subsidiaries, jointly controlled entities, and associates in separate financial statements. The Company does not present separate financial statements. The amendment becomes effective for annual periods beginning on or after January 1, 2013.

- PAS 28, *Investments in Associates and Joint Ventures* (as revised in 2011) As a consequence of the new PFRS 11, *Joint Arrangements* and PFRS 12, PAS 28 has been renamed PAS 28, *Investments in Associates and Joint Ventures*, and describes the application of the equity method to investments in joint ventures in addition to associates. The amendment becomes effective for annual periods beginning on or after January 1, 2013.

- PFRS 7*, Financial instruments: Disclosures — Offsetting Financial Assets and Financial Liabilities* – These amendments require an entity to disclose information about rights of set-off and related arrangements (such as collateral agreements). The new disclosures are required for all recognized financial instruments that are set off in accordance with PAS 32. These disclosures also apply to recognized financial instruments that are subject to an enforceable master netting arrangement or 'similar agreement', irrespective of whether they are set-off in accordance with PAS 32. The amendments require entities to disclose, in a tabular format unless another format is more appropriate, the following minimum quantitative information. This is presented separately for financial assets and financial liabilities recognized at the end of the reporting period:

  a. The gross amounts of those recognized financial assets and recognized financial liabilities.
  b. The amounts that are set off in accordance with the criteria in PAS 32 when determining the net amounts presented in the statement of financial position;
  c. The net amounts presented in the statement of financial position;
  d. The amounts subject to an enforceable master netting arrangement or similar agreement that are not otherwise included in (b) above, including:
     i. Amounts related to recognized financial instruments that do not meet some or all of the offsetting criteria in PAS 32; and
     ii. Amounts related to financial collateral (including cash collateral); and e. The net amount after deducting the amounts in (d) from the amounts in (c) above.

  The amendments to PFRS 7 are to be retrospectively applied for annual periods beginning on or after January 1, 2013.

- PFRS 10, *Consolidated Financial Statements* – PFRS 10 replaces the portion of PAS 27, Consolidated and Separate Financial Statements that addresses the accounting for consolidated financial statements. It also includes the issues raised in SIC-12, Consolidation - Special Purpose Entities. PFRS 10 establishes a single control model that applies to all entities including special purpose entities. The changes introduced by PFRS 10 will require management to exercise significant judgment to determine which entities are controlled, and therefore, are required to be consolidated by a parent, compared with the requirements that were in PAS 27. This standard becomes effective for annual periods beginning on or after January 1, 2013

- PFRS 11, *Joint Arrangements* – PFRS 11 replaces PAS 31, *Interests in Joint Ventures* and SIC-13, *Jointly-controlled Entities -Non-monetary Contributions by Venturers*. PFRS 11 removes the option to account for jointly controlled entities (JCEs) using proportionate consolidation. Instead, JCEs that meet the definition of a joint venture must be accounted for using the equity method. This standard becomes effective for annual periods beginning on or after January 1, 2013.

- PFRS 12, *Disclosures of Interests in Other Entities* – PFRS 12 includes all of the disclosures that were previously in PAS 27 related to consolidated financial statements, as well as all of the disclosures that were previously included in PAS 31 and PAS 28. These disclosures relate to an entity's interests in subsidiaries, joint arrangements, associates and structured entities. A number of new disclosures are also required. This standard becomes effective for annual periods beginning on or after January 1, 2013.

- PFRS 13, *Fair Value Measurement* – PFRS 13 establishes a single source of guidance under PFRS for all fair value measurements. PFRS 13 does not change when an entity is required to use fair value, but rather provides guidance on how to measure fair value under PFRS when fair value is required or permitted. The Company is currently assessing the impact that this standard will have on the financial position and performance. This standard becomes effective for annual periods beginning on or after January 1, 2013.

Effective 2014

- PAS 32*, Financial Instruments: Presentation — Offsetting Financial Assets and Financial Liabilities* – These amendments to PAS 32 clarify the meaning of "currently has a legally enforceable right to set-off" and also clarify the application of the PAS 32 offsetting criteria to settlement systems (such as central clearing house systems) which apply gross settlement mechanisms that are not simultaneous. While the amendment is expected not to have any impact on the net assets of the Company, any changes in offsetting is expected to impact leverage ratios and regulatory capital requirements. The amendments to PAS 32 are to be retrospectively applied for annual periods beginning on or after January 1, 2014. The Company is currently assessing impact of the amendments to PAS 32.

