COVER SHEET

SEC Registration Number

A	S	O	9	5	0	1	2	5	6	1

Company Name

LFM PROPERTIES CORPORATION

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

3RD FLOOR LIBERTY BUILDING
835 A. ARNAIZ AVENUE MAKATI
CITY

Form Type	Department requiring the report	Secondary License Type, If Applicable
17-Q		

COMPANY INFORMATION

Company's Email Address	Company's Telephone Number/s	Mobile Number
finance@lfmproperty.com	**(02) 8893-7790**	

No. of Stockholders	Annual Meeting Month/Day	Fiscal Year Month/Day
440	**May 28**	**December 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
William L. Ang	**williamlimang@gmail.com**	**(02) 8893-7790**	**–**

Contact Person's Address

Liberty Building, 835 A. Arnaiz Avenue, Makati City

Note: 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.

SECURITIES AND EXCHANGE COMMISSION
SEC FORM 17-Q

QUARTERLY REPORT PURSUANT TO SECTION 17 OF THE SECURITIES REGULATION CODE AND SRC RULE 17(2) (b) THEREUNDER

1. For the quarterly period ended: **September 30, 2025**

2. Commission identification number: **ASO95012561**

3. BIR Tax Identification No: **004-656-232-V**

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

5. Province, country or other jurisdiction of incorporation or organization: **Metro Manila**

6. Industry Classification Code: (SEC Use Only)

7. **3rd Floor Liberty Building, A. Arnaiz Avenue, Makati City** **1229**
Address of issuer's principal office Postal Code

8. Issuer's telephone number, including area code: **(632) 8893-7790**

9. Former name, former address and former fiscal year, if changed since last report: **-na-**

10. Securities registered pursuant to Sections 8 and 12 of the Code, 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. Are any or all of the securities listed on a stock exchange?

Yes [√] No [ ]

If yes, state name of such stock exchange and the class/es of securities listed therein:

Stock Exchange	Class of Securities
Philippine Stock Exchange, Inc.	**Common Shares**

12. Indicate by check mark whether the registrant:

(a) has filed all reports required to be filed by Section 17 of the Code and SRC Rule 17 thereunder or Sections 11 of the RSA and RSA Rule 11(a)-1 thereunder, and Sections 26 and 141 of the Corporation Code of the Philippines, during the preceding twelve (12) months (or for such shorter period the registrant was required to file such reports)
Yes [√] No []

(b) has been subject to such filing requirements for the past ninety (90) days.

Yes [√] No [ ]

PART I- FINANCIAL INFORMATION

Item 1. Financial Statements

Please refer to the unaudited interim financial statement of LFM Properties Corporation (the "Company) for the nine (9) months ended September 30, 2025 which is attached hereto as Annex "A" and which is hereby incorporated by reference to form an integral part of the Report. Likewise, attached as Annex "B" is the Company's Statement of Changes in Stockholder's Equity for the nine (9) months ended September 30, 2025 and as compared to same period for the year 2024, and the Company's basis for the computation of Basic Earnings per share.

The interim financial statements are prepared in compliance with Philippine Financial Reporting Standards (PFRS) in accordance with the Securities Regulations Code.

Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations

The Company generated total gross revenues of ₱168.4 million for the third quarter ended September 30, 2025, a decrease of 14% from ₱196.7 million total gross revenues for the third quarter ended September 30, 2024. The decline is primarily due to vacant units in Liberty Plaza Building which is almost fully occupied as of the report date.

Cost of rental services amounted to ₱74.5 million same as last year.

General and administrative expenses amounted to ₱34.7 million, an increase of 70% versus last year's of ₱20.4 million. The increase is primarily due to ₱13.6 million increase in taxes licenses particularly to transfer taxes paid for the Liberty building acquired from the parent company and documentary stamp taxes paid for the availment and renewal of loans.

Other income (expenses) net amounted to (₱43.4) million, up by ₱2.1 million or 5% from same period last year. The increase was mainly due to ₱9 million increase in dividend income and ₱4.8 million increase in fair value changes of financial assets offset by increase in interest expense of ₱11.7 million due to availment of loan during the period.

