SuperCity Realty Development Corporation

Service… Reliability… Development… Care…

Date :	November 14, 2012	File No.	: PSE 2012-018
To :	Ms. Janet A. Encarnacion Head, Disclosure Department	From	: SRDC
Subject :	SEC Form 17-Q for the Interim Reports Ended September 30, 2012		

Madam:

We hereby submit/upload SEC Form 17-Q for the Interim Financial Reports for the quarter ended September 30, 2012

If you have further queries, please feel free to call the undersigned.

Thank you.

Prepared by: Enrique C. Cunanan Officer-In-Charge	

SEC Number **A200008385**

File Number

SUPERCITY REALTY DEVELOPMENT CORPORATION
(Company's Full Name)

Unit 1223 City & Land Mega Plaza,
ADB Avenue Corner Garnet Rd.
Ortigas Center, Pasig City
(Company Address)

638-7779
(Telephone Number)

December 31
(Calendar Year Ending – Month & Day)

SEC Form 17-Q
(Form Type)

Amendment Designation (If Applicable)

September 30, 2012
Period Ended Date

(Secondary License Type and File Number)

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, 2012**

2. Commission identification number **A200008385** 3. BIR Tax Identification No. **206-816-824**

4. Exact name of issuer as specified in its charter
SUPERCITY REALTY DEVELOPMENT CORPORATION

5. Province, country or other jurisdiction of incorporation or organization
METRO MANILA, PHILIPPINES

6. Industry Classification Code: [ ] (SEC Use Only)

7. Address of issuer's principal office Postal Code
UNIT 1223 CITY & LAND MEGA PLAZA, ADB AVE.
CORNER GARNET ROAD, ORTIGAS CENTER, PASIG CITY 1605

8. Issuer's telephone number, including area code **(632)6387779**

9. Former name, former address and former fiscal year, if changed since last report **NOT APPLICABLE**

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 SHARES – P 1 par value	No. of Shares	Amount
Authorized	155,000,000	155,000,000.00
Issued	110,000,000	110,000,000.00
Subscribed	110,000,000	110,000,000.00

11. Are any or all of the securities listed on a Stock Exchange?

Yes [**X**] No [ ]

If yes, state the name of such Stock Exchange and the class/es of securities listed therein:
PHILIPPINE STOCK EXCHANGE **COMMON STOCK**

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 [**X**] No [ ]

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

Yes [**X**] No [ ]

SUPERCITY REALTY DEVELOPMENT CORPORATION
Statements of Financial Positions
As of September 30, 2012 and December 31, 2011

	30-Sep-12	*Based on Audited FS* 31-Dec-11
ASSETS		
CURRENT ASSETS		
Cash	2,608,485	3,744,240
Trade & other receivables (Note 1)	58,123,115	57,366,382
Prepayments and other current assets (Note 2)	21,319,150	21,597,251
Total current assets	**82,050,750**	**82,707,873**
NON-CURRENT ASSETS		
Trade and other receivables (Note 3)	28,000	28,000
Property and equipment - net (Note 4)	22,964	1,825
Total non-current assets	**50,964**	**29,825**
TOTAL ASSETS	**82,101,714**	**82,737,698**
LIABILITIES AND EQUITY		
CURRENT LIABILITIES		
Trade and other payables (Note 5)	24,711,718	24,104,332
Due to related parties (Schedule D)	1,725,126	5,111,246
Provision for repairs	473,678	473,678
Total current liabilities	**26,910,522**	**29,689,256**
NON-CURRENT LIABILITIES		
Retirement benefit obligation	**527,388**	**486,138**
Total Liabilities	**27,437,910**	**30,175,394**
EQUITY		
Capital stock	110,000,000	110,000,000
Additional paid-in capital	1,509,641	1,509,641
Retained earnings	(56,845,837)	(58,947,337)
Total equity	**54,663,804**	**52,562,304**
TOTAL LIABILITIES AND EQUITY	**82,101,714**	**82,737,698**

* December 31, 2011 figures were audited by Punongbayan & Araullo.

SUPERCITY REALTY DEVELOPMENT CORPORATION

Statements of Comprehensive Income

For the 9-month periods ended September 30, 2012 and 2011

Account Title	July-Sept. 2012	July-Sept. 2011	Jan - Sept. 2012	Jan - Sept. 2011
REVENUES	6,267,361	5,126,831	30,387,059	18,184,040
CONTRACT COSTS	5,505,780	3,709,355	25,525,129	15,227,465
GROSS PROFIT	761,581	1,417,476	4,861,930	2,956,575
OPERATING EXPENSES				
Administrative expenses (Note 6)	267,017	430,625	1,465,572	1,697,747
Other operating expenses (Note 7)	196,454	180,829	424,513	602,855
	463,471	611,454	1,890,085	2,300,602
OPERATING PROFIT	298,110	806,022	2,971,845	655,973
OTHER INCOME (CHARGES)				
Other gains - net	246	3,507	30,298	20,343
	246	3,507	30,298	20,343
INCOME BEFORE TAX	298,356	809,529	3,002,143	676,316
TAX EXPENSE	89,507	242,859	900,643	202,895
NET INCOME	208,849	566,670	2,101,500	473,421
Earning Per Share				
Net Income	208,849	566,670	2,101,500	473,421
Shares Outstanding	110,000,000	110,000,000	110,000,000	110,000,000
Earning per share	**0.0019**	**0.0052**	**0.0191**	**0.0043**

Note 1

Trade & other receivables	**As Of 09/30/2012**	**12/31/2011**
Current:		
Contract receivable (net of impairment)	58,035,369	52,274,954
Advances to officers and employees	12,000	-
Due from related parties(net of impairment)	-	5,072,001
Others	75,746	19,427
	58,123,115	**57,366,382**

Note 2

Prepayments and other current assets	**As Of 09/30/2012**	**12/31/2011**
Creditable Withholding tax	18,651,126	18,141,727
Advances to suppliers and subcontractors	2,622,131	3,409,631
Prepaid Expenses	45,893	45,893
	21,319,150	21,597,251

Note 3

Non-current:	**As Of 09/30/2012**	**12/31/2011**
Security Deposits	24,000	24,000
Others	4,000	4,000
	28,000	28,000

