C O V E R   S H E E T

for

AUDITED FINANCIAL STATEMENTS

SEC Registration Number

0	0	0	0	0	6	0	5	6	6	

C O M P A N Y   N A M E

CENTURY PROPERTIES GROUP INC.

PRINCIPAL OFFICE *(No. / Street / Barangay / City / Town / Province)*

35/F CENTURY DIAMOND TOWER, CENTURY CITY, KALAYAAN AVE. COR. SALAMANCA ST., POBLACION, MAKATI CITY

Form Type	Department requiring the report	Secondary License Type, If Applicable
AAPFS	SEC	N/A

C O M P A N Y   I N F O R M A T I O N

Company's Email Address	Company's Telephone Number	Mobile Number
cpgi@century-properties.com	(02)7793-5541	N/A

No. of Stockholders	Annual Meeting (Month / Day)	Fiscal Year (Month / Day)
496	6/27	12/31

CONTACT PERSON INFORMATION

The designated contact person ***MUST*** be an Officer of the Corporation

Name of Contact Person	Email Address	Telephone Number/s	Mobile Number
Isabelita C. Sales	cpgi@century-properties.com	N/A	0995-5734010

CONTACT PERSON's ADDRESS

35/F Century Diamond Tower, Century City, Kalayaan Avenue, cor. Salamanca St., Poblacion Makati City

NOTE 1 : *In case of death, resignation or cessation of office of the officer designated as contact person, such incident shall be reported to the Commission within thirty (30) calendar days from the occurrence thereof with information and complete contact details of the new contact person designated.*

2 : *All Boxes must be properly and completely filled-up. Failure to do so shall cause the delay in updating the corporation's records with the Commission and/or non-receipt of Notice of Deficiencies. Further, non-receipt of Notice of Deficiencies shall not excuse the corporation from liability for its deficiencies.*

STATEMENT OF MANAGEMENT'S RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

The management of **Century Properties Group Inc.** is responsible for the preparation and fair presentation of the financial statements including the schedules attached therein for the years ended December 31, 2023 and 2022, in accordance with the prescribed financial reporting framework indicated therein, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or to cease operations, or has no realistic alternative but to do so.

The Board of Directors is responsible for overseeing the Company's financial reporting process.

The Board of Directors reviews and approves the financial statements including the schedules attached therein, and submits the same to the stockholders or members.

SyCip Gorres Velayo & Co., the independent auditor appointed by the stockholders, has audited the financial statements of the company in accordance with Philippine Standards on Auditing, and in its report to the stockholders or members, has expressed its opinion on the fairness of presentation upon completion of such audit.

JOSE EDUARDO B. ANTONIO
Chairman of the Board

JOSE MARCO R. ANTONIO
President and CEO

PONCIANO S. CARREON JR.
Treasurer and CFO

SUBCRIBED AND SWORN to before me this ______day of ______ 20____ APR 0 8 2024 affiants exhibiting to me their competent evidence of identity, as follows:

Name	Competent Evidence of Identity	Expiry Date	Place Issued
Jose Eduardo B. Antonio	OSCA No. 94590	-	-
Jose Marco R. Antonio	Passport no. P2695556B	31-Jul-29	DFA, Manila
Ponciano S. Carreon Jr.	PRC Reg. no. 0092320	26-Jan-25	-

Doc. No. 31 :
Page No. 8 :
Book No. 1 :
Series of 2024

HORACIO A BAGO
Appointment No. M-282
Notary Public for Makati City
Until December 2025
23rd Floor Century Diamond Tower, Century City
Kalayaan Avenue cor., Salamanca Street,
Barangay Poblacion Makati City
Roll of Attorneys No. 63670
IBP No. Lifetime Member No. 013489
PTR No.10109462MN, 01,26,2024/ Makati City
MCLE Compliance No. VII-0021291 valid until April 14, 2025.

SGV
Building a better working world

SyCip Gorres Velayo & Co.
6760 Ayala Avenue
1226 Makati City
Philippines

Tel: (632) 8891 0307
Fax: (632) 8819 0872
ey.com/ph

INDEPENDENT AUDITOR'S REPORT

The Stockholders and the Board of Directors
Century Properties Group Inc.
35/F Century Diamond Tower, Century City
Kalayaan Ave. cor Salamanca St.
Poblacion, Makati City

Report on the Audit of the Parent Company Financial Statements

Opinion

We have audited the parent company financial statements of Century Properties Group, Inc. (the Parent Company), which comprise the parent company statements of financial position as at December 31, 2023 and 2022, and the parent company statements of comprehensive income, parent company statements of changes in equity and parent company statements of cash flows for the years ended December 31, 2023 and December 31, 2022, and notes to the parent company financial statements, including material accounting policy information.

In our opinion, the accompanying parent company financial statements as at December 31, 2023 and 2022 are prepared in all material respects, in accordance with the Philippine Financial Reporting Standards (PFRSs), as modified by the application of the financial reporting reliefs issued and approved by the Securities and Exchange Commission (SEC), as described in Note 2 to the parent company financial statements.

Basis for Opinion

We conducted our audits in accordance with Philippine Standards on Auditing (PSAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Parent Company Financial Statements* section of our report. We are independent of the Parent Company in accordance with the Code of Ethics for Professional Accountants in the Philippines (Code of Ethics) together with the ethical requirements that are relevant to our audit of the parent company financial statements in the Philippines, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Emphasis of Matter

We draw attention to Note 2 to the financial statements which indicates that the financial statements have been prepared in accordance with PFRSs, as modified by the application of the financial reporting reliefs issued and approved by the SEC in response to the COVID-19 pandemic. The impact of the application of the financial reporting reliefs on the 2023 financial statements are discussed in detail in Note 2. Our opinion is not modified in respect of this matter.

Responsibilities of Management and Those Charged with Governance for the Parent Company Financial Statements

Management is responsible for the preparation and fair presentation of the parent company financial statements in accordance with PFRSs, as modified by the application of financial reporting reliefs issued and approved by the SEC as described in Note 2 to the parent company financial statements, and for such internal control as management determines is necessary to enable the preparation of parent company financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the parent company financial statements, management is responsible for assessing the Parent Company's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Parent Company or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Parent Company's financial reporting process.

Auditor's Responsibilities for the Audit of the Parent Company Financial Statements

Our objectives are to obtain reasonable assurance about whether the parent company financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with PSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these parent company financial statements.

As part of an audit in accordance with PSAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the parent company financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Parent Company's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Parent Company's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the parent company financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Parent Company to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the parent company financial statements, including the disclosures, and whether the parent company financial statements represent the underlying transactions and events in accordance with PFRSs, as modified by the application of financial reporting reliefs issued and approved by the SEC, as described in Note 2 to the parent company financial statements.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

Report on the Supplementary Information Required Under Revenue Regulations 15-2010

Our audits were conducted for the purpose of forming an opinion on the basic financial statements taken as a whole. The supplementary information required under Revenue Regulations 15-2010 in Note 21 to the parent company financial statements is presented for purposes of filing with the Bureau of Internal Revenue and is not a required part of the basic financial statements. Such information is the responsibility of the management of the Parent Company. The information has been subjected to the auditing procedures applied in our audit of the basic financial statements. In our opinion, the information is fairly stated, in all material respects, in relation to the basic financial statements taken as a whole.

The engagement partner on the audit resulting in this auditor's report is Ma. Emilita L. Villanueva.

SYCIP GORRES VELAYO & CO.

Ma. Emilita L. Villanueva

Ma. Emilita L. Villanueva
Partner
CPA Certificate No. 95198
Tax Identification No. 176-158-478
BOA/PRC Reg. No. 0001, August 25, 2021, valid until April 15, 2024
BIR Accreditation No. 08-001998-141-2021, November 10, 2021, valid until November 9, 2024
PTR No. 10082036, January 6, 2024, Makati City

April 4, 2024

CENTURY PROPERTIES GROUP INC.
(A Subsidiary of Century Properties Inc.)

PARENT COMPANY STATEMENTS OF FINANCIAL POSITION

	December 31	
	2023	2022
ASSETS		
Current Assets		
Cash and cash equivalents (Note 4)	**₱266,891,941**	₱253,570,816
Receivables (Note 6)	**488,231,615**	840,802,858
Due from related parties (Note 14)	**12,391,569,935**	11,044,627,403
Other current assets (Note 7)	**33,407,962**	10,231,738
Total Current Assets	**13,180,101,453**	12,149,232,815
Noncurrent Assets		
Investments in subsidiaries (Note 8)	**10,116,320,225**	8,678,320,225
Property and equipment	**843,465**	265,996
Deferred tax assets - net (Note 15)	**–**	10,590,006
Other noncurrent assets (Note 7)	**17,816,361**	20,066,865
Total Noncurrent Assets	**10,134,980,051**	8,709,243,092
TOTAL ASSETS	**₱23,315,081,504**	₱20,858,475,907
LIABILITIES AND EQUITY		
Current Liabilities		
Trade and other payables (Note 9)	**₱118,508,551**	₱104,261,593
Short-term debt (Note 10)	**721,000,000**	–
Current portion of long-term debt (Note 10)	**157,800,000**	–
Current portion of bonds payable (Note 11)	**3,000,000,000**	–
Due to related parties (Note 14)	**2,871,606,190**	2,626,534,357
Income tax payable	**–**	116,120
Total Current Liabilities	**6,868,914,741**	2,730,912,070
Noncurrent Liabilities		
Noncurrent portion of long-term debt (Note 10)	**1,315,923,771**	–
Noncurrent portion of bonds payable (Note 11)	**5,877,437,104**	5,917,253,923
Pension liabilities (Note 16)	**143,360,124**	125,106,099
Deferred tax liabilities - net (Note 15)	**6,364,427**	–
Deferred output tax payable	**2,833,458**	2,833,458
Total Noncurrent Liabilities	**7,345,918,884**	6,045,193,480
Total Liabilities	**14,214,833,625**	8,776,105,550
Equity (Note 17)		
Common stock - ₱0.53 par value		
Authorized - 15,000,000,000 shares		
Issued - 11,699,723,690 shares	**6,200,853,553**	6,200,853,553
Preferred stock - ₱0.53 par value		
Authorized - 3,000,000,000 shares		
Issued - 30,000,000 shares	**15,900,000**	15,900,000
Additional paid-in capital	**5,524,776,889**	5,524,776,889
Treasury shares - 100,123,000 common shares and 30,000,000 preferred shares in 2023 and 100,123,000 common shares in 2022	**(3,109,674,749)**	(109,674,749)
Retained earnings	**396,592,069**	372,890,612
Remeasurement gain on defined benefit plan	**71,800,117**	77,624,052
Total Equity	**9,100,247,879**	12,082,370,357
TOTAL LIABILITIES AND EQUITY	**₱23,315,081,504**	₱20,858,475,907

See accompanying Notes to Parent Company Financial Statements.