Financial Condition

Total Assets of the Company as of September 30, 2025 stood at ₱2.025 billion, a decrease of 11% or ₱238 million from ₱2.263 billion as of December 31, 2024, the decrease is primarily due to ₱220 million deposit to vendor that was refunded to the company during the year.

Cash and cash equivalents reported at ₱44.9million an increase of 44% or ₱13.8 million.

Receivables is at ₱8.1 million or ₱3.8 million decrease of last year's ₱11.9 million.

Other Current Assets decreased by 19% or ₱8.6 million. The decrease is due utilization of input taxes and amortization of prepaid insurance.

The decrease in Investment Properties - net by ₱35.7 million was primarily due to depreciation of existing Investment Properties offset by ₱1.3 million additions to investment properties.

Total Liabilities of the Company as of September 30, 2025 amounted to ₱1.498 billion decreased by 15% or ₱265 million from 2024 of ₱1.762 billion. The decrease is primarily due to payment of liability to a related party net of loan availments.

Total Equity stood at ₱527.3 million as of September 30, 2025, versus ₱500.8 million as of December 31, 2024. The increase is primarily due to ₱12.7 million fair value changes on financial assets at FVOCI and by net income of ₱13.8 million during the nine months period ended September 30, 2025.

The Company has no knowledge of any trends, events or uncertainties which are reasonably expected to have a material impact on the net sales or revenues of the Company. There are no seasonal aspects which had a material effect on the Company's financial condition or results of operation.

Further discussion of material changes in amount of accounts with 5.0% or more change:

Accounts Receivable – The decrease in accounts receivable is mainly due to collection efficiency.

Financial Assets at FVPL – The increase is due to mark to market adjustment adjustment at September 30, 2025.

Accrued rent current and non-current portion – The decrease is attributed to the adjustment of accrued rent previously recorded for tenants who ended their rental contracts early.

Other current assets – The decrease is attributable utilization of input tax offsetting it to the output payable during the quarter and amortization of prepaid insurance and other prepayments.

Other noncurrent assets – The decrease is primarily due to ₱220 million deposit to vendor that was refunded to the company during the year

Notes payable – The Increase is due to availment of the loan to pay related party payable and other payables.

Accounts payable and other current liabilities – The decrease is due to payment of the company's liabilities as of September 30, 2025.

Deposits on longterm lease - The decrease is due to refund of deposit from the terminated contracts net of collections from the new tenants.

Unearned rental income - The increase is due to collection of advance payment from new tenants.

Retained earnings – The increase is due primarily net income posted during the third quarter.

Performance Indicators

The Company determine their performance on the following five (5) key performances indicators:

	September 30, 2025	December 31, 2024
Net Book Value per share *1	0.0210	0.0200
Debt to Equity Ratio *2	2.84:1	3.52:1
Asset to Equity Ratio *3	3.84:1	4.52:1

	September 30, 2025	September 30, 2024
Return on Equity*4	3%	9%
Operating Margin *5	35%	52%

*1 –/ Total equity divided by total Common Shares outstanding

*2 – Total liabilities divided by Total equity

*3 – Total assets divided by Total equity

*4 – Net income divided by Total equity

*5 – Operating income divided by Total revenues

As at September 30, 2025, there were no events identified that will trigger direct or contingent financial obligation that is material to the company, including any default or acceleration of an obligation.

As at September 30, 2025, the Company has no material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationship of the Company with unconsolidated entities or other persons created during the reporting period.

As at September 30, 2025, there are no known trends, events or uncertainties that have had or that are reasonably expected to have a material favorable or unfavorable impact on net sales or revenues or income from continuing operations.

<u>MAKETPRICE</u>

	Stock	High	Low
Q3	LPC	0.0970	0.0350

PART II – FINANCIAL DISCLOSURES

Financial Instruments and Financial Risk Disclosure

The Company's financial instruments consist mainly of cash in banks, investments in equity securities and trade receivables/payables and borrowings. The main risks arising from the use of these financial instruments are credit risk, equity price risk and liquidity risk.

a. Credit Risk

Credit risk represents the loss that the Company would incur if the counterparty failed to perform under its contractual obligations. The Company has established controls and procedures in its credit policy to determine and monitor the credit worthiness of lessees and counterparties. The Company requires its lessees to pay at least three months security deposit to cover unpaid obligations and liabilities at the termination of the lease. It is also the Company's policy to require its lessees to pay their accounts on or before due date without the need of demand.