Note 4

Property and equipment - net	Furniture and Fixtures	Transportation Equipment	Construction Equipment	Total
Balance at January 1, 2011 net of accumulated depreciation & amortization	1,825	-	-	1,825
Additions	24,554			24,554
Disposals	-			-
Depreciation & amortization charges for the January - September	(3,415)	-	-	- (3,415)
Balance at September 30, 2012 net of accumulated depreciation and amortization	22,964	-	-	22,964

Note 5

Trade and other payables	**As Of 09/30/2012**	**12/31/2011**
Trade	2,455,766	2,436,765
Output VAT	-	118,178
Advances from customers	6,276,553	6,544,397
Deferred output valued-added taxes	11,945,674	11,251,119
Retention fees	3,468,408	2,680,908
Accrued subcontractors' fees	-	19,148
Other payables and accrued expenses	565,317	1,053,817
Total	24,711,718	24,104,332

Note 6

	July - September		January - September	
	2012	**2011**	**2012**	**2011**
Administrative Expenses:				
Salaries and employee benefits	174,840	283,520	531,639	636,561
Taxes and licenses	47,465	88,981	433,769	550,444
Depreciation and amortization	2,502	914	3,414	2,742
Professional fees	10,000	25,000	388,750	400,000
Rent	32,210	32,210	108,000	108,000
	267,017	430,625	1,465,572	1,697,747

Note 7

	July - September		January - September	
	2012	**2011**	**2012**	**2011**
Other Operating Expenses:				
Subscription	13,212	13,212	15,243	23,362
Contractual and service fees	142,074	135,004	284,678	405,014
Light and water	13,699	17,438	26,082	56,324
Stationery and supplies	1,451	660	9,609	12,716
Communications	6,684	9,776	13,234	22,940
Miscellaneous	19,334	4,739	75,667	82,499
	196,454	180,829	424,513	602,855

SUPERCITY REALTY DEVELOPMENT CORPORATION
Statement of Changes in Equity
For the 9-month periods ended September 30, 2012 and 2011

	Authorized Shares	Issued and Outstanding Shares	Capital Stock	Additional Paid-in Capital	Retained Earnings (Deficit)	Total
Balance at January 1, 2012	115,000,000	110,000,000	P 110,000,000	P 1,509,641	(P 58,947,337)	P 52,562,304
Net Income for Jan.-Sept.	-	-	-	-	2,101,500	2,101,500
Balance at Sept. 30, 2012	**115,000,000**	**110,000,000**	**110,000,000**	**1,509,641**	**(56,845,837)**	**54,663,804**
Balance at January 1, 2011	115,000,000	110,000,000	P 110,000,000	P 1,509,641	(P 40,095,755)	P 71,413,886
Net Income for Jan.-Sept.	-	-	-	-	(473,421)	(473,421)
Balance at Sept . 30, 2011	115,000,000	110,000,000	110,000,000	1,509,641	(39,622,334)	71,887,307

SUPERCITY REALTY DEVELOPMENT CORPORATION
Statements of Cash Flows
For the 9-month periods ended September 30, 2012 and 2011

	Jan - Sept. 2012	Jan - Sept. 2011
CASH FLOWS FROM OPERATING ACTIVITIES		
Income (loss) before income tax	3,002,143	676,316
Adjustments for:		
Depreciation and amortization	3,415	2,742
Interest income	(30,298)	(20,343)
Operating income before working capital changes	2,975,260	658,715
Decrease (Increase) in trade and other receivables	(756,733)	2,879,330
Decrease (Increase) in prepayments and other current assets	278,101	(3,636,295)
Increase (Decrease) in trade payables and other payables	607,386	(179,143)
Increase (Descrease) retirement benefit obligation	41,250	41,250
Cash Generated from (used in) Operations	3,145,264	(236,143)
Interest paid	-	-
Applied for Income taxes	(900,643)	(202,895)
Net Cash From (Used in) Operating Activities	**2,244,621**	**(439,038)**
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	30,298	20,343
Termination of Held-to-maturity investment	-	2,007,440
Acquisitions of property and equipment	(24,554)	-
Net Cash From (Used in) Investing Activities	**5,745**	**2,027,783**
CASH FLOWS FROM FINANCING ACTIVITIES		
Payments for Non-Interest-Bearing Loans	(3,386,120)	-
Net Cash From (Used in) Financing Activities	**(3,386,120)**	**-**
NET INCREASE (DECREASE) IN CASH	**(1,135,755)**	**1,588,745**
CASH AT BEGINNING OF YEAR	**3,744,240**	**811,259**
CASH AT END OF PERIOD	**2,608,485**	**2,400,004**

SUPERCITY REALTY DEVELOPMENT CORPORATION
Schedule of Aging of Accounts Receivable Trade
As of September 30, 2012

Client	Current	1 - 30 days	31 - 60 days	61 - 90 days	Overdue	Total
Verdant Point (VPC)	5,760,415			3,980,591	48,294,363	58,035,369
Total	5,760,415	-	-	3,980,591	48,294,363	58,035,369

Item 1.5. Earnings Per Share

The Company's earnings per share is presented on the face of the Income Statements on page 5 of this report. Said earnings per share is computed by dividing net income by the number of outstanding common shares.

Item 1.6. Disclosure that the issuer's interim financial report is in compliance with the accordance with generally accepted accounting principles in the Philippines as set forth in PFRSs

The interim financial report of the Company is in compliance with accordance with generally accepted accounting principles in the Philippines as set forth in PFRSs

Item 1.7. Notes to Financial Statements

Item 1.7.a. Accounting Policies and Methods

The same accounting policies and methods of computation are followed in the interim financial statements as compared with the most recent annual financial statements. The principal accounting policies adopted in preparing the financial statements of the Company are as follows:

1. The financial statements have been prepared in accordance with generally accepted accounting principles in the Philippines as set forth in PFRSs.