CENTURY PROPERTIES GROUP INC.
(A Subsidiary of Century Properties Inc.)

PARENT COMPANY STATEMENTS OF COMPREHENSIVE INCOME

	Years Ended December 31	
	2023	2022
INCOME		
Dividend income (Notes 6 and 8)	**₱983,910,065**	₱615,608,831
Interest income (Notes 4 and 5)	**44,572,142**	30,902,308
	1,028,482,207	646,511,139
EXPENSES		
Salaries, wages and employee benefits	**194,145,563**	143,072,881
Entertainment, amusement and recreation	**49,771,614**	74,480,069
Professional fees	**14,294,052**	11,335,156
Taxes and licenses	**12,110,189**	2,446,254
Marketing and promotions	**4,000,558**	9,399,088
Depreciation and amortization	**3,343,210**	79,567
Supplies	**608,842**	1,447,773
Rent	–	4,212,917
Loss on write-off of investment in and advances to a joint venture (Notes 6 and 7)	–	3,055,000
Miscellaneous (Note 12)	**4,355,934**	56,143,420
	282,629,962	305,672,125
OTHER EXPENSES		
Foreign exchange loss	**(86,591)**	(204,961)
Interest and other financing charges (Notes 10, 11 and 13)	**(525,272,813)**	(508,253,373)
Others (Note 14)	**75,712,641**	24,302,347
	(449,646,763)	(484,155,987)
INCOME (LOSS) BEFORE INCOME TAX	**296,205,482**	(143,316,973)
PROVISION FOR INCOME TAX (Note 15)	**31,262,617**	5,422,776
NET INCOME (LOSS)	**264,942,865**	(148,739,749)
OTHER COMPREHENSIVE INCOME (LOSS)	**(5,823,935)**	24,134,473
TOTAL COMPREHENSIVE INCOME (LOSS)	**₱259,118,930**	(₱124,605,276)
Basic/diluted earnings per share	**₱0.01**	(₱0.03)
Dividends per share	**₱0.01**	(₱0.03)

See accompanying Notes to Parent Company Financial Statements.

CENTURY PROPERTIES GROUP INC.
(A Subsidiary of Century Properties Inc.)

PARENT COMPANY STATEMENTS OF CHANGES IN EQUITY
FOR THE YEARS ENDED DECEMBER 31, 2023 AND 2022

	Capital stock (Note 17)						
	Common stock	**Preferred stock**	**Additional paid-in capital**	**Treasury shares** (Note 17)	**Remeasurement Gain on Defined Benefit Plan** (Note 16)	**Retained earnings** (Note 17)	**Total**
Balances at January 1, 2022	₱6,200,853,553	₱15,900,000	₱5,524,776,889	(₱109,674,749)	₱53,489,579	₱723,161,361	₱12,408,506,633
Net loss	–	–	–	–	–	(148,739,749)	(148,739,749)
Other comprehensive income	–	–	–	–	24,134,473	–	24,134,473
Cash dividends declared (Note 17)	–	–	–	–	–	(201,531,000)	(201,531,000)
Balances at December 31, 2022	**6,200,853,553**	**15,900,000**	**5,524,776,889**	**(109,674,749)**	**77,624,052**	**372,890,612**	**12,082,370,357**
Net income	–	–	–	–	–	264,942,865	264,942,863
Other comprehensive income	–	–	–	–	(5,823,935)	–	(5,823,935)
Cash dividends declared (Note 17)	–	–	–	–	–	(241,241,408)	(241,241,408)
Redemption of preferred shares	–	–	–	(3,000,000,000)	–	–	(3,000,000,000)
Balances at December 31, 2023	**₱6,200,853,553**	**₱15,900,000**	**₱5,524,776,889**	**(₱3,109,674,749)**	**₱71,800,117**	**₱396,592,069**	**₱9,100,247,879**

See accompanying Notes to Parent Company Financial Statements.

CENTURY PROPERTIES GROUP INC.
(A Subsidiary of Century Properties, Inc.)

PARENT COMPANY STATEMENTS OF CASH FLOWS

	Years Ended December 31	
	2023	2022
CASH FLOWS FROM OPERATING ACTIVITIES		
Income (loss) before income tax	**₱296,205,482**	(₱143,316,973)
Adjustments for:		
Interest and other expense (Notes 10, 11 and 13)	**525,359,404**	508,253,373
Retirement expense (Note 16)	**14,397,701**	13,832,912
Depreciation and amortization (Note 7)	**3,343,210**	79,567
Loss on write-off of investment in and advances to a joint venture	–	3,055,000
Dividend income (Notes 6 and 8)	**(983,910,065)**	(615,608,831)
Interest income (Notes 4 and 5)	**(44,572,142)**	(30,902,308)
Operating losses before changes in working capital	**(189,176,410)**	(264,607,260)
Increase (decrease) in:		
Receivables	**48,675,657**	(391,249,360)
Other assets	**(4,122,271)**	(3,036,138)
Increase (decrease) in:		
Increase in trade and other payables	**64,629,708**	(20,083,760)
Deferred output tax payable	–	2,833,458
Net cash used in operations	**(79,993,316)**	(676,143,060)
Dividends received (Notes 6 and 8)	**1,287,805,651**	685,608,831
Interest received (Notes 4 and 5)	**44,572,142**	30,902,308
Retirement benefits paid (Note 16)	**(2,700,974)**	–
Interest and other financing charges paid	**(482,197,026)**	(498,412,821)
Income tax paid	**(12,482,993)**	(6,180,157)
Net cash from (used in) operating activities	**755,003,484**	(464,224,899)
CASH FLOWS FROM INVESTING ACTIVITIES		
Advances to related parties (Note 14)	**(1,348,150,480)**	(1,126,000,558)
Proceeds from Short-term investments (Note 5)	–	1,008,690,571
Payments for:		
Additions to investment in subsidiaries (Note 8)	**(1,438,000,000)**	(480,312,500)
Additions to property and equipment	**(745,429)**	(316,963)
Net cash used in investing activities	**(2,786,895,909)**	(597,939,450)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from:		
Issuance of bonds payable (Note 11)	**3,000,000,000**	3,000,000,000
Short-term debt (Note 10)	**807,000,000**	–
Long-term debt (Note 10)	**1,500,000,000**	–
Advances from related parties (Note 14)	**245,071,833**	2,359,440,634
Payments for:		
Short-term debt (Note 10)	**(86,000,000)**	–
Redemption of Preferred Shares (Note 17)	**(3,000,000,000)**	–
Long-term debt (Note 10)	–	(2,206,666,665)
Bonds payable (Note 11)	–	(3,000,000,000)
Dividends for common stockholders (Note 17)	**(140,475,908)**	–
Dividends for preferred stockholders (Note 17)	**(151,148,250)**	(201,499,252)
Deferred financing costs (Notes 7, 10 and 11)	**(129,234,125)**	(37,886,148)
Net cash provided by (used in) financing activities	**2,045,213,550**	(86,611,431)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	**13,321,125**	(1,148,775,780)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	**253,570,816**	1,402,346,596
CASH AND CASH EQUIVALENTS AT END OF YEAR (Note 4)	**₱266,891,941**	₱253,570,816

See accompanying Notes to Parent Company Financial Statements.

NOTES TO PARENT COMPANY FINANCIAL STATEMENTS

1. Corporate Information

Century Properties Group Inc. (CPGI or the Parent Company), a publicly-listed company, was incorporated and registered with the Philippine Securities and Exchange Commission (SEC) on May 6, 1975. The Parent Company is a 68.22%-owned subsidiary of Century Properties Inc. (the Ultimate Parent or CPI) and the rest by the public. The Parent Company is primarily engaged in the development and construction of residential and commercial real estate projects.

The registered office address of the Parent Company is 35/F Century Diamond Tower, Century City, Kalayaan Ave. cor Salamanca St., Poblacion, Makati City.

The parent company financial statements as at and for the years ended December 31, 2023 and 2022 were approved and authorized for issue by the Board of Directors (BOD) on April 4, 2024.

2. Material Accounting Policies

Basis of Preparation
The parent company financial statements have been prepared using the historical cost basis. The parent company financial statements are presented in Philippine Peso (₱), which is also the Parent Company's functional currency. All values are rounded to the nearest ₱, unless otherwise indicated.