Effective 2015

- PFRS 9*, Financial Instruments: Classification and Measurement* – PFRS 9, as issued in 2010, reflects the first phase on the replacement of PAS 39 and applies to classification and measurement of financial assets and financial liabilities as defined in PAS 39. The standard is effective for annual periods beginning on or after January 1, 2015. In subsequent phases, hedge accounting and impairment of financial assets will be addressed with the completion of this project expected on the first half of 2012. The adoption of the first phase of PFRS 9 will have an effect on the classification and measurement of the Group's financial assets, but will potentially have no impact on classification and measurements of financial liabilities. The Group will quantify the effect in conjunction with the other phases, when issued, to present a comprehensive picture. Philippine Interpretation IFRIC 15, *Agreement for Construction of Real Estate*, covers accounting for revenue and associated expenses by entities that undertake the construction of real estate directly or through subcontractors. The Interpretation requires that revenue on construction of real estate be recognized only upon completion, except when such contract qualifies as a construction contract to be accounted for under PAS 11, *Construction Contracts*, or involves rendering of services in which case revenue is recognized based on stage of completion. Contracts involving provision of services with the construction materials and where the risks and reward of ownership are transferred to the buyer on a continuous basis will also be accounted for based on stage of completion. The SEC and the Financial Reporting Standards Council (FRSC) have deferred the effectivity of this interpretation until the final Revenue standard is issued by International Accounting Standards Board (IASB) and an evaluation of the requirements of the final Revenue standard against the practices of the Philippine real estate industry is completed.

The adoption of the Philippine Interpretation may significantly affect the determination of the revenue from real estate sales and the corresponding costs, and the related trade receivables, deferred tax liabilities and retained earnings accounts. The Group is in the process of quantifying the impact of the adoption of this Interpretation.

3. Segment Reporting

Business segment information is reported on the basis that is used internally for evaluating segment performance and deciding how to allocate resources among operating segments. Accordingly, the segment information is reported based on the nature of service the Group is providing.

The segments where the Group operate follow:

- Real estate development - sale of high-end, upper middle-income and affordable residential lots and units and lease of residential developments under partnership agreements ·

- Property management - facilities management of the residential and corporate developments of the Group and other third party projects, including provision of technical and related consultancy services.

Segment performance is evaluated based on operating profit or loss and is measured consistently with operating profit or loss in the consolidated financial statements. Details of the Group's operating segments as of and for the period ended March 31, 2012 are as follows:

	Real estate Development	Property Management	Adjustments/ Elimination	Consolidated
Revenue				
Real estate sales and property management fee and other services	P 2,267,030,589	P 52,917,171	P -	P 2,319,947,760
Cost and expenses				
Cost of real estate sales and services	1,383,581,785	32,310,064	-	1,415,891,849
General, administrative and selling expenses	408,508,543	15,830,132	-	424,338,675
Operating income	**474,940,261**	**4,776,975**	**-**	**479,717,236**
Other income/(expenses)				
Interest and other income	158,130,249	39,647	-	158,169,896
Interest and other financing charges	(12,359,947)	(203,997)	-	(12,563,944)
Income before tax	**620,710,563**	**4,612,625**	**-**	**625,323,188**
Provision for income tax	170,390,510	1,383,788	-	171,774,297
Net income	**450,320,053**	**3,228,838**	**-**	**453,548,891**
Net income attributable to:				
Owners of the parent company	450,320,053	2,583,070	-	452,903,123
Non-controlling interest	-	645,768	-	645,768
	450,320,053	**3,228,838**	**-**	**453,548,891**

Other information

Segment assets	19,427,341,677	87,378,258	(5,662,269,682)	13,852,450,253
Deferred tax assets	399,708,416	6,429,111	-	406,137,527
Total assets	**19,827,050,093**	**93,807,369**	**(5,662,269,682)**	**14,258,587,780**
Segment liabilities	7,346,051,998	81,003,926	(1,144,092,681)	6,282,963,243
Deferred tax liabilities	1,079,201,781	-	-	1,079,201,781
Total liabilities	**8,425,253,779**	**81,003,926**	**(1,144,092,681)**	**7,362,165,024**

4. Cash and Cash Equivalents

This account consists of:

Cash on hand and in banks	P 163,974,326
Cash equivalents	1,650,420,797
	P1,814,395,123

Cash in banks earns interest at the prevailing bank deposit rates. Cash equivalents are short-term, highly liquid investments that are made for varying periods of up to three (3) months depending on the immediate cash requirements of the Group, and earn interest at the prevailing short-term rates. ranging from 0.5% to 4.0%.

