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
449	May 25	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, 2022**

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, 2022 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, 2022 and as compared to same period for the year 2021, 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 ₱157.8 million for the year ended September 30, 2022, a slight increase of 3% from ₱153.5 million total gross revenues for the year ended September 30, 2021 this is due to a higher rent discount/rent concession given last interim.

Cost of rental services amounted to ₱58 million versus to ₱58.2 million last year, with a very minimal decrease of ₱0.2 million.

General and administrative expenses amounted to ₱13.8 million, 30% lower than last year's ₱19.7 million. Decrease of ₱5.9 million was primarily due to documentary stamp tax paid last year on the conversion of the company's short term loan to term loan, 35% lower professional fees paid during the interim period last interim's professional fee includes legal and tax opinion in connection to the company's listing requirements.

Other income (expenses) net amounted to ₱106.5 million, down by ₱166.6 million or 275% from same period last year. The decrease was mainly due to ₱166.6 million decrease in fair value changes of financial assets as of September 30, 2022, loss on sale financial assets FVTPL amounting ₱1.5 million offset by decreased of ₱1.4 million Interest expense due to partial payment of loan principal.

Financial Condition

Total Assets of the Company as of September 30, 2022 stood at ₱1.178 billion, a decrease of 14% or ₱190.3 million from ₱1.368 million as of December 31, 2021.

Cash and cash equivalents decreased by 65% or ₱30.4 million was mainly due to ₱115.4 million payment of principal of term loan and ₱15.4million payment of payable in relation to acquisition of Nuvali lot.

The slight increase in Receivables by ₱.8 million or 15% was mainly due to uncollected receivable of as of September 30, 2022 which was immediately collected by the company on the following month.

Other Current Assets decreased by 1% or ₱.08 million.

The decrease in Investment Properties - net by ₱31.8 million was due to depreciation of existing Investment Properties of ₱32.8 offset by ₱1.2 million additions to property and equipment.

Total Liabilities of the Company as of September 30, 2022 amounted to ₱770.2 million decreased by 13% or ₱112.7 million from 2021 of ₱882.9 million. The decrease is primarily due to ₱115.4 million payment of principal of term loan and ₱15.4million payment of payable in relation to acquisition of Nuvali lot.

Total Equity stood at ₱407.3 million as of September 30, 2022, versus ₱484.9 million as of December 31, 2021. The Company generated Net loss of ₱37.6 million during the nine months ended September 30, 2022 primarily because of fair value changes of financial assets at fair value through profit and loss amounting to ₱88.3 million.

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:

Cash and Cash Equivalents - The decrease is due primarily to partial payments of principal of the term loan and payment of payable in relation to acquisition of Nuvali lot.

Accounts Receivable – The increase in account is due to lower collection as of September 30, 2022.

Financial Assets at FVPL – The decrease is due to mark to market adjustment at September 30, 2022.

Financial assets at fair value through other comprehensive income (FVOCI) – The decrease is due to mark to market adjustment at September 30, 2022.

Accounts payable – The decrease is due to payment of current portion of the liabilities in relation to the acquisition of the Nuvali lot.

Income tax payable – The decrease is due to higher recognition of income tax payable the three quarters of 2022.

Notes payable – The decrease is due to partial payment of principal due during the year.

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

Unearned rental income current and non current – The increase is due to collection of unearned rental income during the year.

Retained earnings – The decrease is due primarily of fair value changes of financial assets at fair value through profit and loss amounting to ₱88.3 million

Performance Indicators

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

	September 30, 2022	December 31, 2021
Net Book Value per share *1	0.0163	0.0194
Debt to Equity Ratio *2	1.89:1	1.82:1
Asset to Equity Ratio *3	2.89:1	2.82:1

	September 30, 2022	September 30, 2021
Return on Equity*4	(9%)	25%
Operating Margin *5	54%	49%

*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, 2022, 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, 2022, 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, 2022, the Company has no material commitments for capital expenditures.

As at September 30, 2022, 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

The company is not yet listed for Q1, Q2 and Q3.

	Stock	**OPEN**	**High**	**Low**	**CLOSE**
Listing date- Nov 9	LPC	0.500	0.750	0.180	0.205

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.

As at September 30, 2022, the COVID-19 outbreak has no significant impact to the Company's credit risk.

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.

As at September 30, 2022, the COVID-19 outbreak has no significant impact to the Company's liquidity risk.

