

**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): **August 17, 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: **35<sup>th</sup> 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
<b><u>Common Shares</u></b>	<b>11,599,600,690 <u>Common Shares</u></b>
<b><u>Preferred Shares</u></b>	<b>100,123,000 <u>Treasury Shares</u></b> <b>30,000,000</b>

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, August 17, 2023, a press release entitled:

**CENTURY PROPERTIES H1 2023 REVENUE POSTS 27% GROWTH TO P6.7 B**

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](mailto:henry.barrameda@century-properties.com)**CENTURY PROPERTIES H1 2023 REVENUE POSTS 27% GROWTH TO P6.7 B**

Century Properties Group (CPG), headed by its Executive Chairman and Founder Amb. Jose E.B. Antonio, announced a sustained growth in its consolidated revenues for the first semester of 2023 (H1 2023) which reached P6.7 billion, 27% higher compared to P5.3 billion in the same period in 2022 (H1 2022).

The revenue growth for H1 2023 was driven by the strong contribution of CPG's First-Home Residential Brand (PHirst) amounting to P3.5 billion or 52% of CPG's consolidated revenues, an expansion from its 48% share amounting to P2.6 billion in H1 2022. The remainder of the revenues for H1 2023 came from In-City Vertical Developments, Commercial Leasing and Property Management segments which contributed P2.4 billion, P670 million and P217 million, respectively.

"The demand for quality and strategically located first homes have proven to be resilient and even stronger and CPG was well-prepared to serve this market with its First-Home Brand. We are aiming to maintain this growth trajectory as we launch new projects," said Marco R. Antonio, CPG's President and CEO.

In 2022, PHirst broadened its offerings as it entered new market segments under new product brands: PHirst Sights Bay for socialized and economic segments, PHirst Editions Batulao catering to the mid-income market, and PHirst Centrale Hermosa—a mixed-use township encompassing residential (Impressions), commercial (Fairgrounds), and retail (Boroughs) establishments. This expansion significantly widened PHirst's price point offerings, ranging from P580,000 to P8 Million, and thus effectively tackling the complete spectrum of the country's housing backlog.



PHirst continues to grow its core affordable product line (P1.5 - P3.5 million). In the first quarter of 2023, PHirst unveiled its maiden development in the province of Nueva Ecija via PHirst Park Homes Gapan. This was followed in the second quarter by the opening of PHirst Impressions Batulao in Nasugbu, Batangas. Plans are in place to add two additional projects in the second half of 2023, which includes PHirst's pilot venture in the Visayas Region. Collectively, these will bring PHirst's portfolio to twenty (20) active projects, on its way to achieving the programmed nationwide presence.

Antonio further stated, "We are taking a very calculated stance in managing our leasing portfolio and high-rise vertical residential developments aligned with our view of a moderate and gradual growth for this segment of the industry."

CPG's total EBITDA also notably increased by 26% to P1.5 billion in H1 2023 from P1.2 billion in H1 2022. This can be attributed mainly to high-margin projects and improved operating efficiencies. The gross profit margin for H1 2023 remained healthy at 43%, also higher than 41% in H1 2022.

CPG's net income after tax for H1 2023 increased by 20% to P656 million from P548 million in H1 2022.

"Our financial and operating results for the first half of the year are comparable if not better than the pre-pandemic levels which puts us in a very good position to pursue opportunities in this growing and robust segment of the industry through organic growth, acquisitions or consolidation," said Ponciano S. Carreon, Jr., CPG's Treasurer and Chief Finance Officer. #