New Interpretations, Revisions and Amendments to PFRS

(a) Effective in 2011 that are Relevant to the Company

In 2011, the Company adopted the following amendment, interpretation and annual improvements to PFRS that are relevant to the Company and effective for financial statements for the annual period beginning on or after July 1, 2010 or January 1, 2011:

PAS 24 (Amendment)	:	Related Party Disclosure
Philippine Interpretations International Financial Reporting Interpretations Committee (IFRIC) 19	:	Extinguishing Financial Liabilities with Equity Instruments
Various Standards	:	2010 Annual Improvements to PFRS

Discussed below are relevant information about these interpretation, amended standards and annual improvements.

(i) PAS 24 (Amendment), *Related Party Disclosures* (effective from January 1, 2011). The amendment simplifies and clarifies the definition of a related party by eliminating inconsistencies in determining related party relationships. The amendment also provides partial exemption from the disclosure requirements for government-related entities to disclose details of all transactions with the government and other government-related entities. The adoption of this amendment did not result in any significant change on the Company's disclosures of related parties in its financial statements.

(ii) Philippine Interpretation IFRIC 19, *Extinguishing Financial Liabilities with Equity Instruments* (effective from July 1, 2010). This interpretation clarifies the accounting when an entity renegotiates the terms of a financial liability through issuance of equity instruments to extinguish all or part of the financial liability. These transactions are sometimes referred to as "debt for equity" exchanges or swaps. The interpretation requires the debtor to account for a financial liability which is extinguished by equity instruments as follows:

- the issue of equity instruments to a creditor to extinguish all or part of a financial liability is consideration paid in accordance with PAS 39, *Financial Instruments: Recognition and Measurement*;

- the entity measures the equity instruments issued at fair value, unless this cannot be reliably measured;

- if the fair value of the equity instruments cannot be reliably measured, then the fair value of the financial liability extinguished is used; and,

- the difference between the carrying amount of the financial liability extinguished and the consideration paid is recognized in profit or loss.

The adoption of the interpretation did not have a material effect on the Company's financial statements as it did not extinguish financial liabilities through equity swap during the year.

(iii) 2010 Annual Improvements to PFRS. Most of these amendments became effective for annual periods beginning on or after July 1, 2010 or January 1, 2011. Among those improvements, only the following amendments were identified to be relevant to the Company's financial statements but which did not have any material impact on its financial statements:

- PAS 1 (Amendment), *Presentation of Financial Statements: Clarification of Statement of Changes in Equity* (effective from July 1, 2010). The amendment clarifies that, for each component of equity, an entity may present an analysis of other comprehensive income either in the statement of changes in equity or in the notes to the financial statements. The Company does not have any other comprehensive income, thus, this amendment has no significant impact on the Company's financial statements.

- PFRS 7 (Amendment), *Financial Instruments: Clarification of Disclosures* (effective from January 1, 2011). The amendment clarifies the disclosure requirements which emphasize the interaction between quantitative and qualitative disclosures about the nature and extent of risks arising from financial instruments. It also amends the required disclosure of financial assets including the financial effect of collateral held as security. This amendment has no significant effect on the financial statements since the Company already provides adequate information in its financial statements in compliance with the disclosure requirements.

(b) Effective in 2011 that are not Relevant to the Company

The following amendments and improvements to PFRS are mandatory for accounting periods beginning on or after January 1, 2011 but are not relevant to the Company's financial statements:

PAS 32 (Amendment)	:	Financial Instruments: Presentation – Classification of Rights Issues
PFRS 1 (Amendments)	:	First-time Adoption of PFRS – Limited Exemption from PFRS 7 Comparative Disclosures
2010 Annual Improvements		
PAS 21 (Amendment)	:	The Effects of Changes in Foreign Exchange Rates
PAS 28 (Amendment)	:	Investment in Associates
PAS 31 (Amendment)	:	Interests in Joint Ventures
PAS 34 (Amendment)	:	Interim Financial Reporting – Significant Events and Transactions
PFRS 3 (Amendment)	:	Business Combinations
PFRS 7 (Amendment)	:	Financial Instruments: Disclosures – Clarification of Disclosures
IFRIC 13 (Amendment)	:	Customer Loyalty Programmes – Fair Value Award Credits

(c) Effective Subsequent to 2011 but not Adopted Early

There are new and amended PFRS that are effective for periods subsequent to 2011. Management has initially determined the following pronouncements, which the Company will apply in accordance with their transitional provisions, to be relevant to its financial statements:

(i) PFRS 7 (Amendment), *Financial Instruments: Disclosures – Transfers of Financial Assets* (effective from July 1, 2011). The amendment requires additional disclosures that will allow users of financial statements to understand the relationship between transferred financial assets that are not derecognized in their entirety and the associated liabilities; and, to evaluate the nature of, and risk associated with any continuing involvement of the reporting entity in financial assets that are derecognized in their entirety. The Company does not usually enter into this type of arrangement with regard to transfer of financial asset; hence, the amendment may not significantly change the Company's disclosures in its financial statements.

(ii) PAS 1 (Amendment), *Financial Statements Presentation – Presentation of Items of Other Comprehensive Income* (effective from July 1, 2012). The amendment requires an entity to group items presented in other comprehensive income into those that, in accordance with other PFRS: (a) will not be reclassified subsequently to profit or loss; and, (b) will be reclassified subsequently to profit or loss when specific conditions are met. The Company's management does not expect this amendment to have a material impact on the financial statements since the Company has no other comprehensive income items.

(iii) PFRS 13, *Fair Value Measurement* (effective from January 1, 2013). This standard aims to improve consistency and reduce complexity by providing a precise definition of fair value and a single source of fair value measurement and disclosure requirements for use across PFRS. The requirements do not extend the use of fair value accounting but provide guidance on how it should be applied where its use is already required or permitted by other standards. The Company is yet to assess the impact of this new standard.

(iv) PFRS 9, *Financial Instruments: Classification and Measurement* (effective from January 1, 2015). This is the first part of a new standard on classification and measurement of financial assets and financial liabilities that will replace PAS 39 in its entirety. This chapter deals with two measurement categories for financial assets: amortized cost and fair value. All equity instruments will be measured at fair value while debt instruments will be measured at amortized cost only if the entity is holding it to collect contractual cash flows which represent payment of principal and interest. The accounting for embedded derivatives in host contracts that are financial assets is simplified by removing the requirement to consider whether or not they are closely related, and, in most arrangement, does not require separation from the host contract.

