

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): **February 22, 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: **35th Floor Century Diamond Tower, Century City, Kalayaan Avenue, Makati City 1200**
8. Issuer's telephone number, including area code: **(632) 7-793-8905**
9. Former name or former address, if changed since last report: n/a
10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA:

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
<u>Common Shares</u>	11,599,600,690 <u>Common Shares</u>
<u>Preferred Shares</u>	100,123,000 <u>Treasury Shares</u> 30,000,000

11. Indicate the item numbers reported herein: Item 9

Item 9. Other Events / Material Information

Century Properties Group Inc. would like to inform the Honorable Commission that the Company has seeded today, February 22, 2024, a press release entitled:

**CENTURY PROPERTIES GROUP LISTS P2Bn PREFERRED SHARES
*Adheres to prudent financial stewardship and targets sustained growth***

Attached is the Press Release for reference.

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

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

SIGNATURES

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

CENTURY PROPERTIES GROUP INC.

By:



ATTY. ISABELITA CHING SALES
Chief Information and Compliance Officer



FOR IMMEDIATE RELEASE

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CENTURY PROPERTIES GROUP LISTS P2Bn PREFERRED SHARES

Adheres to prudent financial stewardship and targets sustained growth

February 22, 2024 - Property developer Century Properties Group, Inc. (CPG:PM) completed its Php2 billion perpetual, cumulative, non-participating, non-voting, redeemable, non-convertible Series B Preferred Shares (“CPGPB”) follow-on offering with the bell-ringing at the Philippine Stock Exchange (PSE) today.

“We are very pleased with the investors' reception of our issuance which allowed us to price at the tighter end of the marketing spread and set the dividend rate at 7.5432%,” said Ponciano S. Carreon, Jr, CPG Chief Finance Officer. “The timing for CPGPB issuance was also good as the benchmark interest rates have started to move lower with the easing of inflationary pressures,” he added.

China Bank Capital Corporation acted as the sole issue manager, lead underwriter, and bookrunner for the transaction.

“On behalf of CPG, we are grateful to our institutional and retail investors, transaction partners, dedicated working group, and stakeholders for their unwavering trust. The success of this undertaking is a testament to our combined efforts and their enduring support and confidence in CPG's growth,” said CPG President and CEO Marco R. Antonio. “The proceeds of this fundraising will help the company to fortify its commitment to prudent financial management and facilitate sustained expansion efforts,” he added.

Last month, CPG announced two projects for the first half of 2024 under its Premium In City Line: “The Hotel Residences at Acqua” in Mandaluyong City, offering move-in ready suites, and a mid-rise residential development at Azure North in San Fernando, Pampanga, with the first tower offering 375 units. The development will offer multi-feature water-park amenities, giving a unique and appealing dimension to resort living.



CPG has successfully diversified into the First-Home market to serve the unmet housing demand and further strengthen its position in key destinations within the country.

PHirst, now fully owned by CPG, is expanding geographically to achieve a nationwide presence with sustainable product delivery. Recently, PHirst successfully launched PHirst Park Homes Bacolod, fueling its expansion in the Visayas region. With plans to open at least 6 new subdivisions this year, PHirst aims to close 2024 with 26 active First-Home developments. -#-