The maximum credit exposure of the Company is the carrying amount of the receivables. There are no significant concentrations of credit risk within the Company. With respect to credit risk arising from the other financial assets of the Company, which comprise cash in banks, the Company's exposure to credit risk arises from default of the counterparties, with a maximum exposure equal to the carrying amount of these instruments. There are no collaterals or other credit enhancements held over these assets.

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

Low Risk - This includes cash and cash equivalents and financial assets at FVOCI with recycling with counterparties with good credit or bank standing, thus credit risk is minimal. This normally includes large prime financial institutions, companies and government agencies. For receivables, this consists of accounts with counterparties with no history of default on the agreed contract terms.

Moderate Risk - This includes receivables with counterparties with little history of default on the agreed contract terms.

High Risk - This includes receivables that consist of accounts with counterparties with history of default on the agreed contract terms.

b. Equity Price Risk

Equity price risk is the risk that the value of a financial instrument will fluctuate because of changes in market prices. The Company is exposed to equity price risk because of investments in quoted equity securities, which are classified in the statement of financial position as financial assets at FVTPL and financial assets at FVOCI.

The Company's policy is to maintain the risk to an acceptable level. Movement of share price is monitored regularly to determine impact on its financial position. The change in market prices used in the sensitivity analysis is determined based on the highest and lowest stock prices of a financial instrument during the period. The Company has determined that for financial assets at FVOCI, a decrease or increase on the stock prices would only impact equity and would not have an effect on profit or loss. The Company has determined that for financial assets at FVTPL, a decrease and increase on the stock prices could have an impact on the profit or loss.

d. Liquidity Risk

Liquidity risk is the risk that the Company will not be able to pay its obligations when they fall due under normal and stress circumstances. The Company manages liquidity risk by maintaining a balance between continuity of funding and flexibility. Treasury controls and procedures are in place to ensure that sufficient cash is maintained to cover daily operational and working capital requirements. Management closely monitors the Company's future and contingent obligations and sets up required cash reserves as necessary in accordance with internal policies.

The following methods and assumptions were used to estimate the fair value of each class of financial instrument for which it is practicable to estimate such value:

a. Financial assets at FVPL

The fair value of the quoted shares of stock is based on quoted market price.

b. Financial assets at FVOCI

The fair value of the quoted debt instruments and equities is based on quoted market price. Unquoted shares of stock have been estimated using the adjusted net asset method. The adjusted net asset method involves deriving the fair value of the investee's equity instruments by reference to the fair value of its assets and liabilities.

c. Deposits on long-term leases

The carrying values deposits on long-term leases were not materially different from their calculated fair values estimated by discounting future cash flows using rates currently available for debt on similar terms and remaining maturities.

d. Other financial assets and financial liabilities

Due to the short-term nature of other financial assets and financial liabilities, the fair value of cash and cash equivalents, receivables, accounts payable and accrued expenses and other current liabilities approximate the carrying amount as of balance sheet.

PART III - OTHER INFORMATION

All other information which requires disclosure under the full Disclosure Rules of the Securities and Exchange Commission has been previously filed by the Company under SEC Form 17-C

SIGNATURE

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

LFM PROPERTIES CORPORATION

By:

JOSE S. JALANDONI
President

WILLIAM L. ANG
Vice President and Treasurer

ANNEX "A"

LFM PROPERTIES CORPORATION

3RD FLOOR LIBERTY BLDG., 835 A. ARNAIZ AVE.
MAKATI CITY

UNAUDITED FINANCIAL STATEMENTS
SEPTEMBER 30, 2025

LFM PROPERTIES CORPORATION
BALANCE SHEET
As of September 30, 2025
(With comparative figures for year ended December 31, 2024 and nine months ended September 30, 2024)

