COVER SHEET

S.E.C. Registration Number

A S O 9 5 0 1 2 5 6 1

Company Name

L F M P R O P E R T I E S C O R P O R A T I O N

Principal Office (No./ Street/Barangay/ City / Town / Province)

L I B E R T Y B U I L D I N G 8 3 5 A A R N A I Z

A V E N U E L E G A S P I V I L L A G E

M A K A T I C I T Y

Contact Person	Company's Telephone Number/s
HYDELIZA DE GUZMAN	88937790

1 2 3 1	**17-C**	0 5 2 8
Month Day Of Fiscal Year	FORM TYPE	Month Day Of Annual Meeting

Secondary License (if Applicable)

Department Requiring this Document

Amended Articles

Number/Section

Total Amount of Borrowings

To be Accomplished by SEC Personnel Concerned

File Number

LCU

Document I.D.

Cashier

STAMPS

Remarks = pls. use black ink for scanning purposes

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

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

1. **April 29, 2026**
   Date of Report (Date of earliest event reported)

2. SEC Identification Number **ASO95012561**

3. BIR Tax Identification No. **004656232**

4. **LFM PROPERTIES CORPORATION**
   Exact name of issuer as specified in its charter

5. .... (SEC Use Only)

   Province, country or other jurisdiction of incorporation — Industry Classification Code:

7. **LIBERTY BUILDING, 835 A. ARNAIZ AVENUE, MAKATI CITY** — **1229**
   Address of principal office — Postal Code

8. **(02) 88937790**
   Issuer's telephone number, including area code

9. **N/A**
   Former name or former address, if changed since last report

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	**25,000,000,000**

11. Indicate the item numbers reported herein: **ITEM 9 – Approval of the Nominations and Proxy Validation Procedure for the 2026 Annual Stockholders' Meeting.**

At a meeting of the Board of Directors held on April 29, 2026, the Board approved the Nominations and Proxy Validation Procedure for the 2026 Annual Stockholders' Meeting.

Attached to this SEC Form 17-C is the approved Nominations and Proxy Validation Procedure.

[*Signature page follows*]

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.

LFM PROPERTIES CORPORATION	**April 29, 2026**
Issuer	Date

MICHAEL JOHN A. TANTOCO JR.
Company Information Officer

TIMELINE FOR THE 2026 ANNUAL STOCKHOLDERS' MEETING

EVENT	DATE
Filing of the Preliminary Information Statement	May 11, 2026
Nominations Period	April 30 to May 15, 2026
Nominations Evaluation Period	May 18 to May 19, 2026
Special Board Meeting to Approve Nominees	Anytime between May 20 to May 22, 2026
Filing of the Definitive Information Statement	May 25, 2026
Submission of Proxies	May 25 to June 10, 2026
Annual Stockholders' Meeting (Based on By-Laws)	June 17, 2026

LFM PROPERTIES CORPORATION
NOMINATIONS AND PROXY VALIDATION PROCEDURE

LFM Properties Corporation (the "*Corporation*") hereby adopts the following rules and procedure for the nomination for the election of the Corporation's board of directors, and the procedures for which proxies shall be validated.

RULE I
MANDATE OF THE NOMINATIONS COMMITTEE

The following are the mandates of the Corporation's Nominations Committee:

a. Formulate rules and regulations to govern the conduct of nominations and elections during the annual stockholders' meetings;

b. Screen, review, and evaluate the qualifications of nominees;

c. Ensure that all Board nominations are conducted fairly and transparently, with all nominees meeting the qualifications outlined in the By-laws, Corporate Governance Manual, Board Charter, and applicable laws, rules, and regulations; and

d. Finalize the nominees for the election of Directors.

RULE II
COMPOSITION OF THE BOARD OF DIRECTORS

2.1. **Seats.** There shall be such number of directors as the Articles of Incorporation may provide.

2.2. **Term.** Directors shall serve for a period of one year, and until their successors are elected and qualified.

2.3. **Composition**. There Board shall be composed of regular directors and independent directors. Provided, that the independent directors must be of such a number as required by law or regulation.

RULE III
NOMINATIONS PROCESS

3.1. **Number and Nature of Nominees.** The Nominations Committee shall solicit and nominate at least such number of directors as provided for in the Corporation's Articles of Incorporation, taking into consideration the requirements on the number of independent directors.

