

**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): **November 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: **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, November 10, 2023, a press release entitled:

**Century Properties Group's 9M 2023 revenue rises to P9.7 B**  
***First-Home business segment buoys 10% revenue growth***

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



Media contact: Joba Botana +63917-8045622; [joba.botana@century-properties.com](mailto:joba.botana@century-properties.com)

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## **Century Properties Group's 9M 2023 revenue rises to P9.7 B** ***First-Home business segment buoys 10% revenue growth***

Century Properties Group Inc. (PSE: CPG) maintained a solid performance in the first nine months of 2023 (9M 2023) as it recorded consolidated revenues at P9.7 billion, up 10% from P8.7 billion in the same period last year (9M 2022).

The higher revenues for 9M 2023 were anchored on the steady rise in the contribution of PHirst Park Homes, CPG's First-Home segment amounting to P5.3 billion or 55% of total revenues, an increase of 28% from P4.2 billion in 9M 2022. CPG's In-City Vertical Developments and Commercial Leasing segments contributed 30% or P2.9 billion and 10% or P1 billion, respectively. The remainder came from its Property Management segment which contributed P376 million.

"The economic recovery of the country and growing demand of Filipinos for quality and affordable first homes translated into a strong sales take-up for PHirst, CPG's first-home platform and has put CPG on track to surpass its pre-pandemic performance despite the persisting headwinds," explained Ponciano S. Carreon, Jr., Chief Finance Officer of CPG.

The company's earnings before interest, taxes, depreciation, and amortization (EBITDA) for 9M 2023 surged by 30% to P2.5 billion from P1.9 billion in the same period last year as a result of the higher contribution from the high-margin First-Home segment and improved operating efficiencies of the other business segments. The company also posted a healthy gross profit margin for 9M 2023 of 45%, higher than 41% in 9M 2022.

CPG's net income after tax for 9M 2023 reached P1.3 billion, a 13% growth from P1.1 billion in 9M 2022.

"We remain resolutely dedicated to our role in nation-building, diligently addressing the aspirations of Filipinos for high-quality, affordable, and strategically positioned homes. As we forge ahead, we will intensify our business efforts to meet the soaring demand in this sector,



driven by the unmet housing backlog in our nation," stated Marco R. Antonio, President and CEO of CPG.

CPG previously announced its board approval to acquire Mitsubishi Corporation's stake in PHirst Park Homes, Inc., paving the way for the company to gain full ownership. The planned acquisition has already received the green light from the Philippine Competition Commission in August. -##-