

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): **February 11, 2022**
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: **21st Floor, Pacific Star Building, Sen. Gil Puyat Avenue corner Makati Avenue, Makati City**
8. Issuer's telephone number, including area code: **(632) 7-793-8905**
9. Former name or former address, if changed since last report: n/a
10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA:

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
<u>Common Shares</u>	<u>11,599,600,690 Common Shares</u>
<u>Preferred Shares</u>	<u>100,123,000 Treasury Shares</u>
	<u>30,000,000</u>

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, February 11, 2022, a press release entitled:

CENTURY PROPERTIES GROUP SETS RATE FOR 5-YEAR BOND

Attached is the Press Release for reference.

The forward-looking statements contained in the press release are based upon what management of the Company believes are reasonable assumptions. There can be no assurance that forward-looking statements will prove to be accurate, as actual results and future events could differ materially from those anticipated in such statements. The Company undertakes to update such forward-looking statements if circumstances or management's estimates or opinions should change.

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

SIGNATURES

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

CENTURY PROPERTIES GROUP INC.

By:



ATTY. ISABELITA CHING SALES
Chief Information and Compliance Officer

FOR IMMEDIATE RELEASE

Contact:

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CENTURY PROPERTIES GROUP SETS RATE FOR 5-YEAR BOND

Century Properties Group, Inc. (PSE: CPG) has set the rate for its up to P3 billion, 5-year fixed rate bond at 5.7524% per annum. “We are happy with the strong capital markets condition allowing us to price the issuance at the tighter end of the range of our indicative spread” said Ponciano S. Carreon, Jr., CPG’s Chief Finance Officer.

This first tranche of CPG’s P6 billion Debt Securities Program under shelf registration with the Securities and Exchange Commission (SEC) will have a base issue size of P2 billion with an oversubscription option of up to P1 billion and shall mature 5 years from listing or in the year 2027. The bonds are expected to be listed and traded through the Philippine Dealing & Exchange Corp. (PDEX) on February 24, 2022.

A total of P1 billion from the proceeds will fund capital expenditures for the horizontal affordable housing developments of PHirst Park Homes, Inc. (PPHI), a joint venture with Mitsubishi Corporation.

The balance of the bond proceeds will be earmarked for partial debt refinancing and other general corporate purposes.

“This marks the fourth capital markets transaction of CPG, and we expect this offering to be very well received by a broad range of investors. We are honored to be a reliable partner of the CPG group in achieving its growth ambitions,” said Ryan Martin L. Tapia, President of China Bank Capital Corporation, the Sole Issue Manager, Sole Lead Underwriter and Sole Bookrunner for the Offer.

As of September 2021, CPG’s PPHI unit launched three new projects with total expected revenue of P2.9 billion—strategically located in General Trias, Cavite; Baliwag, Bulacan; and Tayabas, Quezon. These are in addition to PPHI’s current masterplanned communities located in Tanza, Cavite; Lipa, Batangas; San Pablo, Laguna; Pandi, Bulacan; Calamba, Laguna; Nasugbu, Batangas; and Magalang, Pampanga. The Naic, Cavite project was launched in December 2021, which brings the total masterplanned communities successfully launched by PPHI to 11.

“We are greatly encouraged with the capital markets confidence in CPG and with the continued preference of first-home buyers for our PPHI projects” said CPG President and CEO Jose Marco R. Antonio. For this year, we will be launching four new masterplanned communities to serve the strong demand for quality affordable homes,” Antonio further said.

The public offer period for CPG’s bond offering will commence on February 14, 2022 and end on February 18, 2022.#