3.2. **Commencement and End of Nominations Period**. There shall be a nominations period where the Nominations Committee shall accept nominations from stockholders. The nominations period shall commence on April 30, 2026, and shall end at five o'clock pm (5:00 p.m.) on May 15, 2026.

3.3. **Mandated Committee Meeting for Nominee Screening and Screening Period.** The Committee shall be mandated to hold a meeting, within three (3) business days from the end of the nominations period, to discuss the qualifications of nominees following the closure of the nominations period provided for in Rule III, Section 3.2 above. At such meeting the Committee shall evaluate all candidates and determine whether a nominee possess all the qualifications and none of the disqualifications to allow them to sit as directors of the Corporation. As such, for the 2026 Annual Stockholders' meeting there will be a nominations evaluation period from May 18 to 19, 2026. The Committee shall be guided by the *Director Qualification Guidelines* provided for in **Schedule 1**.

The Committee shall endorse the final list of nominees to the Board of Directors for approval.

3.4. **Board Meeting for the Approval of Nominees**. Within the earlier of, five (5) business days from end of the screening period provided for in Rule III, Section 3.3 or the finalization of the list of nominees by the Committee, the Board of Directors shall hold a special meeting to approve the list of nominees.

3.5. **Requirements for Nominations**. Stockholders that wish to nominate nominees for directorship, whether regular or independent, must submit the following requirements:

3.5.1. Nominations Form signed by a stockholder of record, in substantially the same form as that provided for in **Schedule 2**. *Provided*, that nominating stockholders must provide the following together with the Nominations Form:

<u>Individual Stockholders</u>

a. A scanned copy of the front and back portions of the Stockholder's valid government issued ID **<u>with three specimen signatures.</u>**

<u>Stockholders with Joint Accounts</u>

a. A scanned copy of the front and back portions of the Stockholder's valid government issued ID **<u>with three specimen signatures.</u>**

b. The Nominations Form should be signed by **<u>all stockholders</u>** under the joint account. Provided, a single stockholder under a joint account may sign the Nominations Form if he/she is able to present an authorization letter signed by all stockholders under the joint account designating the stockholder signing the Nominations Form as their authorized representative.

<u>Individual Stockholders Under Broker Held Accounts</u>

a. A scanned copy of the front and back portions of the Stockholder's valid government issued ID **<u>with three specimen signatures</u>**.

b. A broker's certification on the Stockholder's number of shareholdings.

Corporate Stockholders

a. Secretary's certificate which shall provide the following: (a) name of the representative signing the nominations form; and (b) that the representative is authorized to sign the Nominations Form on behalf of a corporation.

b. A scanned copy of the front and back portions of the authorized representative's valid government issued ID **with three specimen signatures.**

Corporate Stockholders Under Broker Held Accounts

a. Secretary's certificate which shall provide the following: (a) name of the representative signing the nominations form; and (b) that the representative is authorized to sign the Nominations Form on behalf of a corporation.

b. A scanned copy of the front and back portions of the authorized representative's valid government issued ID **with three specimen signatures.**

c. A broker's certification on the Stockholder's number of shareholdings.

3.5.2. For non-incumbent directors, Resume/ Curriculum Vitae of the nominee with his/ her educational attainment, present and past affiliations, and work experience in the last 2 years.

3.5.3. Acceptance Form, in substantially the same form as that provided for in **Schedule 3**, signed by the nominee.

3.6. **Manner of Submission of Requirements**. Stockholders submitting their nominations for Directors shall submit all requirements provided for in Section 3.5 to the email address of the corporate secretary **or** by physical delivery to the principal office address of the Corporation:

Email	**:**	**LPCCorporatesecretary@picazolaw.com**
Address	**:**	**LFM Properties Corporation, 3rd Floor Liberty Building, 835 A. Arnaiz Avenue, Makati City**
Attention	**:**	**NOMINATIONS COMMITTEE**

3.7. **Formalities for Electronically signed Nomination Forms.** If any nomination form (or any supporting document) is executed using an electronic signature, it shall be accepted for validation only if it is submitted in a verifiable electronic format and is capable of authentication. At a minimum, the submission must (i) clearly identify the signatory and the document being signed, and (ii) indicate the date of execution. If signed through an electronic signature platform that provides identity verification, certificate-based signing, or multi-factor authentication, the signatory's verification record (and any completion certificate) shall be submitted together with the signed document. The validator may require the signatory to produce the original electronic file, access to the platform verification page, and/or additional proof of authority and identity if the signature cannot be reliably authenticated from the materials provided.