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
Chief Executive Officer

WILLIAM L. ANG
Chief Financial Officer

ANNEX "A"

LFM PROPERTIES CORPORATION

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

UNAUDITED FINANCIAL STATEMENTS
SEPTEMBER 30,2022

LFM PROPERTIES CORPORATION

INTERIM STATEMENTS OF FINANCIAL POSITION

	Unaudited September 30, 2022	Audited December 31, 2021
ASSETS		
Current Assets		
Cash and cash equivalents	**16,342,584**	46,758,816
Receivables	**6,244,617**	5,427,848
Financial assets at fair value through profit or loss (FVTPL)	**90,809,096**	180,448,991
Accrued rent - current portion	**1,202,767**	1,202,767
Other current assets	**5,854,249**	5,934,271
Total Current Assets	**120,453,313**	239,772,693
Noncurrent Assets		
Accrued rent - net of current portion	**77,404,488**	77,404,488
Financial assets at fair value through other comprehensive income (FVOCI)	**116,732,229**	156,718,845
Investment properties	**824,355,934**	856,158,160
Property and equipment	**2,359,662**	2,112,061
Net retirement plan asset	**13,076,486**	13,076,486
Other noncurrent assets	**23,119,666**	22,574,088
Total noncurrent Assets	**1,057,048,465**	1,128,044,128
TOTAL ASSETS	**1,177,501,777**	1,367,816,821

LIABILITIES & EQUITY		
Current Liabilities		
Notes Payable	**136,655,733**	136,655,732
Accounts payable and other current liabilities	**12,231,054**	35,159,581
Current portion of deposits on long-term leases	**12,725,979**	12,725,979
Current portion of unearned rental income	**5,619,784**	4,654,473
Income tax payable	**4,311,564**	1,163,501
Total Current Liabilities	**171,544,113**	190,359,266
Noncurrent Liabilities		
Notes payable	**341,447,840**	443,800,782
Deposits on long-term leases - net of current portion	**20,750,938**	18,603,788
Unearned rental income - net of current portion	**10,031,479**	8,355,115
Payable to related party	**37,730,000**	37,730,000
Deferred income tax liability	**21,913,987**	21,913,988
Other noncurrent liability	**166,822,386**	162,176,225
Total Noncurrent Liabilities	**598,696,630**	692,579,898
Total Liabilities	**770,240,743**	882,939,164
STOCKHOLDERS' EQUITY		
Capital stock	**250,000,000**	250,000,000
Other components of equity:		
Fair value changes on financial assets at FVOCI	**(137,442,786)**	(97,456,170)
Accumulated remeasurement gains on defined benefit plan	**13,571,525**	13,571,525
Retained Earnings	**281,132,295**	318,762,302
Total Equity	**407,261,034**	484,877,657
TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	**1,177,501,777**	1,367,816,821