5. Receivables

This account consists of:

Trade receivables	
Real estate	P3,122,129,326
Management fee	39,353,931
Auction fee and commissions	2,394,043
Receivable from employees	141,441,086
Advances to customers	7,740,113
Other receivables	318,366,557
	3,631,425,057
Allowance for impairment losses	(11,104,885)
	3,620,320,171
Noncurrent portion of real estate receivables	456,659,810
	P3,163,660,361

Real estate receivables pertain to receivables from the sale of real estate properties including residential condominium units and subdivision house and lots. These are collectible in monthly installments over a period of one to five years and bear no interest. Titles to real estate properties are not transferred to the buyer until full payment has been made.

Management fees are revenues arising from property management contracts. These are collectible on a 15- to 30-day basis depending on the terms of the service agreement.

Auction fees and commissions are revenues earned by the Group in facilitating auction of properties and in marketing real estate properties developed by third parties and affiliates. Receivable from auction fees and commissions are due within 30 days upon billing.

Advances to customers pertain to expenses paid by the Group in behalf of the customers for the taxes and other costs incurred in securing the title in the name of the customers. These receivable are billed separately to the respective buyers and are expected to be collected within one (1) year.

Receivable from employees pertain to cash advances for retitling costs, taxes and other operational and corporate-related expenses. This also includes salary and other loans granted to the employees and are recoverable through salary deductions. Other receivables are due and demandable and bear no interest.

Other receivables pertain to the amount collectible from customers related to accruals made by the Company for VAT on real estate sales. These will be collected along with the monthly installments from customers over a period of one to five years.

6. Real Estate Inventories

This account represents the real estate projects for which the Group has been granted license to sell by the Housing and Land Use Regulatory Board of the Philippines. Details of this account follow:

Condominium units	1,916,964,488
Residential house and lots	60,103,763
	1,977,068,251

The rollforward of this account follows:

At January 1	1,552,874,950
Construction costs incurred	1,670,862,317
Borrowing cost capitalized	24,249,933
Transfers	112,662,837
Cost of real estate sales	(1,383,581,785)
At March 31	**P1,977,068,251**

General borrowings were used to finance the Group’s ongoing real estate projects. The related borrowing costs were capitalized as part of real estate inventories. The capitalization rate used to determine the borrowings eligible for capitalization ranges from 7.00% to 10.00%.

Real estate inventories recognized as “Cost of real estate sales” amounted to P1,383.58 million,
Such cost of sales is derived based on the standard cost for the current reporting period.

7. Land Held for Future Development

Land held for future development consists of parcels of lot acquired by the Group for future real estate development. This account consists of:

Land held by CCDC	P1,065,345,052
Land held by CLC	128,146,919
	P1,193,491,971

8. Advances to Suppliers and Contractors

Advances to suppliers and contractors amounting to P1,900.77 million as of March 31, 2012 are recouped upon every progress billing payment depending on the percentage of accomplishment.

CENTURY PROPERTIES GROUP, INC.

9. Prepayments and Other Current Assets

This account consists of:

Deferred selling expenses	P 480,119,000
Input taxes	356,183,262
Advances to land owners	331,833,142
Tax credit certificates	10,278,508
Prepaid expenses	267,349,120
Others	18,024,459
	P1,463,787,491

Deferred selling expenses pertain to costs incurred in selling real estate projects prior to its development. These capitalized costs shall be charged to expense in the period in which the construction begins and the related revenue is recognized.

Advances to land owners represent the minimum share of the lot property owners in relation to the joint venture projects of the Group. In accordance with the respective joint venture agreements, CCC and CLC advanced these shares in significant installments throughout the term of the project. The advances shall be deducted from the proceeds of the sales and collection of the land owners' units. Management has assessed that the settlement of these advances is within one year based on the pre-selling and development activities that are currently in progress. In addition, this includes the expenses shouldered by CLC that are attributable to the land owners in accordance with the joint venture agreement, which shall also be applied to the subsequent remittance on the land owners' share in the joint venture project.

Tax credit certificates pertain to the Group's claims granted by the Bureau of Internal Revenue in relation to income and value added tax refunds.

Creditable withholding taxes are attributable to taxes withheld by third parties arising from property management fees.

Input taxes are fully realizable and will be applied against output VAT. Tax credit certificates and creditable withholding taxes will be applied against income tax payable. Prepaid expenses mostly pertain to prepayments of insurance premiums which will be applied throughout the remaining term of the related contracts. The 2011 balance includes prepayments pertaining to marketing expenses which will be expensed upon the recognition of the revenue on the related project.