For liabilities, the standard retains most of the PAS 39 requirements which include amortized-cost accounting for most financial liabilities, with bifurcation of embedded derivatives. The main change is that, in case where the fair value option is taken for financial liabilities, the part of a fair value change due to an entity's own credit risk is recorded in other comprehensive income rather than in profit or loss, unless this creates an accounting mismatch.

To date, other chapters of PFRS 9 dealing with impairment methodology and hedge accounting are still being finalized.

The Company does not expect to implement and adopt PFRS 9 until its effective date or until all chapters of this new standard have been published. In addition, management is currently assessing the impact of PFRS 9 on the financial statements of the Company and is committed to conduct a comprehensive study of the potential impact of this standard to assess the impact of all changes.

2. The financial statements have been prepared on a historical cost basis. The measurement bases are more fully described in the accounting policies below.
3. The financial statements are presented in Philippine pesos, the Company's functional currency, and all values represent absolute amounts except when otherwise indicated.
4. Financial assets are classified into financial assets at fair value through profit or loss, loans and receivables, held-to-maturity investments and available-for-sale financial assets. The Company's financial assets, which consist mainly of cash and trade receivables, are recognized on their trade date and are initially recognized at fair value, plus transaction costs.
5. Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They arise when the Company provides money, goods or services directly to a debtor with no intention of trading the receivables. They are included in current assets, except for maturities greater than 12 months after the balance sheet date which are classified as non-current assets.
   Loans and receivables are subsequently measured at amortized cost using the effective interest method, less impairment losses. Any change in their value is recognized in profit or loss. Loans and receivables are presented as Trade and Other Receivables in the balance sheets.
   Impairment loss is provided when there is objective evidence that the Company will not be able to collect all amounts due to it in accordance with the original terms of the receivables. The amount of the impairment loss is determined as the difference between the asset's carrying amount and the present value of estimated cash flows.
6. Derecognition of financial assets occurs when the rights to receive cash flows from the financial instruments expire or are transferred and substantially all of the risks and rewards of ownership have been transferred.

7. Construction materials are valued at the lower of cost and net realizable value. Cost of construction materials is based on purchase cost on a moving average basis. Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the estimated costs necessary to make the sale.

8. Property and equipment are stated at cost less accumulated depreciation, amortization and impairment in value, if any. The cost of an asset comprises its purchase price and directly attributable costs of bringing the asset to working condition for its intended use.
   Expenditures for additions, major improvements and renewals are capitalized; expenditures for repairs and maintenance are charged to expense as incurred. When assets are sold, retired or

otherwise disposed of, their cost and related accumulated depreciation and impairment losses are removed from the accounts and any resulting gain or loss is reflected in income for the period.

9. Depreciation is computed on the straight-line basis over the estimated useful lives of the assets as follows:

Construction equipment	5-10 years
Transportation equipment	5 years
Furniture and fixtures	3 years

Leasehold improvements are amortized over 3 years or the term of the lease, whichever is shorter.

The residual values and estimated useful lives of property and equipment are reviewed, and adjusted if appropriate, at each balance sheet date.

An item of property and equipment is derecognized upon disposal or when no future economic benefits are expected to arise from the continued use of the asset. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the item) is included in the statement of income in the year the item is derecognized.

The Company's property and equipment are subject to impairment testing whenever events or changes in circumstances indicate that the carrying amount may not be recoverable.

An impairment loss is recognized for the amount by which the asset or cash-generating unit's carrying amount exceeds its recoverable amount. The recoverable amount is the higher of fair value, reflecting market conditions less costs to sell and value in use, based on an internal discounted cash flow evaluation. Impairment loss is charged pro rata to the other assets in the cash generating unit.

All assets are subsequently reassessed for indications that an impairment loss previously recognized may no longer exist and the carrying amount of the asset is adjusted to the recoverable amount resulting in the reversal of the impairment loss.

10. Investment property is stated at cost less any impairment in value. The cost of investment property comprises its purchase price and directly attributable costs of bringing the asset to working condition for its intended use. Expenditures for additions, major improvements and renewals are capitalized; expenditures for maintenance are charged to expense as incurred. When investment property are sold, retired or otherwise disposed of, their cost and impairment losses, if any, are removed from the accounts and any resulting gain or loss is reflected in income for the period.

The carrying amount of investment property is written down immediately to its recoverable amount if the asset's carrying amount is greater than its estimated recoverable amount.

The Company determined whether a property qualifies as investment property. In making its judgment, the Company considers whether the property generated cash flows largely independently of the other assets held by an entity. Owner-occupied properties generate cash flows that are attributable not only to property but also to other assets used in the production or supply process.

11. Non-Current Asset Classified as Held-for-sale include investment property that the Company intends to sell within one year from the date of classification as held-for-sale.

Non-current asset classified as held-for-sale is measured at the lower of its carrying amount, immediately prior to the classification as held-for-sale, and its fair value less costs to sell. The profit or loss arising from the sale or revaluation of held-for-sale assets is recognized in the income statement.

12. Financial liabilities include bank loans and trade and other payables. Financial liabilities are recognized when the Company becomes a party to the contractual agreements of the instrument. All interest related charges are recognized as an expense in the statement of income under the caption Finance Costs.

Trade payables are recognized initially at their nominal value and subsequently measured at amortized cost less settlement payments.

Financial liabilities are derecognized from the balance sheet only when the obligations are extinguished either through discharge, cancellation or expiration.

13. Revenue and Cost Recognition**.** Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured. The following specific revenue recognition criteria must also be met before revenue is recognized:

- Revenues and costs from contracts – Revenue is recognized based on actual work done which is consistent with the percentage-of-completion method. Under this method, revenues are recognized in proportion to the actual stage of completion of the project as a percentage of total estimated costs for each contract as determined and certified by project engineers. Costs are recognized based on actual costs incurred. Adjustments in the contract price or the estimated costs are recorded prospectively when they become known while anticipated losses on the contracts are recorded in full when determined.
- Rental income – Revenue is recognized when the amount of the agreed rent is billed and earned.
- Scrap sales – Revenue is recognized when the title of the scrap construction materials passes to the buyer.
- Forfeiture income – When the performance of contractually agreed tasks is not completed by the subcontractors at the specified time in the contract, a portion of the retention fees payable is forfeited and recognized as income.