Statement of Compliance
The financial statements of the Parent Company have been prepared in accordance with the Philippine Financial Reporting Standards (PFRS), as modified by the application of the financial reporting reliefs issued and approved by the Securities and Exchange Commission (SEC) under Memorandum Circular No. 34-2020 in response to COVID-19 pandemic:

a. Assessing if the transaction price includes a significant financing component discussed in Philippine Interpretations Committee (PIC) Questions and Answers (Q&A) No. 2018-12-D;
b. Treatment of land in the determination of percentage of completion (POC) discussed in PIC Q&A No. 2018-12-E; and,
c. Application of International Financial Reporting Interpretations Committee (IFRIC) Agenda Decision on Over Time Transfer of Constructed Goods (PAS 23, *Borrowing Cost*).

These accounting pronouncements address the issues of PFRS 15, *Revenue from Contracts with Customers*, affecting the real estate industry:

- *Deferral of the following provisions of Philippine Interpretations Committee (PIC) Q&A 2018-12, PFRS 15 Implementation Issues Affecting the Real Estate Industry*

  a. Assessing if the transaction price includes a significant financing component (as amended by PIC Q&A 2020-04);
  b. Treatment of land in the determination of the percentage-of-completion (POC); and
  c. IFRIC Agenda Decision on Over Time Transfer of Constructed Goods (PAS 23, *Borrowing Cost*)

The parent company financial statements also include the availment of relief under SEC Memorandum Circular No. 4-2020 to defer the adoption of IFRIC Agenda Decision on Over Time Transfers of Constructed Goods under PAS 23, *Borrowing Cost* (the IFRIC Agenda Decision on Borrowing Cost) until December 31, 2020.

In December 2020, the SEC issued Memorandum Circular No. 34-2020, allowing the further deferral of the adoption of provisions (a) and (b) above of PIC Q&A 2018-12 and the IFRIC Agenda Decision on Borrowing Cost, for another three (3) years or until December 31, 2023.

The details and the impact of the adoption of the above financial reporting reliefs are discussed in the section below under Changes in Accounting Policies and Disclosures.

PFRSs include Philippine Financial Reporting Standards, Philippine Accounting Standards (PAS) and interpretations issued by PIC.

The Parent Company also prepares and issues consolidated financial statements presented in compliance with PFRS, as modified by the application of the financial reporting reliefs issued and approved by the Securities and Exchange Commission (SEC) under Memorandum Circular No. 34-2020 in response to COVID-19 pandemic. The consolidated financial statements can be obtained in the Parent Company's registered address.

<u>Adoption of New and Amended Accounting Standards and Interpretations</u>
The accounting policies adopted in the preparation of the parent company financial statements are consistent with those followed in the preparation of the Parent Company's annual financial statements as at and for the year ended December 31, 2022, except for the following new standards and amendments effective as at January 1, 2023. The Parent Company has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

- Amendments to PAS 1 and PFRS Practice Statement 2, *Disclosure of Accounting Policies*

  The amendments provide guidance and examples to help entities apply materiality judgements to accounting policy disclosures. The amendments aim to help entities provide accounting policy disclosures that are more useful by:

  - Replacing the requirement for entities to disclose their 'significant' accounting policies with a requirement to disclose their 'material' accounting policies, and
  - adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures

  The amendments to the Practice Statement provide non-mandatory guidance. Meanwhile, the amendments to PAS 1 are effective for annual periods beginning on or after January 1, 2023. Early application is permitted as long as this fact is disclosed.

  The amendments have had an impact on the Parent Company's disclosures of accounting policies, but not on the measurement, recognition or presentation of any items in the parent company financial statements.

- Amendments to PAS 12, *Deferred Tax related to Assets and Liabilities arising from a Single Transaction*
- Amendments to PAS 8, *Definition of Accounting Estimates*
- Amendments to PAS 12, *International Tax Reform – Pillar Two Model Rules*

Standards Issued but not yet Effective

Pronouncements issued but not yet effective are listed below. The Parent Company intends to adopt the following pronouncements when they become effective. Adoption of these pronouncements is not expected to have a significant impact on the parent company financial statements unless otherwise indicated.

Effective beginning on or after January 1, 2024

- Amendments to PAS 1, *Classification of Liabilities as Current or Non-current*
- Amendments to PFRS 16, *Lease Liability in a Sale and Leaseback*
- Amendments to PAS 7 and PFRS 7, *Disclosures: Supplier Finance Arrangements*

Effective beginning on or after January 1, 2025

- PFRS 17, *Insurance Contracts*
- Amendments to PAS 21, *Lack of exchangeability*

Deferred effectivity

- Amendments to PFRS 10, *Consolidated Financial Statements*, and PAS 28, *Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

Current versus Noncurrent Classification

The Parent Company presents assets and liabilities in the parent company statement of financial position based on current/noncurrent classification.

An asset is current when it is:

- Expected to be realized or intended to be sold or consumed in normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realized within twelve months after the reporting period; or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least twelve months after the reporting period.

All other assets are classified as noncurrent.

A liability is current when:

- It is expected to be settled in normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within twelve months after the reporting period; or
- There is no unconditional right to defer the settlement of the liability for at least twelve months after the reporting period.

All other liabilities are classified as noncurrent.

Financial Instruments

Financial assets

Initial recognition, Classification and Measurement
At initial recognition, financial assets are classified and measured at amortized cost, fair value through other comprehensive income (FVOCI), and fair value through profit or loss (FVTPL).

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Parent Company's business model for managing them. Except for trade receivables that do not contain a significant financing component, the Parent Company initially measures a financial asset at its fair value plus, in the case of a financial asset not at FVTPL, transaction costs. Trade receivables that do not contain a significant financing component or for which the Parent Company has applied the practical expedient are measured at the transaction price determined under PFRS 15.

The Parent Company's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

For a financial asset to be classified and measured at amortized cost or FVOCI, it needs to give rise to cash flows that are 'solely payments of principal and interest (SPPI)' on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market-place (regular way trades) are recognized on the trade date, i.e., the date that the Parent Company commits to purchase or sell the asset.

Subsequent measurement of financial assets
For purposes of subsequent measurement, financial assets are classified in four categories:

- Financial assets at amortized cost (debt instruments);
- Financial assets at FVTPL
- Financial assets at FVOCI, where cumulative gains or losses previously recognized are reclassified to profit or loss
- Financial assets designated at FVOCI, where cumulative gains or losses previously recognized are not reclassified to profit or loss

Financial assets at amortized cost
Financial assets at amortized cost are initially recognized at fair value plus directly attributable transaction costs and subsequently measured using the effective interest (EIR) method, less any impairment in value. Gains and losses are recognized in profit or loss when the asset is derecognized, modified or impaired.

As of December 31, 2023 and 2022, the Parent Company's financial assets at amortized cost include "Cash and cash equivalents", "Receivables" (excluding other receivables), rental deposits under "Other current assets" and "Due from related parties"

Financial liabilities

Initial recognition, Classification and Measurement
Financial liabilities are classified, at initial recognition, as financial liabilities at FVPL, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Directly attributable transaction costs are documentary stamp tax, underwriting and selling fees, regulatory filing fee and other fees.

Subsequent measurement
The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at FVTPL
The Parent Company has no financial liability as at FVTPL.

Loans and borrowings
This is the category most relevant to the Parent Company. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process.

Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the statement of comprehensive income.

As of December 31, 2023 and 2022, the Parent Company's financial liabilities at amortized cost includes "Accounts and other payables" (excluding customer's advances and statutory liabilities), "Due to related parties", "Short-term debt", Long-term debt" and "Bonds Payable.

Impairment of Financial Assets
The Parent Company recognizes an allowance for expected credit losses (ECLs) for all debt instruments not held at FVTPL. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Parent Company expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognized in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

Financial assets are credit-impaired when one or more events that have a detrimental impact on the estimated future cash flows of those financial assets have occurred. For these credit exposures, lifetime ECLs are also recognized and interest revenue is calculated by applying the credit-adjusted EIR to the amortized cost of the financial asset.

The Parent Company applies a simplified approach in calculating ECLs. Therefore, the Parent Company does not track changes in credit risk, but instead recognizes a loss allowance based on lifetime ECLs at each reporting date. The Parent Company's ECLs are recognized using the general approach wherein the Parent Company tracks changes in credit risk and recognizes a loss allowance based on either a 12-month or lifetime ECLs at each reporting date.

At each reporting date, the Parent Company assesses whether there has been a significant increase in credit risk for financial assets since initial recognition by comparing the risk of default occurring over the expected life between the reporting date and the date of initial recognition. The Parent Company considers reasonable and supportable information that is relevant and available without undue cost or effort for this purpose. This includes quantitative and qualitative information and forward-looking analysis.

Exposures that have not deteriorated significantly since origination, or where the deterioration remains within the Parent Company's investment grade criteria are considered to have a low credit risk. The provision for credit losses for these financial assets is based on a 12-month ECL. The low credit risk exemption has been applied on debt investments that meet the investment grade criteria of the Parent Company from the time of origination.

The Parent Company considers that there has been a significant increase in credit risk when contractual payments are more than 90 days past due.

For "Cash and cash equivalents", "Short-term Investments" and "Due from related parties" the Parent Company' applies the low credit risk simplification. The probability of default and loss given defaults are publicly available and are considered to be low credit risk investments. It is the Parent Company's policy to measure ECLs on such instruments on a 12-month basis. However, when there has been a significant increase in credit risk since origination, the allowance will be based on the lifetime ECL. The Parent Company uses the ratings from Standard and Poor's (S&P), Moody's and Fitch, as applicable, to determine whether the debt instrument has significantly increased in credit risk and to estimate ECLs.

Derecognition of Financial Assets and Liabilities

Financial assets

A financial asset (or, where applicable a part of a financial asset or part of a group of similar financial assets) is derecognized when:

- the rights to receive cash flows from the asset have expired;
- the Parent Company retains the right to receive cash flows from the asset, but has assumed an obligation to pay them in full without material delay to a third party under a 'pass-through' arrangement; or
- the Parent Company has transferred its rights to receive cash flows from the asset and either (a) has transferred substantially all the risks and rewards of the asset, or (b) has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

When the Parent Company has transferred its rights to receive cash flows from an asset or has entered into a pass-through arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all the risks and rewards of the asset, nor transferred control of the asset, the Parent Company continues to recognize the transferred asset to the extent of its continuing involvement. In that case, the Parent Company also recognizes an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Parent Company has retained.

Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Parent Company could be required to repay.

Financial liabilities
A financial liability is derecognized when the obligation under the financial liability is discharged or cancelled or has expired. Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing financial liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new financial liability, and the difference in the respective carrying amounts is recognized in the statement of comprehensive income.

Write-off
The Parent Company writes off a financial asset, in whole or in part, when the asset is considered uncollectible, it has exhausted all practical recovery efforts and has concluded that it has no reasonable expectations of recovering the financial asset in its entirety or a portion thereof.

Offsetting Financial Instruments
Financial assets and financial liabilities are offset, and the net amount reported in the parent company statement of financial position if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the asset and settle the liability simultaneously. The Parent Company assesses that it has a currently enforceable right of offset if the right is not contingent on a future event, and is legally enforceable in the normal course of business, event of default, and event of insolvency or bankruptcy of the Parent Company and all of the counterparties.

Intangible Assets
Intangible assets acquired separately are measured on initial recognition at cost. Following initial recognition, intangible assets are carried at cost less any accumulated amortization and any accumulated impairment losses.

As of December 31, 2023, and 2022, the Parent Company's intangible assets pertain to software licenses and trademark, which are amortized over five years using the straight-line method. The amortization expense on computer software is recognized in the expense category in the parent company statement of income consistent with its function.

Impairment of Nonfinancial Assets

The Parent Company assesses at each reporting date whether there is an indication that its nonfinancial assets (e.g., investments in subsidiaries and other assets) may be impaired. If any such indication exists, or when an annual impairment testing for an asset is required, the Parent Company makes an estimate of the asset's recoverable amount. An asset's recoverable amount is the higher of an asset's or cash generating unit's fair value less cost to sell and its value in use and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or group of assets. Where the carrying amount of an asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

An assessment is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If such indication exists, the Parent Company makes an estimate of recoverable amount. A previously recognized impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognized. If that is the case, the carrying amount of the asset is increased to its recoverable amount. That increased amount cannot exceed the carrying amount that would have been determined, net of depreciation, had no impairment loss been recognized for the asset in prior years. Such reversal is recognized in the profit or loss. After such reversal, the depreciation charge is adjusted in future periods to allocate the asset's revised carrying amount, less any residual value, on a systematic basis over its remaining useful life.

Equity

Common stock, Preferred stock and Additional paid-in capital

The Parent Company records common stock and preferred stock at par value and additional paid-in capital in excess of the total contributions received over the aggregate par value of the equity share. Incremental costs incurred directly attributable to the issuance of new shares are shown in equity as a deduction from proceeds, net of tax.

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Retained earnings

Retained earnings represent accumulated earnings of the Parent Company less dividends declared, if any.

Treasury shares

Treasury shares are own equity instruments which are reacquired and are recognized at cost and deducted from equity. No gain or loss is recognized in profit or loss on the purchase, sale, issue or cancellation of the Parent Company's own equity instruments. Any difference between the carrying amount and the consideration, if reissued, is recognized in additional paid-in capital. Voting rights related to treasury shares are nullified for the Parent Company and no dividends are allocated to them respectively. When the shares are retired, the capital stock account is reduced by its par value and the excess of cost over par value upon retirement is debited to additional paid-in capital when the shares were issued and to retained earnings for the remaining balance.

Revenue Recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Parent Company and the revenue can be reliably measured. The following specific recognition criteria must also be met before revenue is recognized:

Dividend income
Revenue is recognized at a point in time when the Parent Company's right to receive payment is established.

Interest income
Interest income is recognized as it accrues taking into account the effective yield on the asset.

Other income
Other income is recognized at a point in time when there are incidental economic benefits, other than the usual business operations, that will flow to the Parent Company and that can be measured reliably.

Expenses
Expenses are recognized when incurred.

Income Taxes
Current tax
Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted or substantively enacted as of reporting date.

Deferred tax
Deferred tax is provided, using the balance sheet method, on all temporary differences, with certain exceptions, at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognized for all taxable temporary differences, including asset revaluations. Deferred tax assets are recognized for all deductible temporary differences, carry forward benefit of unused net operating loss carryover (NOLCO), and excess of minimum corporate income tax (MCIT) over regular corporate income tax (RCIT), to the extent that it is probable that sufficient taxable income will be available against which the deductible temporary differences and the carry forward of unused NOLCO and MCIT can be utilized. Deferred tax, however, is not recognized on temporary differences that arise from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting income nor taxable income.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable income will be available to allow all or part of the deferred tax asset to be utilized. Unrecognized deferred tax assets are reassessed at each reporting date and are recognized to the extent that it has become probable that future taxable income will allow the deferred tax asset to be recovered.

Deferred tax assets and liabilities are measured at the tax rate that is expected to apply in the year when the asset is realized or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted as of the reporting date.

Events After the Reporting Date
Post year-end events up to the date of auditor's report that provide additional information about the Parent Company's position at the reporting date (adjusting events) are reflected in the parent company financial statements. Post year-end events that are not adjusting events are disclosed in the notes to parent company financial statements when material.

3. Significant Accounting Judgments and Use of Estimates

The preparation of the parent company financial statements in compliance with PFRSs requires the Parent Company to make judgments and estimates that affect the amounts reported in the parent company financial statements and notes. The judgments, estimates and assumptions used in the accompanying parent company financial statements are based upon management's evaluation of relevant facts and circumstances as of the date of the parent company financial statements. Future events may occur which will cause the judgments and assumptions used in arriving at the estimates to change. The effects of any change in judgments and estimates are reflected in the parent company financial statements as they become reasonably determinable.

Judgments and estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Judgment

In the process of applying the Parent Company's accounting policies, management has made the following judgment, apart from those involving estimations, which have the most significant effect on the amounts recognized in the parent company financial statements:

Determining impairment indicators of nonfinancial assets

The Parent Company assesses impairment on nonfinancial assets whenever events or changes in circumstances indicate that the carrying amount of an asset may not be recoverable. The factors that the Parent Company considers important which could trigger an impairment review include the following:

- Significant underperformance relative to expected historical or projected future operating results;
- Significant changes in the manner of use of the acquired assets or the strategy for overall business; and
- Significant negative industry or economic trends.

The Parent Company determined that there were no indicators which could trigger an impairment review in 2023 and 2022, hence, no impairment loss was recognized in both years.

Classification of due from related parties

The Parent Company classified due from related parties as current assets even if there have been minimal movement in respect of collections of these receivables. The Parent Company believes based on its discussion with the counterparties that these receivables will finally be settled within 12 months. These receivables amounted to ₱12,391.57 million and ₱11,044.63 million as of December 31, 2023 and 2022, respectively (see Note 15).

Estimates

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Recognition of deferred tax assets

The Parent Company reviews the carrying amounts of deferred tax assets at each reporting date and reduces the amounts to the extent that it is no longer probable that sufficient taxable income will be available to allow all or part of the deferred tax assets to be utilized. Significant judgment is required to determine the amount of deferred tax assets that can be recognized based upon the likely timing and level of future taxable income together with future planning strategies. The Parent Company assessed its projected performance in determining the sufficiency of the future taxable income. As of December 31, 2023 and 2022, The Parent Company's unrecognized and recognized deferred tax assets as of December 31, 2023 and 2022 are disclosed in Note 15.

Evaluation of impairment of financial assets The Parent Company uses a provision matrix to calculate ECLs for cash and cash equivalents, short-term investments, receivables, due from related parties, and rental deposits. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns. The Parent Company incorporates forward-looking information into both its assessment of whether the credit risk of an instrument has increased significantly since its initial recognition and its measurement of ECL.

The provision matrix is initially based on the Parent Company's historical observed default rates. The Parent Company will calibrate the matrix to adjust the historical credit loss experience with forward-looking information such as inflation and GDP growth rates. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analyzed.

The Parent Company defines a financial instrument as "in default" when a customer is more than 90 days past due on its contractual obligations. However, in certain cases, the Parent Company may also consider a financial asset to be "in default" when internal or external information indicates that the Parent Company is unlikely to receive the outstanding contractual amounts in full. An instrument is considered to be no longer in default (i.e., to have cured) when it no longer meets any of the default criteria.

The assessment of the correlation between historical observed default rates, forecast economic conditions (inflation and interest rates) and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Parent Company's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future.

4. Cash and Cash Equivalents

This account consists of:

	2023	2022
Cash in banks	**₱238,096,764**	₱31,484,116
Cash equivalents	**28,795,177**	222,086,700
	₱266,891,941	₱253,570,816

Cash in banks earn interest at the respective 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 Parent Company and earn interest at the prevailing short-term rates ranging from 0.05% to 4.60% in 2023 and 0.05% to 4.60% in 2022.

Interest income earned on cash and cash equivalents amounted to ₱44.57 million and ₱10.26 million in 2023 and 2022, respectively.

5. Short-term Investments

In 2022 the Parent Company's short-term investments, which include money market placements exceeding 3 months but less than one year from 2021, matured.

The short-term investments earn interest income at prevailing short-term rate of 0.90% to% 2.125%. Interest income in 2022 amounted to ₱20.65 million.