3.8. **Formalities for Nomination Forms Executed through Thumbmarks.** If any nomination form is executed by thumb mark, in lieu of a handwritten signature, such nomination form shall not be accepted for validation unless it is witnessed and accompanied by a Notarial Attestation: (a) confirming that the thumb mark was affixed in the physical presence of the Notary Public; (b) that it was affixed in the presence of two (2) credible witnesses who also signed the nomination form; and (c) that the Notary Public personally satisfied himself/herself that the thumb mark was freely, validly, and consciously affixed by the nomination form signatory. For avoidance of doubt, the Notarial Attestation must identify the two witnesses by name and must include their signatures and competent identification details, as reflected in the notarial instrument.

3.9. **Effects of failure to Submit Nominations with Incomplete Requirements.** Only nominations that fully comply with the requirements and procedures provided for in this document shall be considered. Nominations without the accompanying requirements and filed not in accordance with the procedure set forth will not be considered valid nominations.

3.10. **Final List of Candidates**. The final list of candidates shall be indicated in the Information Statement to submitted to the Securities and Exchange Commission and Philippine Stock Exchange and sent to all stockholders of record as of record date.

Nominations shall **not** be accepted on the floor during annual stockholders' meetings.

RULE IV
PROXY VALIDATION

4.1. **Proxy Submission Period.** There shall be a *proxy submission period* which shall commence upon the disclosure on the Philippine Stock Exchange EDGE and/or delivery of the Definitive Information Statement and shall conclude on June 10, 2026. As such the proxy submission period shall be from May 25 to June 10, 2026.

4.2. **Proxy Validation.** All proxies intended for use at the 2026 Annual Stockholders' Meeting will be validated and confirmed by the Corporation prior to the meeting date.

For purposes of proxy validation, shareholders submitting proxies must provide the following:

For individual stockholders:

a. A copy of the Stockholder's valid government issued ID; and
b. Accomplished proxy form.

For stockholders with joint accounts:

a. A copy of the Stockholder's valid government issued ID;
b. A scanned copy of an authorization letter signed by all the stockholders, identifying who among them is authorized to participate and cast a vote for their account; and
c. Accomplished proxy form.

For stockholders under broker accounts:

a. A copy of the Stockholder's valid government issued ID;

b. A broker's certification on the Stockholder's number of shareholdings; and
c. Accomplished proxy form.

For Corporate Stockholders:

a. Secretary's certificate which shall provide the following: (a) name of the representative; and (b) the representative's authority to sign the proxy form for an on behalf of the corporation; and
b. Accomplished proxy form.

4.3. **Formalities for Electronically signed Proxies.** If a proxy (or any supporting document) is executed using an electronic signature, it shall be accepted for validation only if it is submitted in a verifiable electronic format and is capable of authentication. At a minimum, the submission must (i) clearly identify the signatory and the document being signed, and (ii) indicate the date of execution. If signed through an electronic signature platform that provides identity verification, certificate-based signing, or multi-factor authentication, the signatory's verification record (and any completion certificate) shall be submitted together with the signed document. The validator may require the signatory to produce the original electronic file, access to the platform verification page, and/or additional proof of authority and identity if the signature cannot be reliably authenticated from the materials provided.

4.4. **Formalities for Proxies Executed through Thumbmarks.** If a proxy is executed by thumb mark, in lieu of a handwritten signature, the proxy shall not be accepted for validation unless it is witnessed and accompanied by a Notarial Attestation: (a) confirming that the thumb mark was affixed in the physical presence of the Notary Public; (b) that it was affixed in the presence of two (2) credible witnesses who also signed the proxy; and (c) that the Notary Public personally satisfied himself/herself that the thumb mark was freely, validly, and consciously affixed by the proxy signatory. For avoidance of doubt, the Notarial Attestation must identify the two witnesses by name and must include their signatures and competent identification details, as reflected in the notarial instrument.