Cost and expenses are recognized in the statement of income upon utilization of the service or at the date they are incurred. Finance costs are reported on an accrual basis.

14. Leases. Company as lessee – Leases which do not transfer to the Company substantially all the risks and benefits of ownership of the asset are classified as operating leases. Operating lease payments are recognized as expense in the statement of income on a straight-line basis over the lease term. Associated costs, such as maintenance and insurance, are expensed as incurred.
Company as lessor – Leases which do not transfer to the Company substantially all the risks and benefits of ownership of the asset are classified as operating leases. Lease income from operating leases is recognized as income in the statement of income on a straight-line basis over the lease term. Indirect costs incurred by the lessor in negotiating and arranging for an operating lease is added to the carrying amount of the leased asset and recognized as expense over the lease term.

15. *Retirement Benefit Obligations*
The Company has not established a formal retirement plan. However, it recognizes the estimated defined benefit obligations (under Republic Act No. 7641, the "Retirement Act") using the Projected Unit Credit Method as computed by an actuary.
A defined benefit plan is a pension plan that defines an amount of pension benefit that an employee will receive on retirement, usually dependent on one or more factors such as age, years of service and salary. The legal obligation for any benefits from this kind of pension plan remains with the Company, even if plan assets for funding the defined benefit plan have been acquired. Plan assets may include assets specifically designated to a long-term benefit fund, as well as qualifying insurance policies. The Company's defined benefit pension plan covers all regular full-time employees.
The liability recognized in the balance sheet for defined benefit pension plans is the present value of the defined benefit obligation (DBO) at the balance sheet date less the fair value of plan assets, together with adjustments for unrecognized actuarial gains or losses and past service costs. The DBO is calculated annually by independent actuaries using the projected unit credit method. The present value of the DBO is determined by discounting the estimated future cash outflows using interest rates of high quality corporate bonds that are denominated in the currency in which the benefits will be paid and that have terms to maturity approximating to the terms of the related pension liability.
Actuarial gains and losses are not recognized as an expense unless the total unrecognized gain or loss exceeds 10% of the greater of the obligation and related plan assets. The amount exceeding this 10% corridor is charged or credited to profit or loss over the employees' expected average remaining working lives. Actuarial gains and losses within the 10% corridor are disclosed

separately. Past-service costs are recognized immediately in the statement of income, unless the changes to the pension plan are conditional on the employees remaining in service for a specified period of time (the vesting period). In this case, the past service costs are amortized on a straight-line basis over the vesting period.

16. Income Taxes. Current income tax assets or liabilities comprise those claims from, or obligations to, fiscal authorities relating to the current or prior reporting period, that are uncollected or unpaid at the balance sheet date. They are calculated according to the tax rates and tax laws applicable to the fiscal periods to which they relate, based on the taxable profit for the year. All changes to current tax assets or liabilities are recognized as a component of tax expense in the statement of income.
    Deferred tax is provided, using the balance sheet liability method on temporary differences at the balance sheet date between the tax base of assets and liabilities and their carrying amounts for financial reporting purposes.
    The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is probable that sufficient taxable profit will be available to allow all or part of the deferred tax assets can be utilized.
    Deferred tax assets and liabilities are measured at the tax rates that are expected to apply to the period when the asset is realized or the liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted at the balance sheet date.
    Most changes in deferred tax assets or liabilities are recognized as a component of tax expense in the statement of income. Only changes in deferred tax assets or liabilities that relate to a change in value of assets or liabilities that is charged directly to equity are charged or credited directly to equity

17. Equity. Capital stock is determined using the nominal value of shares that have been issued. Additional paid-in capital includes any premiums received on the initial issuing of capital stock. Any transaction costs associated with the issuing of shares are deducted from additional paid-in capital, net of any related income tax benefits.
    Retained earnings include all current and prior period results as disclosed in the statements of income

18. Risk Management Objectives and Policies

    The Company is exposed to certain financial risks in relation to financial instruments. The Company's risk management is coordinated with the board of directors, and focuses on actively securing the Company's short- to medium-term cash flows by minimizing the exposure to financial markets.

    The Company does not actively engage in the trading of financial assets for speculative purposes nor does it write options. The most significant financial risks to which the Company is exposed to are described below.

    18.1 Market Risk

    The Company is exposed to market risk through its use of financial instruments and specifically to currency risk, interest rate risk and certain other price risks which result from both its operating and investing activities.

    (a) Foreign Currency Risk

    The Company has no significant exposure to foreign currency risks as most transactions are denominated in Philippine peso, its functional currency.

(b) Interest Rate Risk

The Company is exposed to changes in market interest rates through its cash and cash equivalents, which are subject to variable interest rates. All other financial assets and liabilities are not subject to interest rates.

The subsequent paragraph illustrates sensitivity of the loss before tax for the year to a reasonably possible change in interest rates of +/- 0.45% as at June 30, 2012 , +/- 0.91% December 31, 2011, and +/-1.19% June 30, 2011. These changes are considered to be reasonably possible based on observation of current market conditions. The calculations are based on a change in the average market interest rate for each period, and the financial instruments held at the end of each reporting period that are sensitive to changes in interest rates. All other variables are held constant.

All other variables held constant, if the interest rates increased by 0.45%, 0.91%, and 1.19% as at June 30, 2012, December 31, 2011 and June 30, 2011, income before tax would have increased by P67,328, P108,692 and P23,442, respectively. Conversely, if the interest rate decreased by same percentage, income or loss before tax would have been decreased by the same amount.

18.2 Credit Risk

Credit risk is the risk that a counterparty fails to discharge an obligation to the Company. The Company is exposed to this risk for various financial instruments, for example by granting loans and receivables to customers and other counter parties and by placing deposits.