6. Receivables

This account consists of:

	2023	2022
Notes receivable	**₱362,000,000**	₱400,000,000
Dividends receivable (Note 8)	**116,104,414**	420,000,000
Accrued interest receivable	**39,658**	11,623,643
Receivables from employees	**9,130,492**	8,490,565
Others	**957,051**	688,650
	₱488,231,615	₱840,802,858

Notes receivable pertain to the intercompany loans extended by the Parent Company to its subsidiaries. These bear interest ranging from 7.50% to 8.50% in 2023 and 2022 and are due and demandable (see Note 14).

Dividends receivable pertains to cash dividend declaration from subsidiaries as follows (see Note 8):

	2023	2022
Century City Development II Corporation (CCDCII)	**₱80,000,000**	₱400,000,000
Century Properties Management Inc. (CPMI)	**36,104,414**	20,000,000
	₱116,104,414	₱420,000,000

Accrued interest receivable pertains to interest earned from money market placements under cash and cash equivalents and interest from on-loan agreement with subsidiaries (see Note 14).

Dividend receivables and other receivables are due within one year and bear no interest.

No allowance for expected credit losses on receivables was recognized as of December 31, 2023 and 2022.

7. Other Current and Noncurrent Assets

This account consists of:

	2023	2022
Deferred financing cost	**₱19,978,704**	₱–
Input taxes	**13,083,214**	10,231,738
Creditable withholding tax (CWT)	**346,044**	–
	₱33,407,962	₱10,231,738

Intangible assets	**₱14,981,838**	₱18,157,093
Others	**2,834,523**	1,909,772
	₱17,816,361	₱20,066,865

Deferred financing cost pertains to direct costs incurred and paid by the Parent Company for the public offering of preferred shares prior to issuance in 2024. The bonds relating to these costs were issued on February 24, 2024.

Intangible assets consist of application software licenses acquired by the Parent Company. Amortization recognized from the intangible asset amounted to ₱3.18 million and ₱0.03 million in 2023 and 2022, respectively, and is presented under the "Depreciation and amortization" account in the parent company statements of comprehensive income.

Others consists mostly of rental deposits which will be held and applied in relation to the Parent Company's contracts for its administrative offices. The deposits are noninterest-bearing and are recoverable through application of rentals at the end of the lease term.

8. Investments in Subsidiaries

The following are the Parent Company's subsidiaries as of December 31, 2023 and 2022, which were all incorporated in the Philippines, and the related amounts of investment and percentages of ownership:

	% of Ownership		**Amounts**		
	2023	2022	**2023**	2022	Nature of Business
Century City Development Corporation (CCDC)*	**100%**	100%	**₱3,616,291,142**	₱3,616,291,142	Development and sale of
CLC	**100%**	100%	**1,010,628,235**	1,010,628,235	condominiums
CCDC II*	**40%**	40%	**1,903,836,708**	1,903,836,708	
PHirst Park Homes, Inc. (PPHI)	**100%**	60%	**3,425,500,000**	1,987,500,000	Leasing of office spaces
Century Communities Corporation (CCC)	**100%**	100%	**126,771,700**	126,771,700	Development and sale of residential house and
Century Properties Management Inc. (CPMI)	**100%**	100%	**17,979,940**	17,979,940	lots
Century Destinations and Lifestyle Corp. (CDLC)	**100%**	100%	**15,000,000**	15,000,000	Property management Real estate and
Century Nuliv Development Corporation (CNDC)	**100%**	100%	**312,500**	312,500	hospitality activities
			₱10,116,320,225	₱8,678,320,225	

**CCDC owns 60% of CCDC II, making the effective ownership of the Parent Company in CCDC II 100% in 2023 and 2022.*

On May 31, 2023, the BOD of the Parent Company approved the acquisition of 1,060,000,000 common shares with a par value of ₱1.00 per common share from Mitsubishi Corporation (MC), representing the latter's 40% ownership interest in PPHI, and 265,000 Preferred B shares with a par value of ₱1,000 per share owned by MC in PPHI for a total consideration of ₱1,438.00 million. The Philippine Competition Commission (PCC) has approved the acquisition transaction on August 9, 2023 and the transaction was made effective on October 30, 2023 in accordance with the terms of the acquisition at a transaction price of ₱1.09 per common share and ₱1,085.28 per preferred share.

In 2023, the Parent Company recognized dividend income amounting to ₱80.00 million from CCDCII, ₱60.00 million from CPMI, and ₱843.91 million from PPHI. As of December 31, 2023, dividends amounting to ₱80.00 million from CCDCII and ₱36.10 million from CPMI remains unpaid (see Note 6).

In 2022, the Parent Company recognized dividend income amounting to ₱155.61 million from PPHI and ₱40.00 million from CPMI, of which were all collected during the same year.

In 2022, the Parent Company recognized dividend income amounting to ₱400.00 million from CLC and ₱20.00 million from CCDC II. As of December 31, 2022, these dividends remain unpaid (see Note 6).

9. Trade and Other Payables

This account consists of:

	2023	2022
Accounts payable	**₱90,320,518**	₱12,601,153
Taxes payable	**21,680,502**	9,467,893
Accrued interest (Notes 10 and 11)	**6,181,874**	29,046,008
Dividends payable (Note 17)	**–**	52,962,007
Others	**325,657**	184,532
	₱118,508,551	₱104,261,593

Accounts payable and accrued expenses are noninterest bearing and are due within one (1) year.

Taxes payable represent withholding taxes payable and VAT payable for expenses incurred.

Dividends payable pertains to the outstanding balance of the cash dividends declared in 2022 and subsequently paid in 2023 (see Note 17).

10. **Loans Payable**

Short-term Debts
The roll forward of this account follows:

	2023	2022
Balance at beginning of year	**₱–**	₱–
Availments	**807,000,000**	–
Payments	**(86,000,000)**	–
Balance at end of year	**₱721,000,000**	₱–

Short-term debts pertain to the following short-term promissory note (PN) availed in 2023:

- Philtrust Bank short-term PN's with amount totaling to ₱465.00 million with an interest rate of 8.00% per annum, which is payable monthly until full payment or renewal annually.
- Philippine National Bank short-term PN's with amount totaling to ₱342.00 million with interest rates ranging from 6.70% to 7.15%, which is payable monthly until full payment.

In 2023, the Parent Company made repayments amounting ₱86.00 million.

Interest expense incurred for short-term debts in 2023 amounted to ₱6.70 million (see Note 13).

Long-term Debts
The roll forward of this account in 2023 follows:

	2023	2022
Principal:		
Balance at beginning of year	**₱–**	₱2,206,666,665
Availments	**1,500,000,000**	–
Payments	**–**	(2,206,666,665)
Balance at end of year	**1,500,000,000**	–
Deferred financing costs:		
Balance at beginning of year	**–**	17,599,742
Addition	**27,140,500**	–
Amortization	**(864,271)**	(17,599,742)
Balance at end of year	**26,276,229**	–
	1,473,723,771	–
Less current portion	**157,800,000**	–
Noncurrent portion	**₱1,315,923,771**	₱–

On November 24, 2023, the Parent Company availed a five-year term loan from China Bank Corporation (CBC) with a total amount ₱1,500.00 million with an interest rate of 8.06% in 2023, the variable interest rate shall be reset annually.

On August 24 and September 2, 2020, the Parent Company entered into a two-year term loan agreement with CBC amounting to ₱1,400.00 million and ₱1,000.00 million, respectively. The loan has principal payments due quarterly with an interest of 4.85% per annum. These loans were paid in full in 2022.

Interest expense incurred for the long-term debts in 2023 and 2022 amounted to ₱12.24 million and ₱49.47 million, respectively (see Note 13).

11. **Bonds Payable**

Bonds payable consist of the following:

	2023	2022
Principal		
Balances at the beginning of year	**₱6,000,000,000**	₱6,000,000,000
Addition	**3,000,000,000**	3,000,000,000
Repayment	**–**	(3,000,000,000)
	9,000,000,000	6,000,000,000
Deferred financing cost:		
Balances at the beginning of year	**82,746,077**	52,804,571
Addition	**82,114,920**	69,907,011
Amortization	**(42,298,101)**	(39,965,505)
Balances at the end of period	**122,562,896**	82,746,077
Carrying value	**8,877,437,104**	5,917,253,923
Less: Current portion	**3,000,000,000**	–
Non-current portion	**₱5,877,437,104**	₱5,917,253,923

On March 3, 2023, the Certificate of Permit to Offer Securities for Sale was approved by the Securities and Exchange Commission relative to the Parent Company's Second Tranche Offer of Fixed Rate Retail Bonds consisting of up to Two Billion Pesos (₱2,000,000,000) with an Over-subscription Option of up to One Billion Pesos (₱1,000,000,000), worth of Fixed Rate Bonds comprising of 6.5760% per annum three (3) year fixed rate bonds ("Series A Bonds"), 7.4054% per annum five (5) year fixed rate bonds ("Series B Bonds") and 7.6800% per annum seven (7) year fixed rate bonds ("Series C Bonds"), under its Six Billion Pesos (₱6,000,000,000) Debt Securities Program Shelf Registration. This bond was listed at the PDEx on March 17, 2023. The bonds are rated "AA+" by Credit Rating and Investor Services Philippines Inc. (CRISP). Total debt issue costs amounted to ₱82.11 million and were capitalized as debt issue costs to be amortized over the life of the bonds.

On February 11, 2022, the Securities and Exchange Commission approved the application of the Parent Company's Shelf Registration of Debt Securities in the aggregate amount of Six Billion Pesos (₱6,000,000,000) to be offered within a period of 3 years or such period as Securities and Exchange Commission may allow at an Issue Price of 100% of Face Value. The First Tranche of the Fixed Rate Retail Bonds is Two Billion Pesos (₱2,000,000,000) with an Oversubscription Option of up to One Billion Pesos (₱1,000,000,000) Five (5)-Year Fixed Retail Bonds due 2027.

