COVER SHEET

A 2 0 0 0 0 8 3 8 5

S.E.C. Registration Number

S U P E R C I T Y   R E A L T Y   D E V .   C O R P .

(Company's Full Name)

4 1 st F L O O R   J O Y - N O S T A L G   C E N T R E   1 7

A D B   A V E .   O R T I G A S   C T R .   P A S I G   C I T Y

(Business Address : No. Street City / Town / Province)

Enrique C. Cunanan

Contact Person

5328-3288

Company Telephone Number

1 2	**3 1**
Month	*Day*

Fiscal Year

Form 17-Q March 31, 2021

FORM TYPE

1 1	**2 5**
Month	*Day*

.

Annual Meeting

N/A

Secondary License Type, If Applicable

C R M

Dept. Requiring this Doc.

Amended Articles Number/Section

Total Amount of Borrowings

3 6 4

Total No. of Stockholders

Domestic

Foreign

To be accomplished by SEC Personnel concerned

File Number

LCU

Document I.D.

Cashier

S T A M P S

Remarks = pls. use black ink for scanning purposes

SEC Number **A200008385**
File Number

SUPERCITY REALTY DEVELOPMENT CORPORATION
(Company's Full Name)

41st Floor Joy Nostalg Center
No. 17 ADB Avenue
Ortigas Center, Pasig City
(Company Address)

8638-7779
(Telephone Number)

December 31
(Calendar Year Ending – Month & Day)

SEC Form 17-Q
(Form Type)

Amendment Designation (If Applicable)

March 31, 2021
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 **March 31, 2021**

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
41st FLOOR JOY NOSTALG CENTER, NO. 17 ADB AVENUE
ORTIGAS CENTER, PASIG CITY **1605**

8. Issuer's telephone number, including area code **(632)86387779**

9. Former name, former address and former fiscal year, if changed since last report
N/A

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 Position
As of March 31, 2021 and December 31, 2020

	03/31/2021	**Based on Audited FS* 12/31/2020
ASSETS		
CURRENT ASSETS		
Cash & cash equivalents	23,325,380	13,705,542
Trade & other receivables (Note 1)	33,205,428	42,974,287
Prepayments and other current assets (Note 2)	22,633,983	21,620,528
Total current assets	**79,164,791**	**78,300,357**
TOTAL ASSETS	**79,164,791**	**78,300,357**
LIABILITIES AND EQUITY		
CURRENT LIABILITIES		
Trade and other payables (Note 3)	31,966,315	34,346,175
Provision for repairs	133,032	133,032
Total current liabilities	**32,099,347**	**34,479,207**
EQUITY		
Capital stock	110,000,000	110,000,000
Additional paid-in capital	1,509,641	1,509,641
Retained earnings	(64,444,197)	(67,688,491)
Total equity	**47,065,444**	**43,821,150**
TOTAL LIABILITIES AND EQUITY	**79,164,791**	**78,300,357**

* December 31, 2020 figures were audited by Punongbayan & Araullo.

SUPERCITY REALTY DEVELOPMENT CORPORATION

Statements of Comprehensive Income

For the 3-month periods ended March 31, 2021 and 2020

Account Title	**Jan - Mar 2021**	**Jan - Mar 2020**
REVENUES	31,443,620	62,413,465
CONTRACT COSTS	25,126,088	54,272,578
GROSS PROFIT	6,317,532	8,140,887
OPERATING EXPENSES		
Administrative expenses (Note 4)	1,608,495	917,240
Other operating expenses (Note 5)	387,381	522,514
	1,995,877	1,439,753
OPERATING PROFIT/(LOSS)	4,321,655	6,701,133
OTHER INCOME (CHARGES)		
Other gains - net	4,071	1,326
	4,071	1,326
INCOME BEFORE TAX	4,325,726	6,702,459
TAX EXPENSE	1,081,431	2,010,738
NET INCOME	3,244,294	4,691,722
Earning (Loss) Per Share		
Net Income	3,244,294	4,691,722
Shares Outstanding	110,000,000	110,000,000
Earning (Loss) per share	**0.0295**	**0.0427**

