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
437	**May 29**	**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: **March 31, 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 three (3) months ended March 31, 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 three (3) months ended March 31, 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 ₱57.3 million for the first quarter ended March 31, 2025, a decrease of 12% from ₱65 million total gross revenues for the first quarter ended March 31, 2024 this is primarily due to vacant units in the Liberty Plaza Building, which the company is actively seeking new tenants.

Cost of rental services amounted to ₱25.2 million versus to ₱26.6 million last year, with a decrease of 5% or ₱1.4 million primarily due to decrease in communication light and water.

General and administrative expenses amounted to ₱17.7 million, an increase of 85% versus last year's of ₱9.6 million. The increase is primarily due to ₱7.9 million increase in taxes licenses from documentary stamp taxes paid for the availment and renewal of loans.

Other income (expenses) net amounted to (₱14.7) million, down by ₱1.3 million or 10% from same period last year. The decrease was mainly due to ₱6.3 million increase in Interest expense offset by ₱5.0 million fair value changes of financial assets as of March 31, 2025.

Financial Condition

Total Assets of the Company as of March 31, 2025 stood at ₱2.260 billion, a decrease of ₱3.0 million from ₱2.263 billion as of December 31, 2024.

Cash and cash equivalents reported at ₱12.9 million.

The increase in Receivables by ₱2.2 million or 18% is due to uncollected receivables as of March 31, 2025.

Other Current Assets increased by 31% or ₱14.3 million. The increase is primarily due to prepayments of real estate tax.

The decrease in Investment Properties - net by ₱12.3 million was primarily due to depreciation of existing Investment Properties.

Total Liabilities of the Company as of March 31, 2025 amounted to ₱1.755 billion a slight decreased of ₱7.0 million from 2024 of ₱1.762 billion.

Total Equity stood at ₱505.0 million as of March 31, 2025, versus ₱501.0 million as of December 31, 2024. The Company generated net loss of ₱1.0 million during the three months ended March 31, 2025 or 108% decrease from same period last year, primarily because of the vacant units in the Liberty Plaza Building and high interest expense.

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 increase in account is mainly attributed to uncollected receivables which the company is actively working to collect.

Financial Assets at FVPL – The increase is a result of mark to market adjustment at March 31, 2025.

Other current assets – The increase is attributable to prepayments of real estate tax.

Financial assets at fair value through other comprehensive income (FVOCI) – The increase is due to mark to market adjustment at March 31, 2025.

Accounts payable and other current liabilities – The decrease is due payments payables to suppliers as of March 31, 2025.

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

Unearned rental income current and non current – The increase is due to advance payment of rental fee received from new tenants.

Deposits on longterm lease current and non current - The increase is due to collection of deposit from new tenants.

Other non current liabilities - The decrease is due to payments to suppliers.

Retained earnings – The slight decrease is due primarily net loss posted during the first quarter.

Performance Indicators

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

	March 31, 2025	December 31, 2024
Net Book Value per share *1	0.0202	0.0200
Debt to Equity Ratio *2	3.47:1	3.52:1
Asset to Equity Ratio *3	4.47:1	4.52:1
	March 31, 2025	**March 31, 2024**
Return on Equity*4	(0.19%)	2.45%
Operating Margin *5	25%	44%

*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 March 31, 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 March 31, 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 March 31, 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.

MAKETPRICE

	Stock	High	Low
Q1	LPC	0.0590	0.0320

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

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

LFM PROPERTIES CORPORATION
BALANCE SHEET
AS OF MARCH 31, 2025
(With comparative figures for year ended December 31, 2024 and three months ended March 31, 2024)