	September 30, 2025	Audited December 31, 2024	September 30, 2024
ASSETS			
Current Assets			
Cash	44,906,849	31,132,167	29,629,928
Receivables	8,125,684	11,863,758	12,967,358
Financial assets at fair value through profit or loss	13,255,524	8,616,795	9,301,175
Accrued rent - current portion	7,508,606	8,664,841	1,923,398
Other current assets	37,540,297	46,160,676	31,554,055
Total Current Assets	111,336,960	106,438,237	85,375,914
Noncurrent Assets			
Investment properties	1,690,587,647	1,726,275,994	1,738,013,211
Financial assets at fair value through other comprehensive inc	152,415,353	139,684,188	130,359,955
Accrued rent - net of current portion	7,619,158	8,713,588	9,959,617
Property and equipment	284,762	350,551	452,100
Net retirement plan asset	1,544,083	1,544,083	3,024,514
Other noncurrent assets	61,403,246	280,197,886	301,375,298
Total noncurrent Assets	1,913,854,249	2,156,766,290	2,183,184,695
TOTAL ASSETS	2,025,191,209	2,263,204,527	2,268,560,610
LIABILITIES & EQUITY			
Current Liabilities	49,056,581		
Current portion of notes payable	1,156,371,548	960,474,357	861,474,356
Accounts payable and other current liabilities	65,266,681	82,284,019	34,769,564
Payable to a related party	200,000,000	568,400,000	627,200,000
Current portion of deposits on long-term leases	33,340,853	36,912,365	19,516,763
Current portion of unearned rental income	7,217,845	4,618,167	5,962,064
Income tax payable	-	-	2,984,689
Total Current Liabilities	1,462,196,927	1,652,688,908	1,551,907,436
Noncurrent Liabilities			
Deposits on long-term leases - net of current portion	17,952,767	18,448,201	35,390,348
Unearned rental income - net of current portion	2,397,992	1,401,379	2,837,688
Deferred income tax liability	3,825,240	3,825,241	1,769,678
Notes payable -net of current portion	-	34,250,132	68,367,779
Other noncurrent liability	11,465,967	51,818,876	109,178,111
Total Noncurrent Liabilities	35,641,967	109,743,829	217,543,604
Total Liabilities	1,497,838,893	1,762,432,737	1,769,451,040
STOCKHOLDERS' EQUITY			
Capital stock	250,000,000	250,000,000	250,000,000
Stock dividend distributable	150,000,000	150,000,000	150,000,000
Other components of equity:			
Fair value changes on financial assets at FVOCI	(101,759,662)	(114,490,827)	(123,815,060)
Accumulated remeasurement gains on defined benefit plan	5,062,788	5,062,787	5,949,705
Retained Earnings	224,049,190	210,199,830	216,974,925
Total Equity	527,352,316	500,771,790	499,109,570
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	2,025,191,209	2,263,204,527	2,268,560,610