LFM PROPERTIES CORPORATION
STATEMENTS OF INCOME

	2022 Unaudited Jul 1 - Sept 30	2022 Unaudited Jan 1 to Sept 30	2021 Unaudited Jul 1 - Sept 30	2021 Unaudited Jan 1 to Sept 30
Rental Income	**55,646,140**	**157,849,598**	**51,659,961**	**153,475,190**
Direct Costs				
Depreciation and amortization	10,794,412	32,414,571	10,619,641	31,858,922
Real estate tax	5,272,378	15,817,134	5,223,194	15,669,581
Outside services	2,064,715	5,658,892	1,816,371	5,404,412
Repairs and maintenance	698,441	1,877,867	1,345,583	3,248,468
Communication, light and water	654,247	1,306,726	336,055	1,019,430
Insurance and others	347,367	1,022,477	340,891	1,022,674
Total	**19,831,559**	**58,097,666**	**19,681,734**	**58,223,487**
Gross Income	**35,814,581**	**99,751,932**	**31,978,227**	**95,251,702**
Operating Expenses				
Personnel costs	2,432,730	7,852,928	2,333,056	8,076,878
Taxes and licenses	428,317	2,648,872	431,702	7,732,216
Association dues	152,618	653,082	101,745	675,034
Rent	128,316	384,948	125,059	375,178
Depreciation and amortization	98,169	367,733	143,938	332,926
Commission	-	240,420	-	228,000
Professional fees	46,222	190,889	40,667	294,222
Repairs and maintenance	43,269	167,427	99,205	360,160
Telephone, Telegraph and Postage	43,687	131,025	43,862	131,475
Office Supplies	44,990	111,628	42,231	119,614
Communication, light and water	21,630	65,475	20,345	64,809
Entertainment, amusement and recreation	1,931	4,226	-	59,455
Miscellaneous	225,712	939,558	284,500	1,203,204
Operating Expenses	**3,667,592**	**13,758,210**	**3,666,310**	**19,653,172**
Other income (charges)				
Interest expense	(5,778,065)	(18,258,826)	(6,670,000)	(19,633,403)
Loss on sale of financial assets at FVTPL	-	(1,480,610)		-
Fair value changes of financial assets at fair value through profit or loss	(35,748,167)	(88,272,682)	41,365,142	78,365,691
Dividend income	-	1,016,060	84,000	1,103,405
Interest income	2,686	7,843	6,818	24,886
Other income	179,545	495,215	86,337	290,306
	(41,344,001)	**(106,492,999)**	**34,872,297**	**60,150,885**
Income before Income Tax	**(9,197,013)**	**(20,499,278)**	**63,184,213**	**135,749,416**
Provision for Income Tax	**6,661,518**	17,130,729	5,465,194	14,171,980
Net Income (Loss)	**(15,858,530)**	**(37,630,007)**	**57,719,020**	**121,577,437**
OTHER COMPREHENSIVE (LOSS)				
Net fair value changes on financial assets at F'	(28,689,949)	(39,986,616)	(23,489,896)	(13,986,350)
	(28,689,949)	**(39,986,616)**	**(23,489,896)**	**(13,986,350)**
TOTAL COMPREHENSIVE (LOSS) INCOME	(44,548,479)	(77,616,623)	34,229,124	107,591,086
BASIC/DILUTED EARNINGS PER SHARE	**(0.0006)**	**(0.0015)**	**0.0023**	**0.0049**

STATEMENTS OF CASH FLOWS

	2022 Unaudited Jan 1 to Sept 30	2021 Unaudited Jan 1 to Sept 30
CASH FLOWS FROM OPERATING ACTIVITIES		
Income (loss) before income tax	(20,499,278)	135,749,416
Adjustments for:		
Depreciation and amortization	32,782,304	32,191,847
Fair value changes of financial assets at fair value through profit or loss	88,272,682	(78,365,691)
Interest expense	18,258,826	19,633,403
Dividend income	(1,016,060)	(1,103,405)
Loss (gain) on financial assets	1,480,610	-
Interest income	(7,843)	-24,886
Operating income before working capital changes	**119,271,240**	**108,080,683**
Decrease (increase) in:		
Receivables	(703,373)	11,488,610
Other current assets	(465,556)	(14,716,684)
Increase (decrease) in:		
Accounts payable and other current liabilities	(16,542,388)	(336,788)
Deposits on long-term leases	1,970,139	2,639,665
Payment to related party		(52,000,000)
Unearned rental income	965,311	1,374,965
Cash generated from operations	**104,495,372**	**56,530,450**
Income tax paid, including creditable withholding taxes	(13,982,667)	(11,565,309)
Interest received	7,843	24,886
Net cash provided by operating activities	**90,520,549**	**44,990,026**
CASH FLOWS FROM INVESTING ACTIVITIES		
Purchase of financial assets at fair value through profit or loss	(3,685,658)	(16,013,514)
Proceeds from sale of financial assets at fair value through P&L	3,572,261	-
Additions to property and equipment	(1,227,679)	(2,152,176)
Dividend received	1,016,060	1,103,405
Net cash used in investing activities	**(325,015)**	**(17,062,285)**
CASH FLOWS FROM FINANCING ACTIVITIES		
Availment of bank loans	13,000,000	-
Loan payments	(115,352,941)	-
Interest paid	(18,258,826)	(19,633,403)
Net cash generated from financing activities	**(120,611,767)**	**(19,633,403)**
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	**(30,416,233)**	**8,294,340**
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	46,758,816	39,672,440
CASH AND CASH EQUIVALENTS AT END MONTH	**16,342,584**	**47,966,780**

LFM PROPERTIES CORPORATION
NOTES TO UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS
AS OF SEPTEMBER 30, 2022

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 that the Company has adopted the following new accounting pronouncements 7starting January 1, 2021. Adoption of these pronouncements did not have any significant impact on the Company's financial position or performance.