	March 31, 2025	Audited December 2024	March 31, 2024
ASSETS			
Current Assets			
Cash	12,947,454	31,132,167	33,425,446
Receivables	14,040,389	11,863,758	12,036,347
Financial assets at fair value through profit or loss	12,267,691	8,616,795	8,946,336
Accrued rent - current portion	9,157,520	8,664,841	1,957,760
Other current assets	60,511,049	46,160,676	58,394,385
Total Current Assets	108,924,103	106,438,237	114,760,273
Noncurrent Assets			
Investment properties	1,714,022,903	1,726,275,994	1,762,366,702
Financial assets at fair value through other comprehensive income	144,884,241	139,684,188	127,670,272
Accrued rent - net of current portion	9,863,172	8,713,588	8,225,286
Property and equipment	361,849	350,551	854,006
Net retirement plan asset	1,544,083	1,544,083	3,024,514
Other noncurrent assets	280,197,886	280,197,886	361,375,298
Total noncurrent Assets	2,150,874,134	2,156,766,290	2,263,516,079
TOTAL ASSETS	2,259,798,237	2,263,204,527	2,378,276,352
LIABILITIES & EQUITY			
Current Liabilities			
Current portion of notes payable	1,164,356,710	960,474,357	921,474,357
Accounts payable and other current liabilities	68,844,369	82,284,019	46,099,801
Payable to a related party	368,400,000	568,400,000	627,200,000
Current portion of deposits on long-term leases	38,230,933	36,912,365	38,046,069
Current portion of unearned rental income	7,839,664	4,618,167	5,217,145
Income tax payable	-	-	9,329,606
Total Current Liabilities	1,647,671,676	1,652,688,908	1,647,366,978
Noncurrent Liabilities			
Deposits on long-term leases - net of current portion	20,585,887	18,448,201	13,567,685
Unearned rental income - net of current portion	2,397,992	1,401,379	2,837,688
Deferred income tax liability	3,825,241	3,825,241	1,769,677
Notes payable -net of current portion	34,250,132	34,250,132	136,603,073
Other noncurrent liability	46,049,949	51,818,876	110,901,445
Total Noncurrent Liabilities	107,109,201	109,743,829	265,679,569
Total Liabilities	1,754,780,877	1,762,432,737	1,913,046,547
STOCKHOLDERS' EQUITY			
Capital stock	250,000,000	250,000,000	250,000,000
Stock dividend attributable	150,000,000	150,000,000	150,000,000
Other components of equity:			
Fair value changes on financial assets at FVOCI	(109,290,774)	(114,490,827)	(126,504,743)
Accumulated remeasurement gains on defined benefit plan	5,062,787	5,062,787	5,949,705
Retained Earnings	209,245,347	210,199,830	185,784,844
Total Equity	505,017,360	500,771,790	465,229,806
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	2,259,798,237	2,263,204,527	2,378,276,352

LFM PROPERTIES CORPORATION
STATEMENT OF INCOME AND EXPENSES
FOR THE QUARTER ENDED MARCH 31, 2025

	March 31, 2025	March 31, 2024
Rental Income	**57,285,588**	**65,070,369**
Direct Costs		
Depreciation and amortization	12,317,046	12,416,386
Real estate tax	5,424,027	5,256,507
Outside services	3,667,634	3,511,759
Repairs and maintenance	2,513,309	2,786,789
Communication, light and water	603,797	2,083,587
Insurance and others	711,602	538,875
Total	**25,237,415**	**26,593,903**
Gross Income	**32,048,173**	**38,476,466**
Operating Expenses		
Personnel costs	2,872,863	2,439,944
Taxes and licenses	13,006,437	5,097,884
Association dues	323,695	276,463
Depreciation and amortization	40,131	87,105
Commission	-	1,056,000
Professional fees	573,700	180,000
Repairs and maintenance	407,328	102,978
Telephone, Telegraph and Postage	43,662	43,662
Transportation and Travel	15,801	1,895
Office Supplies	14,745	44,551
Miscellaneous	421,885	246,974
Operating Expenses	**17,720,247**	**9,577,456**
Other income (charges)		
Interest expense	(18,416,550)	(12,098,345)
Gain (Loss) on sale of financial assets at FVTPL	-	7,302,646
Fair value changes of financial assets at fair value through profit or loss	3,650,895	(8,623,492)
Dividend income	20,000	20,000
Interest income	2,897	4,917
Other income	69,865	62,178
	(14,672,893)	**(13,332,096)**
Income before Income Tax	**(344,967)**	**15,566,914**
Provision for Income Tax	609,516	4,189,820
Net Income (Loss)	**(954,483)**	**11,377,094**

LFM PROPERTIES CORPORATION

STATEMENTS OF CASH FLOWS

For quarter ended March 31,2025 (With comparative figures for the quarter ended March 31,2024