10. Investment Properties

Movements in this account follow:

At January 1	P1,119,186,858
Improvements	122,292,107
Transfers to land held for future development	-
Transfers to real estate inventories	-
At March 31	**P1,241,478,964**

Investment properties with an original cost of P170.83 million represent the portions CCDC lots that are intended to be developed for commercial and retail purposes and to be subsequently leased out to third parties. The Group's investment properties are classified as shown below:

Undeveloped land	P1,060,822,134
Under construction	180,656,831
At March 31	**P1,241,478,964**

Investment properties are stated at fair value, which has been determined based on valuations performed by Cuervo Appraisers, Inc., an accredited independent valuer, as of December 31, 2011. Cuervo Appraisers, Inc. is an industry specialist in valuing these types of investment properties. The value of the land was estimated by using the Sales Comparison Approach, an approach to value that considers the sales of similar or substitute properties and related market data and establishes a value estimate by processes involving comparison.

The Group implemented changes in the business plan for certain lots of the ISMI properties previously intended for leasing purposes during the following periods:.

In 2010, one of the lots with a fair value of P427.88 million was utilized for the development of Centuria Medical Towers, a project of Centuria Medical Development Corporation, wherein the relevant units will be for sale. Such property was reclassified under the "Real estate inventories" with the latest fair value of the lot as its deemed cost.

In 2011, lots with fair value of P1,019.79 million and P339.06 million will be developed by the Group into a residential condominium building and commercial and office buildings, respectively, which will be available for sale.

Except for the change in the fair value investment properties, the Group did not earn any revenue from the use of the said real properties or incurred any direct operating expenses in relation to these investment properties.

11. Other Noncurrent Assets

This account consists of:

Rental deposits	P 13,980,435
Plan assets	2,470,118
Others	1,137,870
	P 17,588,423

Rental deposits mostly pertain to security deposits held and applied in relation to the Group's lease contracts for their administrative and sales offices. The deposits are noninterest-bearing and are recoverable through application of rentals at the end of the lease term.

12. Accounts and Other Payables

This account consists of:

Accounts payable	P1,158,664,303
Accrued expenses	274,625,551
Retention payable	34,533,699
Payable to Manila Jockey Club, Inc. (MJCI)	18,787,835
Funds held in trust	18,078,628
Other payables	59,576,830
	P1,564,266,845

Accounts payable are attributable to the construction costs incurred by the Group. These are noninterest-bearing and are normally settled on 15-to 60-day terms. Accrued expenses consist mainly of utilities, marketing costs, professional fees, communication, transportation and travel, security, insurance, representation and taxes payable.

Payable to MJCI pertains to the unremitted share of MJCI on the sales of a joint venture project with CCC. The respective payables on MJCI's share over the sold units are expected to be settled upon turn-over of the units to the buyers within the year.

Retention payables are noninterest-bearing and are normally settled on a 30-day term upon completion of the relevant contracts. Other payables consist mainly of payments received by the Group in behalf of Penta Pacific Realty Corporation (Penta Pacific) for the sales management transaction between CPMI and Penta Pacific.

13. Customers' Advances and Deposits

The Group requires buyers of residential units to pay a minimum percentage of the total selling price as deposit before a sale transaction is recognized. In relation to this, the customers' advances and deposits represent payments from buyers which have not reached the minimum required percentage. When the level of required payment is reached by the buyer, a sale is recognized and these deposits and down payments will be applied against the related installment contracts receivable.

The account also includes the excess of collections over the recognized receivables based on percentage of completion. As of March 31, 2012 customers' advances and deposits amounted to P2,996.29 million.

14. Short-term and Long-term Debt

Short-term Debt
Short-term debt consists of:

Bank loans - Philippine Peso	P	10,103,175
Trust receipts		28,369,909
	P	**38,473,084**

Trust receipts (TRs) are obtained for the purchase of construction materials for CCDC's projects with fixed interest rate of 8.5% per annum payable monthly in arrears and full payment of principal balance is at maturity of one year with option to prepay.

Bank loans, consisting of two (2) short-term promissory notes (PN) amounting to P5.00 million each, were obtained in 2009 from a local bank for CPMI's additional working capital requirements. These were renewed by CPMI in 2012 for the same terms and rates of interest. Each PN has a term of one (1) year, the full payment of which is to be made at maturity date at a fixed interest rate of 6.74% per annum (p.a.) each.

Long-term Debt
Long-term debt consists of:

Subsidiaries:	
Payable under CTS financing	P 967,329,879
Bank loan - Philippine Peso	300,000,000
Car loan financing	1,636,687
	1,268,966,565
Less current portion	(748,948,026)
	P 519,757,592

Payable under CTS financing
CCDC entered into various purchase agreements through facilities obtained from financial institutions whereby CCDC assigns, with recourse, its receivables from buyers covered by CTS. CCDC retains the assigned receivables in the “Trade receivables” account and records the proceeds from these sales as “Long-term debt”. These bear an interest rate of 4% plus PDSTF and 10% per annum. In addition to the customers’ post-dated checks, securities held by the bank for the related loans include a parcel of land held by CCDC having a carrying value of P133.35 million as of March 31, 2012.

