

**SECURITIES AND EXCHANGE COMMISSION**

*SEC FORM 17-C*

**CURRENT REPORT UNDER SECTION 17  
OF THE SECURITIES REGULATION CODE  
AND SRC RULE 17.2(c)(iii) THEREUNDER**

1. Date of Report (Date of earliest event reported): **November 14, 2024**
2. SEC Identification Number: **60566**
3. BIR Tax Identification No. : **004-504-281-000**
4. Exact name of issuer as specified in its charter:

**CENTURY PROPERTIES GROUP INC.**

5. Province, country or other jurisdiction of incorporation: **Metro Manila**
6. Industry Classification Code:  (SEC Use Only)
7. Address of principal office/Postal Code: **35<sup>th</sup> Floor Century Diamond Tower, Century City, Kalayaan Avenue, Makati City 1200**
8. Issuer's telephone number, including area code: **(632) 7-793-8905**
9. Former name or former address, if changed since last report: n/a
10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA:

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
<b><u>Common Shares</u></b>	<b>11,599,600,690 <u>Common Shares</u></b>
<b><u>Preferred Shares</u></b>	<b>100,123,000 <u>Treasury Shares</u></b> <b>20,000,000</b>

11. Indicate the item numbers reported herein: Item 9

**Item 9. Other Events / Material Information**

Century Properties Group Inc. would like to inform the Honorable Commission that the Company has seeded today, November 14, 2024, a press release entitled:

**Century Properties Group 9M 2024 Earnings Up 38% to P1.8B  
Provincial expansion plans in full swing**

Attached is the Press Release for reference.

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

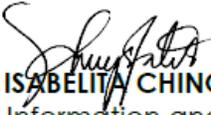
The Company fully undertakes that it shall furnish the Honorable Exchange all material documentation and filings for the aforementioned transactions.

**SIGNATURES**

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

**CENTURY PROPERTIES GROUP INC.**

By:

  
**ATTY. ISABELITA CHING SALES**  
Chief Information and Compliance Officer

**FOR IMMEDIATE RELEASE**

Contact:

Joba A Botana: +63 9178045622; [joba.botana@century-properties.com](mailto:joba.botana@century-properties.com)**Century Properties Group 9M 2024 Earnings Up 38% to P1.8B*****Provincial expansion plans in full swing***

14 November 2024 – Listed real estate developer Century Properties Group Inc. (CPG) is on track to meet its full-year financial targets, reporting a consolidated net income after tax (NIAT) of P1.8 billion for the first nine months of 2024, a 38% increase from P1.3 billion in the same period last year.

Revenues for the period grew 11% to P10.8 billion, driven by robust sales in the company's First-Home Residential Development (PHirst) segment, which contributed 64% or P6.9 billion of total revenues. The Premium Residential Developments segment accounted for 24% or P2.6 billion, while the Commercial Leasing and Property Management segments contributed the remaining 13% or P1.4 billion.

CPG also posted a 31% increase in EBITDA, reaching P3.4 billion for 9M 2024, up from P2.6 billion in 9M 2023. This growth is attributed to a higher gross profit margin of 47% from 45% a year ago, because of the sustained revenue contribution of its high-margin PHirst platform, combined with enhanced operational efficiencies, cost optimization, and higher interest income from placements in fixed income securities.

“We attribute Century Properties Group's strong performance in the first nine months of the year to our expanded geographic and product footprint, which has allowed us to effectively capture the growing demand for quality, affordable homes, as well as the evolving needs of the premium residential market. With the rapid and transformative infrastructure developments underway across the country, particularly in Luzon and the Visayas, we remain focused on expanding our presence in key cities and municipalities outside the National Capital Region (NCR). We are committed to sustaining our growth, both organically and through strategic acquisitions and consolidations, as we have consistently done in the past,” Ponciano S. Carreon, Jr., Chief Finance Officer of Century Properties Group.

“As we look ahead, Century Properties Group is committed to playing a key role in shaping the future of the real estate industry in the Philippines. By focusing on high-growth regions and adapting to the needs of the market, we are delivering more value for our stakeholders. Our initiatives prioritize innovation and strategic expansion, as we remain driven in providing quality, affordable housing in high-demand areas outside Metro Manila under the PHirst brand, as well as rolling out groundbreaking development concepts under our Premium Residential platform. With a strong nine months performance and expanded range of project pipeline to maintain the growth trajectory, Century Properties Group is very confident that it will deliver the same level of value it has started to distribute to its shareholders,” said **Marco R. Antonio**, President and CEO of Century Properties Group.



CPG's strong financial performance is supported by a solid balance sheet, with total assets of P56.86 billion and equity of P21.88 billion as of September 30, 2024. -#-