The Company continuously monitors defaults of customers and other counterparties, identified either individually or by group, and incorporate this information into its credit risk controls. The Company's policy is to deal only with creditworthy counterparties. In addition, advance payments representing portion of the total contract price are received from customers to mitigate credit risk.

Generally, the maximum credit risk exposure of financial assets is the carrying amount of the financial assets as shown on the face of the statements of financial position
(or in the detailed analysis provided in the notes to the financial statements), as summarized below.

	09/30/12	12/31/2011	09/30/2011
Cash and cash equivalents	P 2,608,485	P 3,744,240	P 2,400,004
Receivables – net	P 58,035,369	57,394,382	60,834,514
HTM investment	-	-	2,007,440
	P 60,643,854	**P 61,138,622**	P **65,241,958**

The carrying amount of these financial assets is a reasonable approximation of their fair value due to short-term duration.

None of the Company's financial assets are secured by collateral or other credit enhancements. The management considers that all the above financial assets that are not impaired or past due for each reporting dates are of good credit quality.

(a) Cash and Cash Equivalents

The credit risk for cash and cash equivalents is considered negligible, since the counterparties are reputable banks with high quality external credit ratings.

Cash in banks which are secured by a maximum coverage of P0.5 million for every depositor per banking institution, as provided for under Republic Act (RA) No. 9576, *Amendment to Charter of Philippine Deposit Insurance Corporation,* are also subjected to credit risk.

(b) Receivables

In respect of receivables, the Company is not exposed to any significant credit risk exposure to any single counterparty or any group of counterparties having similar characteristics. Contract receivables are due from its related parties as the Company's construction projects are concentrated on the projects provided by its related parties. Based on historical information about customer default rates management considers the credit quality of trade receivables that are not past due or impaired to be good.

18.3 Liquidity Risk

The Company manages its liquidity needs by carefully monitoring scheduled payments for its financial liabilities as well as cash outflows due in a day-to-day business. Liquidity needs are monitored in various time bands, on a day-to-day and week-to-week basis, as well as on the basis of a rolling 30-day projection.

The Company maintains cash to meet its liquidity requirements for up to 60-day periods.

As at September 30, 2012, December 31, 2011, and September 30, 2011, the Company's financial liabilities amounting to P12.76M, P11.30 million and P14.50 million, respectively, have contractual maturities within six months to one year from reporting date. The contractual maturities reflect the gross cash flows which approximates the carrying values of the liabilities at the end of the reporting periods.

Item 1.7.b. Comments about the seasonality or cyclicality of interim operations

For the past few years, the Company's construction activities are sluggish during the first (1^{st}) quarter. It peaks starting on the summer months, that is, during the second (2^{nd}) to the third (3^{rd}) quarter of the year. There are instances, however, when the Company is still active in its construction projects during the last quarter of the year especially when the Developers accumulate their inventory in time for the influx of buyers in December. However, for the first (1st) semester of the current year, the Company generated higher revenue since the land development contract awarded last year is on its full blast operation. For the 3rd quarter, the Company's revenue will continue to increase for this land development project.

Item 1.7.c. Nature and amount of items affecting assets, liabilities, equity, net income or cash flows that are unusual because of their nature, size or incidents

See Item 2.2.e

Item 1.7.d. Nature and amount of changes in estimates of amounts reported in prior interim periods of the current financial year or changes in estimates of amounts reported in prior financial years, if those changes have material effects in the current interim period

There were no changes in estimates reported in prior periods which could materially affect the current interim period.

Item 1.7.e. Issuances, repurchases and repayments of debt and equity securities

For the 3rd quarter of this year, there were neither payments nor availments of interest-bearing loans. Likewise, there were no issuances, repurchases or repayments of equity securities.

Item 1.7.f. Payment of dividend

There were no dividends paid during the first quarter of the year.

Item 1.7.g. Segment revenue and segment result for business segments or geographical segments, whichever is the issuer's primary basis of segment reporting

As of September 30, 2012, the Company has not yet started any real estate development projects. Currently, the Company is continuously engaged in the business of construction, its sole business activity where it utilizes the services of subcontractors. Hence, no segment information and disclosures are presented in the Company's financial statements.

Item 1.7.h. Material events subsequent to the end of the interim period that have not been reflected in the financial statements for the interim period

There are no material events subsequent to September 30, 2012 that have not been reflected in the financial statements for the nine (9)-month period covered January to September 30, 2012.

Item 1.7.i. Effect of changes in the composition of the issuer during the interim period, including business combinations, acquisition, or disposal of subsidiaries and long-term investments, restructurings, and discontinuing operations

There were no changes in the composition of the Company during the interim period.

Item 1.7.j. Changes in contingent liabilities or contingent assets since the last annual balance sheet date

There were no changes in contingent liabilities or contingent assets since December 31, 2011.

Item 1.7.k. Existence of material contingencies and any other events or transactions that are material to an understanding of the current interim period

There are commitments, guarantees and contingent liabilities relating to construction projects entered into by the Company that arise in the normal course of business which are not reflected in the interim financial statements. Management believes, however, that any loss that could arise from these commitments and contingencies will not have a material effect on the Company's financial statements as of and for the nine-month period ending September 30, 2012.

Following are the Schedules required under SRC Rule 68.1-M:

Schedule A – Marketable Securities

The Company has no marketable securities. Thus, the schedule is omitted.

Schedule B – Amounts Receivable from Directors, Officers, Employees, Related Parties, and Principal Stockholders (Other than Related Parties)

Supercity Realty Development Corporation

Schedule B. Amounts Receivable from Directors, Officers, Employees, Related Parties and Principal Stockholders

As of September 30, 2012

Name and Designation of Debtor	Balance at Beginning of Period	Additions	Amounts Collected (2)	Current	Not Current	Balance at End Of Period
Related Parties:						
City and Life Property, Inc.	2,941,929	-	2,941,929	-	-	-
Prosperity Builders Resources	437,818	-	437,818	-	-	-
Supreme Housing Builders	1,692,254	-	1,692,254	-	-	-
Total	5,072,001	-	5,072,001	-	-	-

Schedule C – Non-Current Marketable Equity Securities, Other Long-Term Investments in Stocks, and Other Investments

The Company has no Non-Current Marketable Equity Securities, Other Long-Term Investments in Stocks, and Other Investments. Thus, the schedule is omitted.