Bank loan – Philippine Peso
In 2010 and 2009, CCDC obtained a peso-denominated loan from a local bank amounting to P95.00 million and P55.00 million, respectively, with a term of forty-eight (48) months at a fixed interest rate of 8.5% per annum. Principal repayment is scheduled until the end of the third year, with the remaining balance to be paid in full upon maturity. The loan is secured by a parcel of land held by the Group having a carrying value of P137.87 million and fair value of P696.81 million as of March 31, 2012. These bank loans contain negative covenant that the Group’s payment of dividend is subject to certain financial ratios.

Car loan financing
In 2011 and 2010, the Group, through CCDC and CPMI, entered into bank financing agreement for installment payments of its transportation equipments amounting to P4.69 million and P6.21 million, respectively. The said assets were acquired under a joint financing plan between the Group and its managerial level employees and are capitalized and depreciated over their EUL of five years. The same transportation equipments are held on chattel mortgage by the bank as security. The loan, which bears interest ranging from 12.21% to 12.88% and payable within (5) years, amounted to P0.94 million as of March 31, 2012.

In 2010, CLC obtained a car loan from a local bank amounting to P0.85 million and bears interest at 17.30% per annum payable in (2) years, to finance the acquired transportation equipment. As of March 31, 2012, outstanding balance of this loan amounted to P0.10 million.

Interest Expense
Interest expense recognized during the three months ended March 31, 2012 for the short-term and long-term debts amounted to P22.84 million.

15. **Equity**

Capital Stock
The details of the Company’s common shares follow:

Authorized shares	10,000,000,000
Par value per share	P0.53
Issued and subscribed shares	8,899,724,027

On February 09, 2000, the Company was listed with the Philippine Stock Exchange with a total of 3,554,720,004 common shares, issued, paid and outstanding out of the authorized capital stock of 6,000,000,000 shares. The offering of the shares was at P1.00 per share. As of March 31, 2012, there are 478 holders of the Company’s common stock.

On August 17, 2011, the Company’s BOD approved the increase in authorized capital stock of the Company from P6,000.00 million divided into 6,000,000,000 shares to P10,000.00 million divided into 10,000,000,000 shares with par value of P1.00 per share.

On October 27, 2011, the Company’s application for increase in authorized common stock was approved by the SEC.

Share swap

On October 27, 2011, CPI subscribed to 4,011,671,023 shares of CPGI at a subscription price of P1.00 per share for a total of P4,011.67 million which is equivalent to the aggregate book value of CPI's shares in CPI subs as of July 31, 2011. This resulted to an increase in the capital stock account of the Company amounting to P4,011.67 million. Also on the same date, the net assets of CPGI were consolidated amounting to P1.75 million.

Additional paid-in capital
On May 24, 2011, EPHE and EPPECI agreed to condone, release and waive all claims against the Company. The condoned payable to stockholders amounting to a total of P105.59 million was recognized as additional paid-in capital.

Retained earnings
Retained earnings include the accumulated equity in undistributed net earnings of consolidated subsidiaries amounting to P773.94 million as of March 31, 2012.

Quasi-reorganization
On August 17, 2011, the Company's BOD approved the equity restructuring of the Company as follows:

a) the balance of additional paid-in capital amounting to P2,875.76 million to be applied against the Company's deficit balance;
b) decrease in the par value of the Company's common shares from P1.00 per share to P0.53 per share; and;
c) the resulting additional paid-in capital from the reduction in the par value of the common shares to be applied against the Company's deficit balance.

On October 28, 2011, the SEC approved the Company's capital restructuring. The table below summarizes the effects of the equity restructuring in the stand alone financial statements of the Company:

	Before the restructuring	Adjustments (a)	Adjustments (b)	Adjustments (c)	After the restructuring
Capital stock	P 3,554,720,004	P 4,011,671,023	(P 3,556,203,786)	P -	P 4,010,187,241
Additional paid-in capital	2,875,763,624	-	P 3,556,203,786	(6,428,731,956)	3,253,454
Deficit	(6,428,731,956)	-	-	6,428,731,956	-
	P 1,751,672	P 4,011,671,023	P -	P -	P 4,013,422,695

(a) Subscription of 4,011,671,023 common shares by CPI.
(b) Decrease in the par value of the Company's common shares from P1.00 per share to P0.53 per share.
(c) Application of the additional paid-in capital against the Company's deficit balance.