On February 24, 2022, the Parent Company listed at the PDEx its five-year bonds, with interest rates of 5.7524%% p.a. The bonds are rated "AA" by Credit Rating and Investor Services Philippines Inc. (CRISP).

On April 15, 2019, CPGI listed at the PDEx its three-year bonds, with interest rates of 7.8203% p.a. The ₱3.00 billion proceeds of the bonds will be used to partially finance development costs for CPGI's affordable housing and townhome projects. The bonds are rated "AA" by Credit Rating and Investor Services Philippines Inc. (CRISP). In 2022, the said three-year bonds amounting to ₱3.00 billion were paid in full.

Interest expense from bonds payable in 2023 and 2022 amounted to ₱453.30 million and ₱392.13 million, respectively (see Note 13).

12. Miscellaneous Expense

Miscellaneous expense amounted to ₱4.36 million and ₱56.14 million for the years ended December 31, 2023 and 2022, respectively. This pertains to business research and development software maintenance, notarial fees, and membership fees, among others.

13. Interest and Other Financing Charges

Details of this account follow:

	2023	2022
Interest expense (Notes 10 and 11)	**₱472,233,654**	₱441,609,308
Other financing charges	**53,039,159**	66,644,065
	₱525,272,813	₱508,253,373

Other financing charges pertain to transaction costs incurred on various bank remittances related to long-term debt.

14. Related Party Transactions

Parties are considered to be related if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence. Related parties may be individuals or corporate entities.

The Parent Company has material related party transactions policies containing the approval requirements and limits on amounts and extent of related party transactions in compliance with the requirements under the Revised SRC Rule 68 and SEC Memorandum Circular 10, series of 2019.

The Parent Company has an approval requirement such that material related party transactions shall be reviewed by the Related Party Transactions Committee (the Committee) and endorsed to the BOD for approval. Material related party transactions are those transactions that meet the threshold value as approved by the Committee amounting to ₱50.0 million and other requirements as may be recommended by the Committee.

The Parent Company in their regular conduct of business has entered into transactions with related parties principally consisting of advances and reimbursement of expenses, development, management, marketing, leasing and administrative service agreements. Outstanding balances at year-end are unsecured and noninterest-bearing. There have been no guarantees provided or received for any related party receivables or payables.

Due to related parties

Related party	Outstanding Balance 2023	2022	Amount of Transactions 2023	2022	Terms and Conditions
Ultimate Parent:					
CPI	**₱243,861,878**	₱237,284,750	**6,577,128**	(₱4,061,977)	
Subsidiaries:					
PPHI	**193,940,702**	3,275,097	**190,665,605**	–	Noninterest-bearing, due and demandable, unsecured
CCDC II	**2,382,705,154**	2,371,006,098	**11,699,056**	2,371,006,098	
CALC	**4,000,000**	–	**4,000,000**	–	
CPMI	**450,889**		**450,889**		
Siglo Suites, Inc.	–	–	–	(7,959,847)	
CMDC	**21,088,455**	14,512,052	**6,576,403**	–	
Century Group International Corp. (CGIC)	**456,360**	456,360	–	456,360	
Stockholder	**25,102,752**	–	**25,102,752**	–	
	₱2,871,606,190	₱2,626,534,357	**₱245,071,833**	₱2,359,440,634	

Due from related parties

Related party	Outstanding Balance 2023	2022	Amount of Transactions 2023	2022	Terms and Conditions
Subsidiaries:					
CLC	**₱7,388,890,236**	₱6,684,254,422	**₱704,635,814**	₱854,281,969	Noninterest bearing, due and demandable, unsecured, no impairment
CCC	**688,041,999**	682,795,436	**5,246,563**	(80,000)	
CCDC and subsidiaries	**3,373,956,176**	3,316,303,060	**57,653,116**	204,452,484	
CDLC	**249,848,195**	249,820,549	**27,646**	34,496	
CPMI and subsidiary	**8,048,490**	25,494,097	**(17,445,607)**	25,494,097	
Century PHirst Corporation	**656,166,280**	60,341,280	**595,825,000**	60,341,280	
Century Nu Liv Corporation	**16,230,530**	14,230,530	**2,000,000**	14,230,530	
Century Acqua Lifestlye Corporation	–	1,000,000	**(1,000,000)**	1,000,000	
Others:					
Stockholder	**10,388,029**	10,388,029	–	–	
Others	–	–	–	(31,243,824)	
	₱12,391,569,935	₱11,044,627,403	**₱1,346,942,532**	₱1,128,511,032	

Due to or from the above related parties includes cross charges such as salaries and wages, travel of certain employees and administrative and operating expenses. The due to or from the above related parties are settled in cash.

Loan agreement with subsidiaries
In 2023, the Parent Company issued notes receivables to one of its subsidiary, the loan bear interest ranging from 7.50% to 8.50%. (see Note 6).

Transfer of pension liabilities
In 2023, certain number of employees of the Parent Company, was transferred to a Subsidiary. The corresponding pension liabilities of these subsidiaries amounting to ₱1.21 million was transferred to the subsidiary (see Note 16).

In 2022, certain number of employees of CCDC and CLC, wholly-owned subsidiaries, was transferred to the Parent Company. The corresponding pension liabilities of these subsidiaries amounting to ₱2.51 million was transferred to the Parent Company (see Note 16).

Key management compensation
In 2023 and 2022, the key management personnel of the Parent Company include all directors, executive, and senior management. The details of compensation and benefits of key management personnel follow:

	2023	2022
Short-term employee benefits	**₱58,321,759**	₱55,544,532
Post-employment benefits	**2,943,898**	1,014,923
	₱61,265,657	₱56,559,455

15. **Income Tax**

The provision for income tax consists of:

	2023	2022
Final	**₱11,231,183**	₱6,180,158
MCIT	**1,135,690**	243,023
	12,366,873	6,423,181
Deferred	**18,895,744**	(1,000,405)
	₱31,262,617	₱5,422,776

Current tax
Income taxes include MCIT paid at the rate of 1.5% in 2023 and 1% in 2020 and final taxes paid at the rate of 20% which is a final withholding tax on gross interest income from debt instruments and other deposit substitutes.

Deferred tax
The components of the Parent Company's net deferred tax assets (liabilities) are as follows:

	2023	2022
Recognized in statements of comprehensive income:		
Deferred tax assets on pension liabilities	**₱59,773,403**	₱57,151,209
Deferred financing cost	**(4,994,676)**	–
Deferred tax liability on amortization of discount	**(37,209,782)**	(20,686,519)
	17,568,945	36,464,690
Recognized in other comprehensive loss:		
Deferred tax liability on remeasurement gains on pension liabilities	**(23,933,372)**	(25,874,684)
	(₱6,364,427)	₱10,590,006

On September 30, 2020, the BIR issued Revenue Regulations No. 25-2020 implementing Section 4(bbbb) of "Bayanihan to Recover As One Act" which states that the NOLCO incurred for taxable years 2021 and 2020 can be carried over and claimed as a deduction from gross income for the next five (5) consecutive taxable years immediately following the year of such loss.

As of December 31, 2023, the carryover of NOLCO that can be claimed as deduction from future taxable income is as follows:

Year Incurred	Amount	Additions	Expired	Balance	Expiry Year
2020	₱366,717,112	₱–	₱–	366,717,112	2025
2021	727,674,762	–	–	727,674,762	2026
2022	654,528,301	–	–	654,528,301	2027
2023	–	748,323,146	–	748,323,146	2028
	₱1,748,920,175	**₱748,323,146**	**₱–**	**₱2,497,243,321**	

As of December 31, 2023, MCIT that can be used as deductions against regular income tax liabilities are as follows:

Year incurred	Amount	Additions	Expired	Balance	Expiry Year
2020	₱474,120	₱–	(₱474,120)	₱–	2023
2021	97,983	–	–	97,983	2024
2022	243,023	–	–	243,023	2025
2023	–	1,135,690	–	1,135,690	2026
	₱815,126	₱1,135,690	(₱474,120)	₱1,476,696	

Unrecognized deferred tax assets
The Parent Company has NOLCO and MCIT that are available for offset against future taxable income or tax payable for which deferred tax assets have not been recognized. Unrecognized deferred tax asset on NOLCO amounted to ₱624.31 million and ₱437.23 million as of December 31, 2023 and 2022, respectively, while unrecognized deferred tax asset on MCIT amounted to ₱1.48 million and ₱0.82 million as of December 31, 2023 and 2022, respectively.

Statutory reconciliation
The reconciliation of the provision for income tax computed at statutory income tax rate to the provision for income tax shown in the parent company statement of comprehensive income follows:

	2023	2022
Provision for income tax computed at statutory rate	**₱74,051,370**	(₱35,829,243)
Adjustments for:		
Change in unrecognized deferred tax asset	**187,742,357**	89,769,918
Final tax on interest income	**11,231,183**	6,180,157
Expired NOLCO	–	72,074,688
Expired MCIT	**474,120**	2,081,733
Nondeductible expense	**14,884,139**	33,400,926
Nontaxable income	**(245,977,516)**	(153,902,208)
Income subject to final tax	**(11,143,036)**	(7,725,577)
Transferred retirement benefit obligation	–	(627,618)
	₱31,262,617	₱5,422,776

Corporate Recovery and Tax Incentives for Enterprises (CREATE) Act
On March 26, 2021, the CREATE Act was signed into law by the Philippine President. General provisions of the CREATE Act include the following:

- Domestic corporations with total assets of 100.00 million and below
  - With taxable income of 5.00 million and below - 20% RCIT
  - With taxable income of more than 5.00 million - 25% RCIT
- Domestic corporations with total assets of more than 100.00 million - 25% RCIT
- Reduction of MCIT from 2% to 1% for a period of three years (effective July 1, 2020 until June 30, 2023).