Schedule D – Indebtedness to Unconsolidated Subsidiaries and Related Parties

SUPERCITY REALTY DEVELOPMENT CORPORATION
Schedule D. Indebtedness to Unconsolidated Subsidiary and Related Parties
As of September 30, 2012

Name of Designation of Debtor	Balance Beginning of Period	Additions	Amounts Collected (2)	Amounts Written off (3)	Current	Not Current	Balance at End Of Period
Extraordinary Dev. Corp.	5,072,001	1,725,126	5,072,001		1,725,126		1,725,126
Prosperity Builders Realty	39,245	-	39,245		-		-
Total	5,111,246	1,725,126	5,111,246	-	1,725,126	-	1,725,126

Schedule E – Intangible Assets – Other Assets

The Company has no intangible assets. Thus, the schedule is omitted.

Schedule F – Long-Term Debt

The Company has no long-term debt. Thus, the schedule is omitted.

Schedule G – Indebtedness to Related Parties

The Company has no indebtedness to related parties. Thus, the schedule is omitted.

Schedule H – Guarantees of Securities of Other Issuers

The Company has no guarantees of securities of other issuers. Thus, the schedule is omitted.

Schedule I – Capital Stock

As of September 30, 2012

				No. of shares held by		
Title of Issue	**No. of shares authorized**	**No. of shares issued and outstanding**	**No. of shares reserved for options, warrants, conversion and other rights**	**Related parties**	**Directors, officers and employees**	**Others**
Common	155,000,000	110,000,000		12,160,000	44,035,000	53,805,000

Note: Certain officers, directors and stockholders of these related parties purchased shares of stock in the Company's initial public offering.

Schedule of Financial Soundness Indicators

Financial Soundness Indicators	Formula	9/30/12	12/31/11	9/30/11
Liquidity:				
Current Ratio	Current Assets/Current Liability	3.05 : 1	2.79 : 1	3.72 : 1
Solvency:				
Debt-to-Equity Ratio	Total Liabilities/Total Equity	0.50 : 1	0.57 : 1	0.38 : 1
Asset-to-equity:				
Asset-to-Equity ratio	Total Assets/Total Equity	1.50 : 1	1.57 : 1	1.38 : 1
Interest-rate-coverage:				
*Interest-rate-coverage ratio	Profit Before Tax/Finance Costs	n/a	n/a	n/a
Profitability:				
Return-on-investment	Net Income/Average Capital Stock	1.91%	-11.20%	0.52%

*The Company has no existing interest-bearing loans as of the given period.

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

Item 2.1. Comparable discussion that will enable the reader to assess material changes in financial condition and results of operation since the end of the last fiscal year and for the comparable interim period in the preceding financial year

Financial Condition

Total Assets

The Company's total assets amounted P 82.10M as of September 30, 2012, 0.77% lower than the December 31, 2011 figure of P 82.74M. There was a minimal change on the total assets of the company since it has no unusual business transactions. The decrease was brought about by the decrease in cash balance. Other accounts almost the same.

Property and Equipment

Property and equipment as of December 31, 2011 amounted to P 1.83K. It increased to P22.97K as of September 30, 2012. The increase was due to the purchase of computer for the company. However, the Company still employs subcontractors that can provide the necessary equipment in doing the construction projects.

Total Liabilities

The Company's total liabilities as of September 30, 2012 amounted to P 27.44M, a 9.07% decrease as compared to the December 31, 2011 balance of P 30.18M. The decrease was primarily brought by the decrease in due to related parties account for the payment thereof. However, there was a decrease also in retention fees due to collection thereof.

Liquidity

The Company posted a current ratio of 3.05:1 as of September 30, 2012 lower than the 2.79:1 current ratio as of December 31, 2011. The slight increase can be attributed to the lower liability due to the recoupment of advances from customers taken from the company's collections from its clients.

Leverage

Debt-to-equity ratio as of September 30, 2012 was determined to be 0.50:1 lower than the 0.57:1 ratio as of December 31, 2011. The decrease was brought about by the decrease on the due to related parties account. However, the equity portion increased by the net income earned for the given period.

Results of Operation

Revenues

Revenues from contracts for 2012Q3 amounted to P 6.27M, 22.25% higher than the P 5.13M in 2011Q3. The increase can be attributed to the full blast operation for the land development project awarded to the Company last year. Moreover, contract revenues for the 2012Q3 were generated from the Eastwood Residences Phases 6 and 7 projects in Montalban, Rizal.

Gross Profit

Gross profit from construction contracts decreased by 46.27% from P 1.42M in 2011Q3 to P0.76M in 2012Q3. Likewise, gross profit ratio decreased to 12%. Thus, the decrease on gross profit ratio due to the increase on contract cost for 2012Q3 resulted to lower gross profit.

Cost and Expenses

Costs and expenses for 2012Q3 amounted to P 5.97M, 38.15% higher than the P 4.32M in 2011Q3. Cost of services for 2012Q3 comprised 92% of the total costs and expenses. Cost of services increased by 48.43% from P 3.71M in 2011Q3 to P 5.51M in 2012Q3. The increase was primarily brought about by the increase in contract cost.

For the total operating expenses, 2012Q3 amounted to 0.46M, 24.20% higher than the 2011Q3 of 0.61M. The decrease was primarily brought about by the decrease in salaries and wages.

Operating Profit (Loss)

As a result of the foregoing, operating profit (loss) in 2012Q3 amounted to P 0.30M from P 0.81M in 2011Q3. Correspondingly, operating margin (loss) ratio decreased from 15.72% in 2011Q3 to 4.76% in 2012Q3. The decrease can be attributed to the higher contract cost incurred by the Company in 2012Q2 as discussed under cost and expense section above.

Other Income / Charges

No financing costs incurred in 2011Q3 and in 2012Q3 since there was no interest-bearing loans for the given quarter.

Other gains for the interest income decreased from P 3.51K in 2011Q3 to P 0.25K in 2012Q3, the decrease can be attributed to the lower interest earned in the 2012Q3.