As part of the above capital restructuring, the Company applied the balance of additional paid-in capital amounting P6,428.73 million against equity reserves at the consolidated level.

Placing and Subscription Transaction
On February 20, 2012, CPI closed on a Placing and Subscription Transaction wherein it sold 1,333,333,000 shares of stock in CPGI to new investors ("Placing Tranche") at a price of P1.75 per share. Concurrently, it used the gross proceeds from the Placing Tranche, totaling Two Billion Three Hundred Thirty-Three Million, Three Hundred Thirty-Two Thousand Seven Hundred Fifty (Php2,333,332,750) to re-subscribe to new 1,333,333,000 shares of stock in CPGI ("Subscription Tranche").

Capital management
The primary objective of the Group's capital management is to ensure that it maintains a strong and healthy consolidated statement of financial position to support its current business operations and drive its expansion and growth in the future.

The Group maintains its current capital structure, and will make adjustments, if necessary, in order to generate a reasonable level of returns to shareholders over the long term. No changes were made in the objectives, policies or processes during the first quarter of 2012. Equity, which the Group considers as capital, pertains to the equity attributable to equity holders of the Company excluding equity reserve and loss on AFS financial assets amounting to a total of P6,893.86 million as of March 31, 2012.

The Group is not subject to externally imposed capital requirements.

16. Events After the Reporting Date

On April13, 2012, the Board of Directors of CPGI declared its dividend distribution amounting to Php89,449,496 from its unrestricted retained earnings as of December 31, 2011 to stockholders on record date April 27, 2012.

MANAGEMENT DISCUSSION AND ANALYSIS OF FINANCIAL CONDITION AND RESULTS OF OPERTAIONS

Results of operations covering 1st Quarter of 2012 vs 1st Quarter of 2011

Revenues

Real Estate

The Group recorded revenue from real estate sales amounting to P2,267.03 million for the three months ended March 31, 2012, an increase of 118.9% from P1,035.81 million in same period last year. This increase was due primarily to significant construction accomplishments of The Gramercy Residences, The Knightsbridge Residences, The Milano Residences, Centuria Medial Building, and the Rio, Santorini and St. Tropez Buildings in Azure Urban Resort Residences, as well as Niagara Building of Acqua Private Residences.

The Group account for real estate revenue from completed housing and condominium units and lots using the full accrual method. The Group uses the percentage of completion method, on a unit by unit basis, to recognize income from sales where the Group has material obligations under the sales contract to complete after the property is sold. Under this method, revenue is recognize as the related obligations are fulfilled, measured principally in relation to actual costs incurred to date over the total estimated costs. The Group requires payment of 20% to 60% of the total contract price, depending on the type of property being purchased, and buyers are given the duration of the construction period to complete such payment.

- Real estate revenue of Century City buildings increased by 79.5% to P1,460.20 million in the three months ended March 31, 2012 from P813.62 million for the period ended March 31, 2011. This was primarily attributable to the increase in the overall completion of Knightsbridge, Milano and Centuria's sold inventories. Century City buildings cater to the middle income and luxury segment of the market.

- Real estate revenue of Azure buildings increased by 831.4% to P723.06 million in the three months ended March 31, 2012 from P77.63 million for the period ended March 31, 2011. This was primarily attributable to the increase in the overall completion of Rio, Santorini and St. Tropez Buildings' sold inventories. Azure caters to the affordable segment of the market.

- The Company also started recognizing real estate revenue from Acqua buildings. During the period, the Company recognized P55.87 million of revenue from Niagara building's sold inventories. Acqua caters to the middle income segment of the market.

- Real estate revenue of Canyon Ranch Project decreased by 80.7% to P27.90 million in the three months ended March 31, 2012 from P144.55 million for the period ended March 31, 2011. This was primarily due more units completed in first quarter of 2011 than in first quarter of 2012. Canyon Ranch Project caters to the middle income segment of the market.

Interest and Other Income
Interest and other income increased by 317.6% to P158.17 million in the three months ended March 31, 2012 from P37.87 million for the period ended March 31, 2011. This increase was due primarily to non-cash accretion of unamortized discounts reflecting increased sales in the period and the increase in cumulative sales from prior periods.

Property management fee and other services
Property management fee and other services increased by 7.8% to P52.92 million in the three months ended March 31, 2012 from P49.10 million for the period ended March 31, 2011. This increase was primarily due to management fee rate escalations for some of the projects under management ranging from 5% to 10%. The number of buildings under management as of March 31, 2012 is 51.