- Adoption of Accounting for Common Usage Service Area (CUSA) Charges discussed in PIC Q&A 2018-12-H
- Amendments to PFRS 16, *COVID-19 related Rent Concessions beyond 30 June 2021*
- Amendments to PFRS 9, PFRS 7, PFRS 4, and PFRS 16, *Interest Rate Benchmark Reform – Phase 2*

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, 2022

- Amendments to PFRS 3, *Reference to the Conceptual Framework*
- Amendments to PAS 16, *Plant and Equipment: Proceeds before Intended Use*
- Amendments to PAS 37, *Onerous Contracts – Cost of Fulfilling a Contract*
- *Annual Improvements* to PFRSs 2018-2020 Cycle
    - Amendments to PRFS 1, *First-time Adoption of Philippines Financial Reporting Standards, Subsidiary as a first-time adopter*
    - Amendments to PFRS 9, *Financial Instruments, Fees in the '10 per cent' test for derecognition of financial liabilities*
    - Amendments to PAS 41, *Agriculture, Taxation in fair value instruments*

Effective beginning on or after January 1, 2023

- Amendments to PAS 12, *Deferred Tax related to Assets and Liabilities arising from a Single Transaction*
- Amendments to PAS 8, *Definition of Accounting Estimates*
- Amendments to PAS 1 and PFRS Practice Statement 2, *Disclosure Initiative – Accounting Policies*

Effective beginning on or after January 1, 2024

- Amendments to PAS 1, *Classification of Liabilities as Current or Non-current*

Effective beginning on or after January 1, 2025

- PFRS 17, *Insurance Contracts*

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*

The accounting policies adopted are consistent with those of the previous financial year, except for the adoption of new standards effective January 1, 2020. 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 company's financial statements

3. Others

1. The same accounting policies and methods of computation are followed in the interim financial statements as of September 30, 2022 as compared with the audited financial statements as of December 31, 2021.

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 30,2022

LFM PROPERTIES COPORATION
STATEMENT OF CHANGES
IN STOCKHOLDER'S EQUITY
SEPTEMBER 30, 2022

		Other Components of Equity			
	Capital Stock	**Fair Value Changes on Financial assets at FVOCI**	**Accumulated Remeasurement Gains (Losses) on Defined Benefit Plan**	**Retained Earnings**	**Total**
Balances at January 1, 2022	**₱250,000,000**	**(₱97,456,170)**	**₱13,571,525**	**₱318,762,302**	**₱484,877,657**
Net Loss	–	–	–	**(37,630,007)**	**(37,630,007)**
Other comprehensive loss	–	**(39,986,616)**	–	–	**(39,986,616)**
Balances at September 30, 2022	**₱250,000,000**	**(₱137,442,786)**	**₱13,571,525**	**₱281,132,295**	**₱407,261,034**

		Other Components of Equity			
	Capital Stock	**Fair Value Changes on Financial assets at FVOCI**	**Accumulated Remeasurement Gains (Losses) on Defined Benefit Plan**	**Retained Earnings**	**Total**
Balances at January 1, 2021	**₱250,000,000**	**(₱64,104,104)**	**₱6,728,522**	**₱168,833,256**	**₱361,457,674**
Net Income	–	–	–	**121,577,437**	**121,577,437**
Other comprehensive loss	–	**(13,986,350)**	–	–	**(13,986,350)**
Balances at September 30, 2021	**₱250,000,000**	**(₱78,090,454)**	**₱6,728,522**	**₱290,410,693**	**₱469,048,760**

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

	2022 Unaudited Jul 1 - Sept 30	2022 Unaudited Jan 1 to Sept 30	2021 Unaudited Jul 1 - Sept 30	2021 Unaudited Jan 1 to Sept 30
Net income (loss)	(15,858,530)	(37,630,007)	57,719,020	121,577,437
Divided by weighted average number of shares	25,000,000,000	25,000,000,000	25,000,000,000	25,000,000,000
Basic/diluted earnings per share	**(0.0006)**	**(0.0015)**	**0.0023**	**0.0049**

LFM PROPERTIES CORPORATION
AGING OF ACCOUNTS RECEIVABLE
AS OF SEPTEMBER 30, 2022

	TOTAL	CURRENT/ NOT YET DUE	1-3 Months	4-6 Months	7 Months - 1 Year	Above 1 Year
Trade and other receivables	7,294,298	1,622,023	4,151,969	-	48,176	1,472,130
Allowance for expected Credit Losses	1,049,681					1,049,681
	6,244,617	**1,622,023**	**4,151,969**	**-**	**48,176**	**422,449**