Net Income (Loss)

As a result of the lower gross profit this 2011Q3, net income decreased from P 0.57M in 2011Q3 to P 0.21M in 2012Q3. This likewise resulted to the decrease of net income ratio of 11.05% in 2011Q3 to 3.33% in 2012Q3. Finally, this translated into earnings (loss) per share of P0.0019 in 2012Q3 from P0.0052 in 2011Q3.

Key Performance Indicators

Return on Investment (ROI)

The Company computes return on investment (ROI) by dividing net income for the period by the weighted average capital stock, wherein capital stock equals capital stock subscribed plus net additional paid-in capital. This is to determine how much stockholders have earned on their investment in the Company.

For 2012Q3, the Company posted an ROI of 0.19% compared to the 2011Q3 ROI of 0.52%. The decrease in ROI can be attributed to the lower income generated for the given period.

Fixed Assets Turnover

Fixed assets turnover is computed as sales for the period divided by the average fixed assets. A significant portion of the fixed assets (property and equipment, net of accumulated depreciation) is composed of construction and other site-based equipments. Since these equipments are major components in generating revenues, the fixed assets turnover is therefore deemed important. The higher the fixed assets turnover, the better it is for the Company. A high fixed assets turnover ratio would mean that the Company was able to make full use of its assets in generating revenues.

The Company posted a fixed assets turnover rate of 506 times in 2012Q3 lower than the 1,247 times in the same period of the year 2011Q3. The decrease in the fixed assets turnover rate can be attributed to the higher fixed assets account balance due to the purchase of company's asset for 2012Q3.

Current Ratio

Current ratio is computed as current assets divided by current liabilities. The Board of Directors and the Management believe that this is an important measure of the liquidity of the Company as it reflects the capacity of the Company to pay for its short-term maturing obligations particularly trade payables, bank loan and advances from customers. The higher the current ratio, the better it is for the Company.

Current ratio as of September 30, 2012 was computed at 3.05:1 higher than the 2.79:1 ratio at the beginning of the year. The slight increase can be attributed to the decrease in the payables and accrued expenses accounts.

Debt to Equity Ratio

Debt-to-equity ratio is computed by dividing the Company's liabilities by the total stockholders' equity as of the end of the year. The leverage ratio indicates how the Company's operations are financed, that is, either by debt or equity. A 1:1 debt equity ratio is the preferred ratio as it favors both the creditors and the stockholders.

Debt-to-equity ratio as of September 30, 2012 was determined to be 0.50:1 slightly lower than the 0.57:1 times as of December 31, 2011. The decrease was brought about by the decrease on the due to related parties and trade and other payables accounts. Likewise, the equity portion increased due to net income generated by the Company in 2012Q3.

Item 2.2. Discussion and analysis of material event/s and uncertainties known to Management that would address the past and would have an impact on future operations of the following:

2.2.a. Any known trends, demands, commitments, events, uncertainties that will have a material impact on the issuer's liquidity

There are no material commitments that may affect the company's liquidity.

2.2.b. Any material commitments for capital expenditures, the general purpose of such commitments and the expected sources of funds for such expenditures

There are no material commitments for capital expenditures.

2.2.c. Any known trends, events or uncertainties that have had or that are reasonably expected to have a material favorable or unfavorable impact on net sales/revenues/income from continuing operations

The 3rd quarter of the year 2012, the Company generated its revenue from construction activities. The Management expects that Company will still continue to engage in construction until such time that its plan to engage into real estate business is pursued.

2.2.d. Any significant elements of income or loss that did not arise from the issuer's continuing operations

There are no significant elements of income or loss that did not arise from the Company's continuing operations.

2.2.e. The causes of any material change/s (5% or more) from period to period in one or more line items of the issuer's financial statements (present in tabular form)

Balance Sheets Items:

Account Title	***As Of***		**Inc/(Dec)**		**Remarks**
	30-Sep-12	**31-Dec-11**	**Amount**	**%**	
Cash & cash equivalents	2,608,485	3,744,240	(1,135,755)	-30%	Decrease due to the payment for trade payables and payment for related parties accounts
Property and equipment - net	22,965	1,825	21,140	1158%	Increase is for the purchase of computer this year.
Due to Related Parties	1,725,126	5,111,246	(3,386,120)	-66%	Decrease due to partial payment of this account
Retirement Obligation	527,388	486,138	41,250	8%	Increase due to recognition of retirement obligation

Income Statement Items:

Account Title	**For the Quarter Ending**		**Inc/(Dec)**		**Remarks**
	09.30.12	**09.30.11**	**Amount**	**%**	
Revenues	6,267,361	5,126,831	1,140,530	22%	Increase due to the full blast operation for the land development contract during the 2012Q3
Contract Cost	5,505,781	3,709,355	1,796,426	48%	The Increase is caused by higher project cost incurred in 2012Q3.
Gross Profit	761,581	1,417,476	(655,895)	-46%	Due to higher labor cost incurred for 2012Q3
Administrative Exprenses	267,017	430,625	(163,608)	-38%	Decrease was due to lower salary incurred for 2012Q3
Operating Profit	298,109	806,022	(507,913)	-63%	Due to higher labor cost incurred for 2012Q3
Other gains - net	246	3,507	(3,261)	-93%	This pertains to interest earned for the given quarters
Income Before Tax	298,355	809,529	(511,174)	-63%	Due to higher labor cost incurred for 2012Q3
Tax Expense	89,507	242,859	(153,352)	-63%	Due to lower revenue generated in 2012Q3 as this item is based on income
Net Income	208,849	566,670	(357,822)	-63%	Due to higher labor cost incurred for 2012Q3

2.2.f. Any seasonal aspects that had a material effect on the financial condition or results of operations

There are no seasonal aspects that had a material effect on the financial condition or results of operations

PART II--OTHER INFORMATION

NONE

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 thereunto duly authorized.

Issuer **SUPERCITY REALTY DEVELOPMENT CORPORATION**

Date............................

Principal Financial/Accounting Officer/Controller

Signature and Title ______________________________/ **MR. ENRIQUE C. CUNANAN**
ADGM-Finance & Admin

Date ....November 14, 2012