Note 1

Trade & other receivables	As Of 03/31/2021	12/31/2020
Current:		
Contract receivable (net of impairment)	32,953,134	41,793,640
Advances to related parties	224,264	223,764
Others	28,030	956,883
	33,205,428	42,974,287

Note 2

Prepayments and other current assets	As Of 03/31/2021	12/31/2020
Creditable Withholding tax	11,318,360	11,182,900
Advances to suppliers and subcontractors	8,442,466	7,565,071
Deferred input VAT	2,618,406	2,617,807
Prepaid Expenses	254,751	254,750
	22,633,983	21,620,528

Note 3

Trade and other payables	As Of 03/31/2021	12/31/2020
Deferred output valued-added taxes	6,794,389	2,905,269
Advances from customers	12,089,581	13,903,990
Retention fees	8,935,507	10,777,192
Trade payables	3,297,972	6,287,322
Output VAT	515,258	97,772
Other payables and accrued expenses	333,608	374,630
Total	31,966,315	34,346,175

Note 4

	For the Quarter Ending 03/31/2021	03/31/2020
Administrative Expenses:		
Salaries and employee benefits	246,323	65,413
Taxes and licenses	880,173	363,873
Professional fees	482,000	487,954
	1,608,495	917,240

Note 5

	For the Quarter Ending 03/31/2021	03/31/2020
Other Operating Expenses:		
Subscription	264,594	261,000
Contractual and service fees	0	171,727
Communication, Light and water	6,695	8,912
Stationery and supplies	12,972	17,346
Miscellaneous	103,121	63,529
	387,381	522,514

SUPERCITY REALTY DEVELOPMENT CORPORATION
Statements of Changes in Equity
For the 3-month Periods Ended March 31, 2021 and 2020

	Capital Stock	Additional Paid-in Capital	Retained Earnings(Deficit)	Total
Balance at January 1, 2021	P 110,000,000	P 1,509,641	(P 67,688,491)	P 43,821,150
Net Income for the quarter	-	-	3,244,294	3,244,294
Balance at March 31, 2021	**P 110,000,000**	**P 1,509,641**	**(P64,444,197)**	**P 47,065,444**
Balance at January 1, 2020	P 110,000,000	P 1,509,641	(P 83,726,016)	P 27,783,625
Net Income for the quarter	-	-	4,691,722	4,691,722
Balance at March 31, 2020	P 110,000,000	P 1,509,641	(P79,034,294)	P 32,475,347

SUPERCITY REALTY DEVELOPMENT CORPORATION
Statements of Cash Flows
For the 3-month Periods Ended March 31, 2021 and 2020

	Jan - March 2021	Jan - March 2020
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	4,325,726	6,702,460
Adjustments for:		
Interest income	(4,071)	(1,326)
Operating income before working capital changes	4,321,655	6,701,133
Decrease (Increase) in trade and other receivables	9,768,859	(18,634,571)
Decrease (Increase) in prepayments and other current assets	(1,013,455)	(783,777)
Increase (Decrease) in trade payables and other payables	(2,379,861)	17,893,935
Cash Generated from (used in) Operations	10,697,198	5,176,721
Income tax expense (Cash paid for income taxes)	(1,081,431)	(2,010,738)
Net Cash From (Used in) Operating Activities	**9,615,767**	**3,165,983**
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	4,071	1,326
Net Cash From (Used in) Investing Activities	**4,071**	**1,326**
NET INCREASE (DECREASE) IN CASH	**9,619,838**	**3,167,309**
CASH AT BEGINNING OF YEAR	**13,705,542**	**5,364,185**
CASH AT END OF PERIOD	**23,325,380**	**8,531,494**

SUPERCITY REALTY DEVELOPMENT CORPORATION
Schedule of Aging of Accounts Receivable Trade
As of March 31, 2021

Client	Current	1 - 30 days	31 - 60 days	61 - 90 days	Overdue	Total
Earth+Style (ESC)	-				42,159	42,159
Cenq	32,910,975				-	32,910,975
Total	32,910,975	-	-	-	42,159	32,953,134

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 Philippine Financial Reporting Standards (PFRS). PFRS are adopted by the Financial Reporting Standards Council (FRSC) from the pronouncements issued by the International Accounting Standards Board (IASB).