On June 20, 2023, the Bureau of Internal Revenue issued Revenue Memorandum Circular (RMC) No. 69-2023 reverting the MCIT rate to 2% of gross income effective July 1, 2023 pursuant to CREATE Act. MCIT rate was previously reduced from 2% to 1% effective July 1, 2020 to June 30, 2023 upon the effectivity of CREATE Act in 2021. Consequently, the Group recognized MCIT using the effective rate of 1.5% in 2023 in accordance with RMC 69-2023.

16. **Pension Costs**

The Parent Company has a funded, noncontributory, defined benefit pension plan covering substantially all of its regular employees. The benefits are based on the projected retirement benefit of 22.5 days pay per year of service in accordance with Republic Act 7641, *The Retirement Pay Law*. The benefits are based on current salaries and years of service and compensation on the last year of employment. An independent actuary conducts an actuarial valuation of the retirement benefit obligation using the projected unit credit method.

The components of retirement expense included under “Salaries, wages and employee benefits” follow:

	2023	2022
Current service cost	**₱5,402,695**	₱6,502,490
Net interest cost on benefit obligation	**8,995,006**	7,330,422
Retirement expense	**₱14,397,701**	₱13,832,912

Changes in the present value of the retirement obligation (PVRO) are as follows as of December 31, 2023:

	2023	2022
PVRO:		
Balance at January 1	**₱125,106,099**	₱140,942,010
Transfer from (to) Subsidiaries	**(1,207,949)**	2,510,474
Current service cost	**5,402,695**	6,502,490
Interest cost	**8,995,006**	7,330,422
Benefits Paid	**(2,700,974)**	-
Actuarial loss (gain) from changes in:		
Financial assumption	**12,055,042**	(24,132,828)
Experience and demographic assumptions	**(4,289,795)**	(8,046,469)
Balance at December 31	**₱143,360,124**	₱125,106,099

The sensitivity analysis below has been determined based on reasonably possible changes of each significant assumptions on the defined benefit obligation as of the end of the reporting period, assuming all other assumptions were held constant.

	December 31, 2023	
	Increase (decrease)	**Effect on DBO**
Discount rate	**1.0%**	**(₱10,424,173)**
Discount rate	**(1.0%)**	**12,031,414**
Rate of salary increase	**1.0%**	**11,921,517**
Rate of salary increase	**(1.0%)**	**(10,524,872)**

	December 31, 2022	
	Increase (decrease)	Effect on DBO
Discount rate	1.0%	(₱8,861,761)
Discount rate	(1.0%)	10,259,926
Rate of salary increase	1.0%	10,286,766
Rate of salary increase	(1.0%)	(9,038,815)

The assumptions used to determine pension benefits for the Parent Company in 2023 are as follows:

	2023	2022
Discount rate	**6.09%**	7.26%
Salary increase rate	**6.00%**	6.00%

Shown below is the maturity analysis of the undiscounted benefit payments:

Year ending	Amount
December 31, 2023	₱47,405,172
December 31, 2024 through December 31, 2027	3,977,575
December 31, 2028 through December 31, 2032	73,815,662

17. Equity

Common stock

The Parent Company's authorized capital stock and issued and subscribed shares amounted to 15,000,000,000 shares and 11,699,723,690 shares, respectively as of December 31, 2023 and 2022. There are no movements in the Parent Company's authorized, issued and subscribed shares in 2023 and 2022.

The following summarizes the Parent Company's record of registration of securities under the Revised Securities Regulation Code:

On February 09, 2000, the Parent Company was listed with the Philippine Stock Exchange with a total of 3,554.72 million common stock, issued, paid and outstanding. The offering of the shares was at ₱1.00 per share.

On November 11, 2014, the Philippine Stock Exchange, Inc. approved the application of the Parent Company to list additional 730.32 million common stock, with a par value of ₱0.53 per share, to cover the Parent Company's 20.62% stock dividend declaration to stockholders of record as of October 27, 2014 which was paid on November 14, 2014.

On August 30, 2019, the Parent Company's BOD authorized and approved the amendment of the stockholders' resolution dated September 29, 2017, specifically: (a) change in the par value of the proposed reclassified 3.00 billion Preferred stock from ₱1.00 to ₱0.53 per share and (b) no increase in the authorized capital stock of the Parent Company, together with the consequent amendment of article nine of the amended articles of incorporation of the Parent Company. The amendment was approved by the SEC in January 2020.

As of December 31, 2023 and 2022, the Parent Company had 496 stockholders, with at least one board lot at the PSE, for a total of 11,599,600,690 (₱0.53 par value) issued and outstanding common shares.

There is no movement in authorized and issued common shares in 2023 and 2022.

Preferred stock
On January 10, 2020, the Parent Company listed at the main board of the PSE its maiden follow-on offering of preferred stock under the trading symbol "CPGP". These preferred shares are cumulative, non-voting, non-participating and redeemable at the option of the Parent Company. The Parent Company offered 20 million preferred shares of stock at ₱100.00 each with an oversubscription option of up to 10 million preferred shares of stock on December 16, 2019 to January 3, 2020, after the SEC issued an order rendering the Registration Statement that was filed on October 19, 2019 effective and a corresponding permit to offer the securities for sale. The initial dividend rate was set at 6.7177% per annum. The dividends on the preferred stock shall be paid quarterly, every January 10, April 10, July 10, and October 10 of each year.

The 30,000,000 preferred stock with a par value of ₱0.53 were fully subscribed totaling ₱15.90 million. Additional paid-in capital from preferred stock amounted ₱2,984.10 million and issuance cost totaled ₱99.06 million resulting in a net additional paid-in capital ₱2,885.03 million. Total cash received from issuance of preferred shares amounted to ₱2,910.77 million.

On July 10, 2023, the Parent Company fully redeemed its ₱3,000 million Cumulative, Non-Voting, Non-Convertible, Non-Participating, Redeemable Peso-denominated Preferred Shares ("Preferred Shares" or "CPGP"). The redemption price was the issue price of P100.00 per share, plus any accumulated unpaid cash dividends. The redemption of shares is treated as treasury shares recorded at cost.

Treasury shares
On January 7, 2013, the BOD of the Parent Company approved a share buyback program for those shareholders who opt to divest of their shareholdings in the Parent Company. A total of ₱800.00 million worth of shares were up for buyback for a time period of up to 24 months. In 2014 and 2013, a total of 85.68 million shares and 14.44 million shares were reacquired at a total cost of ₱87.15 million and ₱22.52 million, respectively.

As of December 31, 2023, treasury shares amounted to ₱3,109.67 million consisting of 109.12 million common shares and 30.00 million preferred shares. As of December 31, 2022, treasury shares amounted to ₱109.67 million consisting of 109.12 million common shares.

Cash dividend declaration

The Board of Directors (BOD) of CPGI approved the following dividend declaration in 2023, 2022 and 2021.

	Date of Declaration	Total Amount of Dividends	Dividends per share/ Dividend rate	Shares Record Date	Date of Payment
Dividend for:					
Common Shares	**June 29, 2023**	**₱70,237,954**	**₱0.006055**	**July 28, 2023**	**August 11, 2023**
Common Shares	**June 29, 2023**	**70,237,954**	**₱0.006055**	**September 29, 2023**	**October 13, 2023**
Preferred Shares	**March 8, 2023**	**50,382,750**	**6.7177%**	**July 5, 2023**	**July 10, 2023**
Preferred Shares	**March 8, 2023**	**50,382,750**	**6.7177%**	**April 3, 2023**	**April 11, 2023**
2023		**₱241,241,408**			
Preferred Shares	December 6, 2022	₱50,382,750	6.7177%	January 5, 2023	January 10, 2023
Preferred Shares	August 11, 2022	50,382,750	6.7177%	October 5, 2022	October 10, 2022
Preferred Shares	May 26, 2022	50,382,750	6.7177%	July 6, 2022	July 11, 2022
Preferred Shares	February 4, 2022	50,382,750	6.7177%	April 6, 2022	April 11, 2022
2022		**₱201,531,000**			
Common Shares	July 21, 2021	₱57,486,898	₱0.0050	August 6, 2021	August 18, 2021
Common Shares	July 21, 2021	57,486,897	₱0.0050	October 7, 2021	October 18, 2021
Preferred Shares	November 29, 2021	50,382,750	6.7177%	January 5, 2022	January 10, 2022
2021		**₱165,356,545**			

Total unpaid dividends amounted to nil and ₱52.96 million as of December 31, 2023, and December 31, 2022, respectively. (see Note 9).

Capital risk management

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

Total capital is calculated as equity as shown in parent company statement of financial position.

Except from the restrictions imposed in Note 10 and 11, the Parent Company is not subject to any other externally imposed capital requirements.

The table below pertains to the account balances the Parent Company considers as its core capital:

	2023	2022
Common stock	**₱6,200,853,553**	₱6,200,853,553
Preferred stock	**15,900,000**	15,900,000
Additional paid-in capital	**5,524,776,889**	5,524,776,889
Treasury shares	**(3,109,674,749)**	(109,674,749)
Retained earnings	**396,592,069**	372,890,612
	₱9,028,447,762	₱12,004,746,305

18. **Financial Instrument**

Fair Value of Financial Instruments
The table below presents a comparison by category of carrying amounts and estimated fair values of the Parent Company's financial instruments as of December 31, 2023 and 2022:

	2023		2022	
	Carrying Value	**Fair Value**	**Carrying Value**	**Fair Value**
Financial Liabilities				
Long-term debt	**₱1,473,723,771**	**₱1,500,000,000**	₱–	₱–
Bonds payable	**8,877,437,104**	**9,000,000,000**	5,917,253,923	6,000,000,000
	₱10,351,160,875	**₱10,500,000,000**	₱5,917,253,923	₱6,000,000,000

Fair values of cash and cash equivalents, short-term investments, receivables, due from and to related parties, trade and other payables and short-term debt approximate their carrying amounts due to the short-term nature of the transactions.