	January 1 to March 31, 2025	January 1 to March 31, 2024
CASH FLOWS FROM OPERATING ACTIVITIES		
Income (loss) before income tax	(344,967)	15,566,914
Adjustments for:		
Depreciation and amortization	12,357,177	12,503,491
Fair value changes of financial assets at fair value through profit or loss	(3,650,895)	8,623,492
Interest expense	18,416,550	12,098,345
Dividend income	(20,000)	(20,000)
Loss (gain) on financial assets at FVTL	-	(7,302,646)
Interest income	(2,897)	(4,917)
Operating income before working capital changes	**26,754,968**	**41,464,679**
Decrease (increase) in:		
Receivables	(2,176,631)	676,926
Accrued rent	(1,642,263)	(103,561)
Other current assets	(14,350,373)	(10,990,733)
Increase (decrease) in:		
Accounts payable and other current liabilities	4,937,825	10,284,957
Deposits on long-term leases and other noncurrent liabilities	(2,375,692)	5,239,884
Unearned rental income	4,218,110	(1,257,669)
Cash generated from operations	**15,365,944**	**45,314,483**
Income tax paid, including creditable withholding taxes	(609,517)	(2,353,814)
Interest received	2,897	4,917
Net cash provided by operating activities	**14,759,324**	**42,965,586**
CASH FLOWS FROM INVESTING ACTIVITIES		
Deposits	-	(280,000,000)
Proceeds from sale of financial assets at fair value through P&L	-	16,798,660
Additions to investment properties	(63,955)	(7,331,643)
Additions to property and equipment	(51,429)	(199,914)
Dividend received	20,000	20,000
Net cash used in investing activities	**(95,384)**	**(270,712,897)**
CASH FLOWS FROM FINANCING ACTIVITIES		
Availment of bank loans	238,000,000	507,000,000
Payments of		
Notes payables	(34,117,647)	(39,117,647)
Interest	(18,416,550)	(12,098,345)
Payable to related party	(200,000,000)	(224,000,000)
Other Non-current Liability	(18,314,457)	(5,146,920)
Net cash generated from financing activities	**(32,848,654)**	**226,637,088**
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	**(18,184,713)**	**(1,110,222)**
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	31,132,167	34,535,667
CASH AND CASH EQUIVALENTS AT END MONTH	**12,947,454**	**33,425,446**

UNAUDITED FINANCIAL STATEMENTS
MARCH 31, 2025

LFM PROPERTIES CORPORATION
NOTES TO UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS
AS OF MARCH 31, 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 March 31, 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
MARCH 31, 2025

LFM PROPERTIES COPORATION
STATEMENT OF CHANGES IN STOCKHOLDER'S EQUITY
March 31, 2025

			Other Components of Equity			
	Capital Stock	**Stock Dividends Distributable**	**Fair Value Changes on Financial assets at FVOCI**	**Accumulated Remeasurement Gains 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 Income	–		–	–	**(954,483)**	**(954,483)**
Other comprehensive income	–		**5,200,053**	**-**	–	**5,200,053**
Balances at March 31, 2025	**250,000,000**		**(109,290,774)**	**5,062,787**	**209,245,347**	**505,017,360**
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	–		–	–	**11,377,094**	**11,377,094**
Other comprehensive income	–		**1,075,873**	**-**	–	**1,075,873**
Balances at March 31, 2024	**250,000,000**		**(126,504,743)**	**5,949,705**	**185,784,844**	**465,229,806**

LFM PROPERTIES CORPORATION

BASIS FOR COMPUTATION OF BASIC/DILLUTED EARNINGS PER SHARE

	2025	2024
Net (loss) for the first quarter	(954,483)	11,377,094
Divided by weighted average number of shares	25,000,000,000.00	25,000,000,000.00
Basic/diluted earnings per share	**(0.0000)**	**0.0005**

LFM PROPERTIES CORPORATION
Accounts receivables
As of March 31, 2025

	TOTAL	1-3 Months	4-6 Months	7 Months - 1 Year	Above 1 Year
Trade and other receivables	14,040,389	13,298,080	562,182	180,127	-