

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): **10 May 2019**
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: **21st Floor, Pacific Star Building, Sen. Gil Puyat Avenue corner Makati Avenue, Makati City**
8. Issuer's telephone number, including area code: **(632) 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

Common Shares

11,599,600,690 Common Shares
100,123,000 Treasury Shares

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, 10 May 2019, a press release entitled:

Century Properties Group net income up 28% in Q1

Attached is the Press Release for reference.

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



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FOR IMMEDIATE RELEASE

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Century Properties Group net income up 28% in Q1

[May 10, 2019] Century Properties Group (CPG:PM) continues its growth momentum for five consecutive quarters with a remarkable 28 percent increase in net income to Php 384 million for the first quarter of 2019 compared to Php 300 million in the same period last year.

CPG posted revenues of Php 2.77 billion or 2.3 percent, up from Php 2.70 billion in the first quarter of 2018. Of this, real estate revenues posted a 4.44 percent increase to Php 2.4 billion coming from the company's affordable housing business and the additional substantial progress in construction and sales take up of its on-going in-city vertical developments.

Leasing revenues jumped 29.52 percent to Php 109 million, largely attributed to the start of operations and the recognition of revenues from CPG's new Asian Century Center office building in Bonifacio Global City.

Net income margin for the first quarter 2019 increased to 13 percent from 10 percent in the same period last year as the company substantially reduced its operating expenses.

"We continue to improve on our operational efficiencies while implementing the company's expansion programs. The goal is to grow CPG's new allied real estate businesses to have a diversified net income mix with more sustainable cash flow and recurring income. The company's hard work has started showing positive results that will drive its growth in the medium to long term," said Ponciano S. Carreon, Jr., Chief Finance Officer and Head for Investor Relations of CPG.

CPG's affordable housing brand, PHirst Park Homes, recently announced that it sold more than 3,000 housing units valued at Php 4.4 billion from its first three projects as of April 30, 2019. PHirst Park Homes communities in Tanza, Cavite; Lipa, Batangas; and San Pablo, Laguna are collectively 64 hectares in total land area with a total inventory of 6,000 units and a sales value of Php 10.11 billion.

The company's commercial leasing business will grow its leasable area from 133,000 square meters to 300,000 square meters of gross floor area by the year 2020, with a target of Php1.5 billion in revenues. #