The fair value of bonds payable and long-term debt is estimated using the discounted cash flow methodology using the Parent Company's applicable market interest rates for similar borrowings. The discount rates used for the bonds payable ranged from 5.64% to 6.49% as of December 31, 2023, and 2022.

Financial Risk Management Objectives and Policies
The Parent Company's principal financial liabilities consist of trade and other payables, due to related parties and long-term debts and bonds payable. The main purpose of the Parent Company's financial liabilities is to finance the subsidiaries' operations. The Parent Company's financial assets comprise of cash and cash equivalents, receivables, due from related parties and investment in bonds. The main risks arising from the use of financial instruments are credit risk and liquidity risk. The BOD reviews and agrees with policies for managing each of these risks. The Parent Company monitors market price risk arising from all financial instruments and regularly report financial management activities and the results of these activities to the BOD. The Parent Company's risk management policies are summarized below.

Credit risk
Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Parent Company's exposure to credit risk arises from default of the counterparties. The Parent Company transacts only with institutions or banks that have proven track record in financial soundness.

The Parent Company's maximum exposure to credit risk as of December 31, 2023 and 2022 is equal to the carrying values of its financial assets amounting to ₱13,137.56 million and ₱12,130.51 million, respectively.

All of the Parent Company's financial assets are neither past due nor impaired.

The credit quality of the financial assets was determined as follows:

Cash and cash equivalents and short-term investments are considered as high-grade financial assets as these are entered into with highly reputable counterparties.

Receivables and due from related parties are considered as standard grade as these are settled on time or are slightly delayed due to unresolved concerns.

Liquidity risk
Liquidity risk is the risk that an entity will encounter difficulty in raising funds to meet commitments associated with financial instruments. Liquidity risk may result from either the inability to sell financial assets quickly at their fair values; or the counterparty failing on repayment of a contractual obligation; or inability to generate cash inflows as anticipated.

The Parent Company's objective is to maintain a balance between continuity of funding and flexibility through the use of bank loans and dividends and advances from related parties. The Parent Company considers its available funds and its liquidity in managing its long-term financial requirements. It matches its projected cash flows to the projected amortization of long-term borrowings. For its short-term funding, the Parent Company's policy is to ensure that there are sufficient operating inflows to match repayments of short-term debt.

The following table shows the maturity profile of the Parent Company's financial assets used for liquidity purposes and financial liabilities based on undiscounted cash receipts and payments, respectively as of December 31, 2023 and 2022:

	2023		
	Within 1 year	**1 - 5 years**	**Total**
Financial Assets			
Cash and cash equivalents	**₱266,891,941**	**₱–**	**₱266,891,941**
Receivables*	**479,101,123**	**–**	**479,101,123**
Due from related parties	**12,391,569,935**	**–**	**12,391,569,935**
	₱13,137,562,999	**₱–**	**₱13,137,562,999**
Financial Liabilities			
Trade and other payables**	**₱96,828,049**	**₱–**	**₱96,828,049**
Due to related parties	**2,871,606,190**	**–**	**2,871,606,190**
Long-Term Debt:			
Principal	**157,800,000**	**1,342,200,000**	**1,500,000,000**
Interest	**118,120,154**	**342,326,343**	**460,446,497**
Bonds payable:			
Principal	**3,000,000,000**	**6,000,000,000**	**9,000,000,000**
Interest	**428,082,840**	**1,163,020,818**	**1,591,103,658**
	₱6,672,437,233	**₱8,847,547,161**	**₱15,519,984,394**

**Excluding receivables from employees amounting to ₱9.13 million as of December 31, 2023.*
***Excluding statutory payables amount to ₱21.68 million as of December 31, 2023.*

	2022		
	Within 1 year	1 - 5 years	Total
Financial Assets			
Cash and cash equivalents	₱253,570,816	₱–	₱253,570,816
Receivables*	832,312,293	–	832,312,293
Due from related parties	11,044,627,403	–	11,044,627,403
	₱12,130,510,512	₱–	₱12,130,510,512
Financial Liabilities			
Trade and other payables**	₱94,793,700	₱–	₱94,793,700
Due to related parties	2,626,534,357	–	2,626,534,357
Bonds payable:			
Principal	–	6,000,000,000	6,000,000,000
Interest	317,973,000	597,209,250	915,182,250
	₱3,039,301,057	₱6,597,209,250	₱9,636,510,307

**Excluding receivables from employees amounting to ₱8.49 million as of December 31, 2022.*
***Excluding statutory payables amount to ₱9.47 million as of December 31, 2022.*

19. **Events After the Reporting Date**

Public Offering of Preferred Shares
On January 5, 2023, SEC approved the Parent Company's application for the Primary Offer of up to 30,000,000 Series B Preferred Shares with an Oversubscription Option of up to 20,000,000 Series B Preferred Shares (the "Offer Shares") at an offer price of One Hundred Pesos (Php100.00) per share.

On February 22, 2024, the Parent Company listed and traded on the Main Board of The Philippine Stock Exchange, Inc. it's 20,000,000 perpetual, cumulative, non-participating, non-voting, redeemable, non-convertible Series B Preferred Shares with an initial Dividend Rate of 7.5432% per annum at an Offer Price of Php100.00 per share.

In 2023, the Parent Company incurred and paid direct cost pertaining to the public offering of preferred shares amounting to Php19.98 million (see Note 7).

20. Notes to Parent Company Statement of Cash Flows

Changes in liabilities and other accounts arising from financing activities

	2023					
	Beginning of the year	**Cash flows**	**Movement in deferred financing cost**	**Dividend declaration**	**Other movements**	**End of the year**
Due to related parties	**₱2,626,534,357**	**₱245,071,833**	**₱–**	**₱–**		**₱2,871,606,190**
Bonds payable	**5,917,253,923**	**3,000,000,000**	**(39,816,819)**	**–**		**8,877,437,104**
Short-term debt	**–**	**721,000,000**	–	**–**		**721,000,000**
Long-term debt	**–**	**1,500,000,000**	**(26,276,229)**	–		**1,473,723,771**
Dividends payable	**52,962,007**	**(291,624,158)**	–	**241,241,408**	**(2,579,257)**	**–**
Liabilities to preferred shareholders of a subsidiary	**–**	**(3,000,000,000)**	–	–		**(3,000,000,000)**
Deferred financing costs	**–**	**(129,234,125)**	**129,234,125**	–		**–**
Total liabilities from financing activities	**₱8,596,750,287**	**₱2,042,634,294**	**₱63,141,077**	**₱241,241,408**		**₱10,943,767,065**

	2022				
	Beginning of the year	Cash flows	Movement in deferred financing cost	Dividend declaration	End of the year
Due to related parties	₱267,093,723	₱2,359,440,634	₱–	₱–	₱2,626,534,357
Bonds payable	5,947,195,429	–	(29,941,506)	–	5,917,253,923
Long-term debt	2,189,066,923	(2,206,666,665)	17,599,742	–	–
Dividends payable	52,980,641	(201,499,252)	–	201,531,000	53,012,389
Deferred financing costs	–	(37,886,148)	37,886,148	–	–
Total liabilities from financing activities	₱8,456,336,716	(₱86,611,431)	₱25,544,384	₱201,531,000	₱8,596,800,669

21. Supplementary Tax Information under Revenue Regulations 15-2010

RR No. 15-2010 are promulgated to amend certain provisions of RR No. 21-2002 prescribing the manner of compliance with any documentary and/or procedural requirements in connection with the preparation and submission of financial statements accompanying tax returns. In addition to the disclosures mandated under PFRS, RR No. 15-2010 requires disclosures regarding information on taxes, duties and license fees paid or accrued during the taxable year.

Value Added Tax (VAT)

The rollforward of input VAT for 2023 follows:

Balance at January 1	₱10,231,738
Input VAT on purchase of goods and services including importation	4,459,038
Claims for tax credit/refund and other adjustments	1,607,562
Balance at December 31	₱13,083,214

Taxes and Licenses

Details of taxes and licenses for the year are as follows:

Documentary stamp tax	₱9,937,500
Business permit	2,172,689
December 31, 2023	₱12,110,189

Withholding Taxes

Details of withholding taxes remittances for the year are as follows:

Final withholding taxes	₱15,128,161
Withholding tax - compensation	2,464,676
Output tax	3,736,030
Expanded withholding taxes	351,634
December 31, 2021	₱21,680,501

SyCip Gorres Velayo & Co.
6760 Ayala Avenue
1226 Makati City
Philippines

Tel: (632) 8891 0307
Fax: (632) 8819 0872
ey.com/ph

INDEPENDENT AUDITOR'S REPORT

The Stockholders and the Board of Directors
Century Properties Group Inc.
35/F Century Diamond Tower, Century City
Kalayaan Ave. cor Salamanca St.
Poblacion, Makati City

We have audited the accompanying parent company financial statements of Century Properties Group Inc. (the Parent Company) for the year ended December 31, 2023 on which we have rendered the attached report dated April 4, 2024.

In compliance with Securities Regulation Code Rule No. 68, we are stating that the Parent Company has four hundred seventy-eight (478) stockholders owning one hundred (100) or more shares each.

SYCIP GORRES VELAYO & CO.

Ma. Emilita L. Villanueva

Ma. Emilita L. Villanueva
Partner
CPA Certificate No. 95198
Tax Identification No. 176-158-478
BOA/PRC Reg. No. 0001, August 25, 2021, valid until April 15, 2024
BIR Accreditation No. 08-001998-141-2021, November 10, 2021, valid until November 9, 2024
PTR No. 10082036, January 6, 2024, Makati City

April 4, 2024