LFM PROPERTIES CORPORATION
STATEMENT OF INCOME AND EXPENSES
FOR THE QUARTER ENDED September 30, 2025

	July 1 to September 30, 2025	January 1 to September 30, 2025	July 1 to September 30, 2024	January 1 to September 30, 2024
Rental Income	**54,379,815**	**168,432,710**	**67,501,302**	**196,681,083**
Direct Costs				
Depreciation and amortization	12,341,425	36,979,832	12,502,193	37,420,075
Real estate tax	5,424,027	16,272,081	5,256,507	15,769,521
Outside services	4,003,261	11,382,427	3,685,026	10,752,266
Repairs and maintenance	1,771,371	6,443,587	561,199	4,250,022
Communication, light and water	123,088	1,410,830	751,890	4,844,264
Insurance and others	658,751	2,029,103	501,025	1,540,926
Total	**24,321,923**	**74,517,860**	**23,257,840**	**74,577,074**
Gross Income	**30,057,892**	**93,914,850**	**44,243,462**	**122,104,009**
Operating Expenses				
Personnel costs	2,783,366	9,288,595	2,905,140	8,813,957
Taxes and licenses	1,278,507	20,406,641	584,764	6,794,144
Association dues	155,482	484,397	58,306	417,641
Depreciation and amortization	43,796	126,914	59,668	249,661
Commission	-	486,528	114,750	2,385,150
Professional fees	326,786	2,129,550	180,000	540,000
Repairs and maintenance	108,131	564,072	46,298	245,773
Telephone, Telegraph and Postage	43,662	130,987	43,662	134,284
Transportation and Travel	5,184	23,697	2,926	7,437
Office Supplies	27,943	76,130	94,348	231,568
Entertainment, amusement and recreation	975	4,334	1,413	3,813
Miscellaneous	148,799	991,630	147,663	609,166
Operating Expenses	**4,922,631**	**34,713,475**	**4,238,938**	**20,432,594**
Other income (charges)				
Interest expense	(19,364,111)	(57,569,383)	(15,969,546)	(45,890,856)
Gain (Loss) on sale of financial assets at FVTPL	-	-	(386,131)	6,916,515
Fair value changes of financial assets at fair value through profit or loss	1,798,635	4,638,728	2,397,357	(7,053,962)
Dividend income	8,965,609	9,078,249	-	112,640
Interest income	6,015	13,182	4,222	15,402
Other income	85,310	420,794	152,782	387,038
	(8,508,542)	**(43,418,430)**	**(13,801,316)**	**(45,513,223)**
Income before Income Tax	**16,626,719**	**15,782,945**	**26,203,208**	**56,158,192**
Provision for Income Tax	682,580	1,933,584	6,233,134	13,591,017
Net Income (Loss)	**15,944,139**	**13,849,361**	**19,970,074**	**42,567,175**

LFM PROPERTIES CORPORATION
STATEMENTS OF CASH FLOWS
For quarter ended September 30, 2025 (With comparative figures for the quarter ended September 30, 2024)

	January 1 to September 30, 2025	January 1 to September 30, 2024
CASH FLOWS FROM OPERATING ACTIVITIES		
Income (loss) before income tax	15,782,945	56,158,192
Adjustments for:		
Depreciation and amortization	37,106,746	37,669,736
Fair value changes of financial assets at fair value through profit or loss	(4,638,728)	7,053,962
Interest expense	57,569,383	45,890,856
Dividend income	(9,078,249)	(112,640)
Loss (gain) on financial assets at FVTL	-	(6,916,515)
Interest income	(13,182)	(15,402)
Operating income before working capital changes	**96,728,915**	**139,728,189**
Decrease (increase) in:		
Receivables	3,738,074	(254,085)
Accrued rent	2,250,665	(1,803,530)
Other current assets	7,415,018	15,849,596
Increase (decrease) in:		
Accounts payable and other current liabilities	(2,658,299)	1,543,626
Deposits on long-term leases and other noncurrent liabilities	(3,835,524)	(925,920)
Payment to related party		
Unearned rental income	3,596,291	(512,750)
Cash generated from operations	**107,235,140**	**153,625,126**
Income tax paid, including creditable withholding taxes	(1,933,584)	(18,099,928)
Interest received	13,182	15,402
Net cash provided by operating activities	**105,314,738**	**135,540,600**
CASH FLOWS FROM INVESTING ACTIVITIES		
Proceeds from sale of assets through assets	-	17,627,219
Additions to investment in properties	(1,291,485)	(7,331,643)
Additions to property and equipment	(61,125)	-
Decrease (increase) in other noncurrent assets	220,000,000	(220,610,760)
Dividend received	9,078,249	112,640
Net cash used in investing activities	**227,725,639**	**(210,202,543)**
CASH FLOWS FROM FINANCING ACTIVITIES		
Availment of bank loans	264,000,000	507,000,000
Payment of :		
Notes payable	(102,352,941)	(167,352,941)
Interest	(57,569,383)	(45,890,856)
Payable to related party	(368,400,000)	(224,000,000)
Other noncurrent Liability	(54,943,372)	-
Net cash generated from financing activities	**(319,265,696)**	**69,756,203**
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	**13,774,681**	**(4,905,740)**
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	31,132,167	34,535,667
CASH AND CASH EQUIVALENTS AT END MONTH	**44,906,849**	**29,629,928**

LFM PROPERTIES CORPORATION
NOTES TO UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS
AS OF SEPTEMBER 30, 2025

1. Basis of Financial Statement Preparation

The financial statements of the Company are prepared on a historical cost basis, except for financial assets at fair value through profit or loss (FVTPL) and financial assets at fair value through other comprehensive income (FVOCI) which have been measured at fair value. The financial statements are presented in Philippine peso (peso), which is the Company's functional and presentation currency, and rounded to the nearest peso, except when otherwise indicated.