   The financial statements have been prepared using the measurement bases specified by PFRS for each type of asset, liability, income and expenses. The measurement bases are more fully described in the accounting policies that follow:

   NEW INTERPRETATIONS, REVISIONS AND AMENDMENTS TO PFRS

   (a) Effective in 2020 that are Relevant to the Company

   The Company adopted for the first time the following amendments, interpretation and annual improvements to PFRS, which are mandatorily effective for annual periods beginning on or after January 1, 2020:

Conceptual Framework	:	Revised Conceptual Framework for Financial Reporting
PAS 1 and PAS 8 (Amendments)	:	Presentation of Financial Statements and

		Accounting Policies, Changes in Accounting Estimates and Errors – Definition of Material
PFRS 7 and PFRS 9 (Amendments)	:	Financial Instruments: Disclosures and Financial Instruments – Interest Rate Benchmark Reform

Discussed below are the relevant information about these pronouncements.

(i) *Revised Conceptual Framework for Financial Reporting.* The revised conceptual framework will be used in standard-setting decisions with immediate effect. Key changes include (a) increasing the prominence of stewardship in the objective of financial reporting, (b) reinstating prudence as a component of neutrality, (c) defining a reporting entity, which may be a legal entity, or a portion of an entity, (d) revising the definitions of an asset and a liability, (e) removing the probability threshold for recognition and adding guidance on derecognition, (f) adding guidance on different measurement basis, and, (g) stating that profit or loss is the primary performance indicator and that, in principle, income and expenses in other comprehensive income should be recycled where this enhances the relevance or faithful representation of the financial statements. The application of the revised conceptual framework had no significant impact on the Company's financial statements.

(ii) PAS 1 (Amendments), *Presentation of Financial Statements,* and PAS 8 (Amendments), *Accounting Policies, Changes in Accounting Estimates and Errors – Definition of Material* (effective from January 1, 2020). The amendments provide a clearer definition of 'material' in PAS 1 by including the concept of 'obscuring' material information with immaterial information as part of the new definition, and clarifying the assessment threshold (i.e., misstatement of information is material if it could reasonably be expected to influence decisions made by primary users, which consider the characteristic of those users as well as the entity's own circumstances). The definition of material in PAS 8 has been accordingly replaced by reference to the new definition in PAS 1. In addition, amendment has also been made in other standards that contain definition of material or refer to the term 'material' to ensure consistency. The application of these amendments had no significant impact on the Company's financial statements.

(iii) PFRS 7 (Amendments), *Financial Instruments: Disclosures,* and PFRS 9 (Amendments), *Financial Instruments – Interest Rate Benchmark Reform*. The amendments clarify that an entity would continue to apply certain hedge accounting requirements assuming that the interest rate benchmark on which the hedged cash flows and cash flows from the hedging instrument are based will not be altered as a result of interest rate benchmark reform. The application of these amendments had no significant impact on the Company's financial statements.

(b) Effective in 2020 that are not Relevant to the Company

Among the amendments to PFRS which are mandatorily effective for annual periods beginning on or after January 1, 2020, only PFRS 3 (Amendments), *Business Combinations – Definition of a Business*, is not relevant to the Company's financial statements.

(c) Effective Subsequent to 2020 but not Adopted Early

There are amendments to existing standards effective for annual periods subsequent to 2020, which are adopted by the FRSC. Management will adopt the following relevant pronouncements in accordance with their transitional provisions; and, unless otherwise stated, none of these are expected to have significant impact on the Company's financial statements.

(i) PAS 37 (Amendments), *Provisions, Contingent Liabilities and Contingent Assets – Onerous Contracts – Cost of Fulfilling a Contract* (effective January 1, 2022). The amendments specify that the 'cost of fulfilling' a contract comprises the 'costs that relate directly to the contract'. Costs that relate directly to a contract can either be incremental costs of fulfilling that contract (examples would be direct labor, materials) or an allocation of other costs that relate directly to fulfilling contracts (an example would be the allocation of the depreciation charge for an item of property, plant and equipment used in fulfilling the contract).