4.5. **Effects of Non-Compliance.** Proxies submitted after the proxy submission period specified in Section 4.1 of Rule IV shall not be considered valid for the purposes of the 2026 Annual Stockholders' Meeting.

SCHEDULE 1
DIRECTOR QUALIFICATION GUIDELINES

QUALIFICATIONS OF A REGULAR DIRECTOR

1. Of legal age and owner of at least one (1) share of capital stock of the Corporation at the time of his election.

2. College or equivalent academic degree or has comprehensive knowledge and understanding of the fundamentals of conducting and running a business, or has exposure in the management and supervision of a business.

3. Practical understanding of the business operations of the Corporation.

4. A reputation for integrity, diligence, attentiveness, probity, and honesty.

5. Possess the knowledge, skills, experience, and independence of mind given their responsibilities of the Board and in the light of the entity's business and risk profile.

6. Have sufficient time to carry out their responsibilities as director.

7. Have the ability to promote smooth interaction between board members.

DISQUALIFICATIONS OF A REGULAR DIRECTOR

1. Convicted of final judgement for:
   a. An offense punishable by imprisonment for a period exceeding six (6) years;
   b. Violation of the Corporation's code of conduct; and
   c. Violation of Republic Act No. 8799, otherwise known as "The Securities Regulation Code" and its implementing rules and regulations.

2. Found administratively liable for any offense involving fraudulent acts by SEC or for other grounds as the SEC may provide pursuant to the provisions of the Revised Corporation Code of the Philippines, Securities Regulation Code and other related laws, and their amendments.

3. Found by a foreign court or equivalent foreign regulatory authority for acts, violations or misconduct similar to those enumerated in paragraphs (1) and (2) above.

4. Convicted by final judgement or order by a court, or competent and administrative body of an offense involving moral turpitude, fraud, embezzlement, theft, estafa, counterfeiting, misappropriation, forgery, bribery, false affirmation, perjury or other fraudulent acts.

5. Adjudged by final judgment or order of the SEC, court or component administrative body to have willfully violated, or willfully aided, abetted, counsel, induced or procured the

violation of any provision of the Revised Corporation Code, Securities Regulation Code or any other law, rule, regulation or order administered by SEC, and their amendments.

6. Any person judicially declared as insolvent.

7. Absence in more than fifty percent (50%) of all regular and special meetings of the board during his incumbency or any 12-month period during the said incumbency, unless absence is due to illness, death in the immediate family or serious accident. The disqualification should apply for purposes of the succeeding election.

8. Dismissal, termination or removal for cause as director of any publicly listed company, public company, registered issuer of securities. The disqualification should be in effect until the director has cleared himself/herself from any involvement in the cause that gave rise to his dismissal, termination, or removal.

9. Misconduct or gross negligence, including dishonesty, breach of confidentiality, or violation of corporate policies.

10. Incompetence in the discharge of the duties of the position by failing to exercise the requisite skill, competence, and diligence.

11. Conflict of interest that compromises the interests of the Corporation or results in a breach of the duty of loyalty.

12. Violation of the Corporation's Code of Corporate Governance.

QUALIFICATIONS FOR INDEPENDENT DIRECTOR

1. The nominee must be the owner of at least one (1) share of stock of the Corporation.

2. The nominee must be at least a college graduate, or must have sufficient experience through engagement in, or exposure to, the business of the Corporation for at least five (5) years.

3. The nominee must be a person of proven integrity, probity, and honesty.

4. The nominee must possess the diligence, competence, and assiduousness necessary for the proper discharge of the functions of an Independent Director.

DISQUALIFICATIONS FOR INDEPENDENT DIRECTOR

1. All causes for disqualification of regular directors stated above.

2. An independent director shall be disqualified during his tenure under the following instances or causes:
    a. If the independent director beneficial security ownership exceeds two percent (2%) of the outstanding capital stock of the Company where he is such director;

b. If the independent director fails without any justifiable cause, to attend at least 50% of the total number of Board Meetings during his incumbency unless such absences are due to the grave illness or death of an immediate family;
c. Such other disqualifications which are provided in the Company's Manual on Corporate Governance.