Statement of Compliance
The financial statements have been prepared in accordance with Philippine Financial Reporting Standards (PFRS).

2. Significant Accounting Policies

Changes in Accounting Policies and Disclosures
The accounting policies adopted are consistent with those of the previous financial year, except for the adoption of new standards effective in 2023. The Company has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

Unless otherwise indicated, adoption of these new standards did not have an impact on the financial statements of the Company.

- Amendments to PAS 1 and PFRS Practice Statement 2, *Disclosure of Accounting Policies*
- Amendments to PAS 8, *Definition of Accounting Estimates*
- Amendments to PAS 12, *Deferred Tax related to Assets and Liabilities arising from a Single Transaction*
- 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 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 Company's financial statements.

Effective beginning on or after January 1, 2024

- Amendments to PAS 1, *Classification of Liabilities as Current or Noncurrent*
- 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.*

3. Others

1. The same accounting policies and methods of computation are followed in the interim financial statements as of September 30, 2025 as compared with the audited financial statements as of December 31, 2024.

2. The business operation of the company for the interim period is continuous, there is no cycle and it is not seasonal.

3. There are no unusual items that affected assets, liabilities, equity and cash flows.

4. There are no changes in estimates of amounts reported in prior financial years.

5. There are no material events subsequent to the end of the interim period that have not been reflected in the financial statements for the interim period.

6. There are no changes in the composition of this issuer during the interim period. There are no business combinations, no acquisition or disposal of subsidiaries and long term investments, no restructuring and no discontinuing operations.

7. There are no contingent liabilities and contingent assets.

ANNEX "B"

LFM PROPERTIES CORPORATION

3RD FLOOR LIBERTY BLDG., 835 A. ARNAIZ AVE.
MAKATI CITY

STATEMENT OF CHANGES
IN STOCKHOLDER'S EQUITY
SEPTEMBER 30, 2025

LFM PROPERTIES CORPORATION
STATEMENT OF CHANGES IN STOCKHOLDER'S EQUITY
As of September 30, 2025

	Capital Stock	Stock Dividends Distributable	Other Components of Equity: Fair Value Changes on Financial assets at FVOCI	Other Components of Equity: Accumulated Remeasurement Gains (Losses) on Defined Benefit Plan	Retained Earnings	Total
Balances at January 1, 2025	250,000,000	150,000,000	(114,490,827)	5,062,787	210,199,830	500,771,790
Net Loss	-	-	-	-	13,849,361	13,849,361
Other comprehensive income	-	-	12,731,165	-	-	12,731,165
Balances at September 30, 2025	**250,000,000**	**150,000,000**	**(101,759,662)**	**5,062,787**	**224,049,191**	**527,352,316**
Balances at January 1, 2024	250,000,000	150,000,000	(127,580,616)	5,949,705	174,407,750	452,776,839
Net Loss	-	-	-	-	42,567,175	42,567,175
Other comprehensive income	-	-	3,765,556	-	-	3,765,556
Balances at September 30, 2024	**250,000,000**	**150,000,000**	**(123,815,060)**	**5,949,705**	**216,974,925**	**499,109,570**

LFM PROPERTIES CORPORATION
BASIS FOR COMPUTATION OF BASIC/DILLUTED EARNINGS PER SHARE

	2025	2024
Net (loss) for the third quarter	13,849,361	42,567,175
Divided by weighted average number of shares	25,000,000,000	25,000,000,000
Basic/diluted earnings per share	**0.0006**	**0.0017**

LFM PROPERTIES CORPORATION
Accounts Receivables
As of September 30, 2025

	TOTAL	1-3 Months	4-6 Months	7 Months - 1 Year	Above 1 Year
Trade and other receivables	8,125,684	7,892,366	89,525	116,983	26,810
	8,125,684	**7,892,366**	**89,525**	**116,983**	**26,810**