Costs and Expenses
Cost and expenses increased by 92.0% to P1,852.79 million in the three months ended March 31, 2012 from P964.75 million for the period ended March 31, 2011.

- Cost of real estate sales increased by 91.5% from P722.42 million in the three months ended March 31, 2011 to P1,383.58 million in the period ended March 31, 2012. This was primarily due to the corresponding growth in revenue from real estate sales.

- Cost of services decreased by 5.7% to P32.31 million in the three months ended March 31, 2012 from P34.26 million in the period ended March 31, 2011. This was primarily due to non-recurring expenses incurred during the first quarter of 2011.

- General, administrative and selling expenses increased by 111.1% to P424.34 million in the three months ended March 31, 2012 from P200.98 million in the period ended March 31, 2011. The increase was primarily due to amortization of deferred marketing expenses of launched projects with no percentage-of-completion as of March 31, 2011 and those incurred by the projects during the period ended March 31, 2012.

- Interest and other financing charges increased by 77.5% to P12.56 million in the three months ended March 31, 2012 from P7.08 million in the period ended March 31, 2011. This was primarily due to new project level debt raised during the period.

Provision for Income Tax
Provision for income tax increased by 261.4% to P171.77 million in the three months ended March 31, 2012 from P47.52 million in the period ended March 31, 2011. The increase was primarily due to collections on new sales during the period as well as from amortization of accounts sold in previous periods.

Net Income
As a result of the foregoing, net income increased by 310.4% to P453.55 million in the three months ended March 31, 2012 from P110.51 million in the period ended March 31, 2011.

Financial Condition as of March 31, 2012 vs December 31, 2011

Total assets as of March 31, 2012 were P14,258.59 million compared to P10,029.31 million as of December 31, 2011, or a 42.2% increase. This was due to the following:

- Cash and cash equivalents including short term and long-term cash investments increased by P1,447.80 million from P366.59 million as of December 31, 2011 to P1,814.40 million as of March 31, 2012 primarily due to receipt of proceeds from the Placing and Subscription Transaction and customers' advances and deposits.

- Receivables increased by 83.3% from P1,974.60 million to P3,620.32 million due to the revenue recognized during for the period.

- During the period ended March 31, 2012, Real estate inventories increased by 27.3% from P1,552.87 million to P1,977.07 million due to project development and transfer of cost of land for three Acqua buildings previously classified as land held for future development.

- Property and equipment increased by 6.6% from P192.27 million to P205.01 million due to acquisitions made during the period.

Total liabilities as of March 31, 2012 were P7,362.17 million compared to P5,697.65 million as of December 31, 2011, or a 27.0% increase. This was due to the following:

- Accounts and other payables increased by 61.5% from P968.47 million as of December 31, 2011 to P1,564.27 million as of March 31, 2012 due to accruals made at the end of the period.

- Customers' advances and deposits increased by 9.7% from P2,730.58 million to P2,996.29 million representing collections from customers which do not meet the revenue recognition criteria as of end of the period.

- Short-term and long-term debt representing the sold portion of the Company's installment contracts receivables with recourse, increased by 48.1% from P882.55 million as of December 31, 2011 to P1,307.18 million as of March 31, 2012 due to draw down or availments made during the period.

- Liabilities for purchased land decreased by 6.3% from P85.19 million as of December 31, 2011 to P79.85 million as of March 31, 2012 due to payments made during the period.

- Income tax payable increased by 36.1% from P148.96 million as of December 31, 2011 to P202.79 million as of March 31, 2012 primarily due to higher taxable income for the period.

Total stockholder's equity net increased by 59.2% to P6,896.42 million as of March 31, 2012 from P4,331.67 million as of December 31, 2011 due to issuance of new shares and the net income recorded for the three months ended March 31, 2012.

Other Financial Data	As of and for the three months ended March 31	
	2012	2011
Return on Assets (annualized)	14.9%	5.0%
Return on Equity (annualized)	32.3%	12.1%
EBIT	637.9	165.1
EBITDA	645.0	169.4
Total Debt	1,307.2	882.5
Net Debt	NM	515.9
Gross Profit from Real Estate Sales Margin	41.7%	31.5%
Net Income Margin	18.3%	9.8%
Net debt-to-equity ratio	NM	0.1x
Debt-to-EBITDA ratio (annualized)	0.5x	1.3x
Net debt-to-EBITDA ratio (annualized)	NM	0.8x

Notes:

(1) Return on assets is calculated by dividing net income for the period on an annualized basis by average total assets (beginning plus end of the period divided by two).

(2) Return on equity is calculated by dividing net income for the period on an annualized basis by average total equity (beginning plus end of the period divided by two).