3. The independent director must not have any business relationship with the Corporation or any of its subsidiaries, affiliates, or related interests that could materially impair the nominee's independence.

4. The independent director must not have been an employee of the Corporation or any of its subsidiaries, affiliates, or related entities for at least two (2) years immediately preceding election as an Independent Director; and

5. The independent director must not be related within the fourth degree of consanguinity or affinity to any director, officer, or substantial shareholder of the Corporation.

SCHEDULE 2
NOMINATIONS FORM

LFM PROPERTIES CORPORATION
DIRECTOR NOMINATION FORM

I, the undersigned, a stockholder of LFM Properties Corporation, hereby nominate the following individual(s) as candidate(s) for election to the Board of Directors during the 2026 Annual Stockholders' Meeting:

FULL NAME	NATURE OF DIRECTORSHIP
	☐ Regular Director ☐ Independent Director
	☐ Regular Director ☐ Independent Director
	☐ Regular Director ☐ Independent Director
	☐ Regular Director ☐ Independent Director
	☐ Regular Director ☐ Independent Director
	☐ Regular Director ☐ Independent Director
	☐ Regular Director ☐ Independent Director
	☐ Regular Director ☐ Independent Director
	☐ Regular Director ☐ Independent Director
	☐ Regular Director ☐ Independent Director
	☐ Regular Director ☐ Independent Director

I certify that the information provided in this form is true and correct to the best of my knowledge and belief. I understand that the Corporation reserves the right to verify the information and reject any incomplete or non-compliant nominations.

Signature: ____________________________

Name of Stockholder/Nominator: ____________________________

Date Signed: ____________________________

SCHEDULE 3
NOMINATIONS ACCEPTANCE FORM

LFM PROPERTIES CORPORATION
DIRECTOR NOMINATION ACCEPTANCE FORM

I, the undersigned, hereby accept the nomination for election as a member of the Board of Directors of **LFM PROPERTIES CORPORATION.** I confirm my willingness to serve as a director, if elected, and provide the following information:

Full Name	
Address	
Email Address	
Mobile Number	
Landline	
Birthday	
Business Affiliations	

Furthermore, by accepting this nomination, I acknowledge my understanding of, and my capacity and willingness to abide by, the rules and regulations pertaining to the nomination and election of directors, and I hereby certify that:

1. I have not been convicted by final judgment or order by a competent judicial or administrative body of any crime;

2. I have not been the subject of an order of the SEC or any court or administrative body denying, revoking or suspending any registration, license or permit issued in my favor under the Revised Corporation Code of the Philippines, Securities Regulation Code or any other law administered by the SEC or under any rule or regulation issued by the SEC;

3. I have not been convicted by final judgment or order by a court, or competent administrative body of an offense involving moral turpitude, fraud, embezzlement, theft, estafa, counterfeiting misappropriation, forgery, bribery, false affirmation, perjury or other fraudulent acts;

4. I have not been adjudged by final judgment or order of the SEC, court, or competent administrative body to have willfully violated, or willfully aided, abetted, counseled, induced or procured the violation of any provision of the Revised Corporation Code, Securities Regulation Code or any other law, rule, regulation or order administered by the SEC;

5. I have not been judicially declared as insolvent;

6. I have not been found guilty by final judgment or order of a foreign court or equivalent financial regulatory authority for acts, violations or misconduct similar to any of the acts, violations or misconduct enumerated above;

7. I have not been convicted by final judgment of an offense punishable by imprisonment for more than six years, or a violation of the Revised Corporation Code of the Philippines and Securities Regulation Code committed within five years prior to the date of my election or appointment;

8. I have not refused to comply with the disclosure requirements of the Securities Regulation Code and its Implementing Rules and Regulations; and

9. For incumbent directors, I have not been absent in more than fifty percent (50%) of all regular and special meetings of the Board during my incumbency, or any 12-month period during the said incumbency, unless the absence is due to illness, death in the immediate family or serious accident. The disqualification should apply for purposes of the succeeding election.

I certify that all information provided in this form is true and correct to the best of my knowledge and belief.

Signature: ___________________________

Name of Nominee: ___________________________

Date Signed: _________________________