

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): **July 10, 2023**
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: **35th Floor Century Diamond Tower, Century City, Kalayaan Avenue, Makati City 1200**
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>	11,599,600,690 <u>Common Shares</u>
<u>Preferred Shares</u>	100,123,000 <u>Treasury Shares</u> 30,000,000

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, July 10, 2023, a press release entitled:

CENTURY PROPERTIES FULLY REDEEMS P3 BILLION PREFERRED SHARES

Attached is the Press Release for reference.

Any 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:

Henry C. Barrameda: +63 9989902030; henry.barrameda@century-properties.com

CENTURY PROPERTIES FULLY REDEEMS P3 BILLION PREFERRED SHARES

Century Properties Group, Inc. (“CPG”) fully redeemed on July 10, 2023 its P3 billion Cumulative, Non-Voting, Non-Convertible, Non-Participating, Redeemable Peso-denominated Preferred Shares (“Preferred Shares” or “CPGP”) issued by the Company and listed on the Philippine Stock Exchange (“PSE”) on January 10, 2020.

The Company’s Board of Directors approved the optional redemption of CPGP in its special board meeting last May 12, 2023. The Preferred Shares were redeemed at its redemption price of One Hundred Pesos (Php100.00) per share, pursuant to the terms set out in the Prospectus dated December 12, 2019.

“The full redemption of the Preferred Shares is part of our strategic program that is anchored on prudent financial management and debt reduction with the goal of strengthening our balance sheet to support our growth expansion,” said Ponciano S. Carreon, Jr., CPG’s Chief Finance Officer. We continue to see an active and liquid domestic capital markets and we intend to tap the same if needed for our capital funding purposes, Carreon added.”

CPG’s outstanding total debt as of the end of December 2022 was down to P17.3 billion, from P18.4 billion the previous year due to repayment of P1.1 billion short-term and long-term debt.

In April 2022, CPG also redeemed its P3 billion fixed-rate retail bonds.#