(3) EBIT is calculated as net income after adding back interest expense and provision for income tax. EBITDA is calculated as net income after adding back interest expense, depreciation and amortization and provision for income tax.

(4) Net debt is calculated as total debt less cash and cash equivalents as of the end of the period.

(5) Gross profit from real estate sales margin is calculated as the sum of real estate sales and accretion of unamortized discount (which we record under interest and other income), less the cost of real estate sales, as a percentage of the sum of real estate sales and accretion of unamortized discount, for the period.

(6) Net margin is calculated as net income as a percentage of revenue for the period.

(7) Net debt-to-equity ratio is calculated as net debt divided by total equity as of the end of the period.

(8) Debt-to-EBITDA ratio is calculated as total debt as of the end of the period divided by EBITDA for the period calculated on an annualized basis.

(9) Net debt to EBITDA ratio is calculated as net debt as of the end of the period divided by EBITDA for the period calculated on an annualized basis.

Material Changes to the Company's Balance Sheet as of March 31, 2012 compared to December 31, 2011 (increase/decrease of 5% or more)

Cash and cash equivalents including short term and long-term cash investments increased by P1,447.80 million from P366.59 million as of December 31, 2011 to P1,814.40 million as of March 31, 2012 primarily due to receipt of proceeds from the Placing and Subscription Transaction and customers' advances and deposits.

Receivables increased by 83.3% from P1,974.60 million to P3,620.32 million due to the revenue recognized during for the period.

During the period ended March 31, 2012, Real estate inventories increased by 27.3% from P1,552.87 million to P1,977.07 million due to project development and transfer of cost of land for three Acqua buildings previously classified as land held for future development.

Advances to suppliers and contractors decreased by 17.4% from P2,300.11 million as of December 31, 2011 to P1,900.77 million as of March 31, 2012 primarily due to recoupment of down payments and advances made by the Group to its suppliers and contractors at the end of the period.

Prepayments and other current assets increased by 73.8% from P842.25 million to P1,463.79 million due to deferral of certain marketing expenses of newly launched projects with no percentage-of-completion as of March 31, 2012.

Property and equipment increased by 6.6% from P192.27 million to P205.01 million due to acquisitions made during the period.

Intangible assets – net decreased by 5.8% from P2.73 million to P2.57 million due to amortization recognized during the period.

Accounts and other payables increased by 61.5% from P968.47 million as of December 31, 2011 to P1,564.27 million as of March 31, 2012 due to accruals made at the end of the period.

Customers' advances and deposits increased by 9.7% from P2,730.58 million to P2,996.29 million representing collections from customers which do not meet the revenue recognition criteria as of end of the period.

Short-term and long-term debt representing the sold portion of the Company's installment contracts receivables with recourse, increased by 48.1% from P882.55 million as of December 31, 2011 to P1,307.18 million as of March 31, 2012 due to draw down or availments made during the period.

Liabilities for purchased land decreased by 6.3% from P85.19 million as of December 31, 2011 to P79.85 million as of March 31, 2012 due to payments made during the period.

Income tax payable increased by 36.1% from P148.96 million as of December 31, 2011 to P202.79 million as of March 31, 2012 primarily due to higher taxable income for the period.

Total stockholder's equity net increased by 59.2% to P6,896.42 million as of March 31, 2012 from P4,331.67 million as of December 31, 2011 due to issuance of new shares and the net income recorded for the three months ended March 31, 2012.

Material Changes to the Company's Statement of income for the year ended December 31, 2011 compared to the year ended December 31, 2010 (increase/decrease of 5% or more)

Real estate sales, posted an increase of 118.9% from P1,035.81 million in same period last year. This increase was due primarily to significant construction accomplishments of The Gramercy Residences, The Knightsbridge Residences, The Milano Residences, Centuria Medial Building, and the Rio, Santorini and St. Tropez Buildings in Azure Urban Resort Residences, as well as Niagara Building of Acqua Private Residences.

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Interest and other financing charges increased by 77.5% to P12.56 million in the three months ended March 31, 2012 from P7.08 million in the period ended March 31, 2011. This was primarily due to new project level debt raised during the period.

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CENTURY
PROPERTIES GROUP, INC.

PART II--OTHER INFORMATION

There are no other information concerning the Company and its subsidiaries that needs to be disclosed in this report, except those already discussed herein and in the accompanying financial statements or reported in an SEC Form 17-C previously filed.

SIGNATURES

Pursuant to the requirements of the Securities Regulation Code, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

CENTURY PROPERTIES GROUP INC.
By:

RAMON S. VILLANUEVA III
VP Comptroller

JOSE CARLO R. ANTONIO
Chief Financial Officer