(ii) Among the Annual Improvements to PFRS 2018-2020 Cycle which are effective from January 1, 2022, only PFRS 9 (Amendments), *Financial Instruments – Fees in the '10 per cent' Test for Derecognition of Liabilities*, is relevant to the Company. The improvements clarify the fees that a company includes when assessing whether the terms of a new or modified financial liability are substantially different from the terms of the original financial liability.

(iii) PAS 1 (Amendments), *Presentation of Financial Statements – Classification of Liabilities as Current or Non-current* (effective January 1, 2023). The amendments aim to promote consistency in applying the requirements by helping companies determine whether, in the statement of financial position, debt and other liabilities with an uncertain settlement date should be classified as current (due or potentially due to be settled within one year) or non-current.

2. The financial statements are presented in accordance with Philippine Accounting Standard (PAS) 1, *Presentation of Financial Statement.* The Company presents all items of income and expenses in a single statement of comprehensive income.

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

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 (1st) quarter. It peaks starting on the summer months, that is, during the second (2nd) to the third (3rd) 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 quarter of the current year, the Company generated enough revenues since there are enough subsisting contracts from the year 2020 and also there are newly awarded contract during the 2021Q1.

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 1st 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 March 31, 2021, 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 March 31, 2021 that have not been reflected in the financial statements for the three (3)-month period covered January to March 31, 2021.

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, 2020.

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 three-month period ending March 31, 2021.

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

Schedule A – Financial Assets (Financial Assets at Amortized Cost)

As of March 31, 2021

Description of Each Issue	Amount Shown in the Statement of Financial Position	Income Received and Accrued
Cash	23,325,380	4,071
Receivables	33,205,428	
Total	56,530,808	4,071

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

As of March 31, 2021

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.	51,700	-	-	51,700	-	51,700
Extraordinary Dev. Corp	172,564	-	-	172,564	-	172,564
Total	224,264	-	-	224,264	-	224,264

Schedule C – Amounts Receivable from Related Parties which are Eliminated during the Consolidation of Financial Statements

The Company has no Amounts Receivable from Related Parties which are Eliminated during the Consolidation of Financial Statements. Thus, the schedule is omitted.

Schedule D – Long-term Debt

The Company has no Long-term Debt. Thus, the schedule is omitted.

Schedule E – Indebtedness to Related Parties (Long-term Loans from Related Companies)

The Company has no Indebtedness to Related Parties (Long-term Loans from Related Companies). Thus, the schedule is omitted.

Schedule F – 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 March 31, 2021

				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	-	-	56,220,000	53,780,000

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

Summary of Financial Soundness Indicators
As of March 31, 2021 and December 31, 2020

Financial Soundness Indicators	Formula	03/31/2021	12/31/2020
Liquidity:			
Current Ratio	Current Assets/Current Liability	2.47 : 1	2.27 : 1
Solvency:			
Debt-to-Equity Ratio	Total Liabilities/Total Equity	0.68 : 1	0.79 : 1
Asset-to-equity:			
Asset-to-Equity ratio	Total Assets/Total Equity	1.68 : 1	1.79 : 1
Interest-rate-coverage:			
*Interest-rate-coverage ratio	Profit Before Tax/Finance Costs	n/a	n/a
Profitability:			
Return-on-investment	Net Income/Average Capital Stock	2.95%	4.27%

*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 79.16 as of March 31, 2021, 1.1% higher than the December 31, 2020 figure of P 78.30M. There was an increase on the total assets of the company since collections of revenues generated in 2021Q1 were made which resulted to higher cash and cash equivalents account.

Property and Equipment

Property and equipment as of December 31, 2020 were fully depreciated. The Company employs subcontractors that can provide the necessary equipment.

Total Liabilities

The Company's total liabilities as of March 31, 2021, amounted to P 32.10, a 6.90% decrease as compared to the December 31, 2020 balance of P 34.48M. The decrease was primarily brought by the decrease in trade and other payable accounts.

Liquidity

The Company posted a current ratio of 2.47:1 as of March 31, 2020, higher than the 2.27:1 current ratio as of December 31, 2020. The increase can be attributed to the increase in cash and cash equivalent account. Likewise, the trade and other payable accounts decreased in 2021Q1.

Leverage

Debt-to-equity ratio as of March 31, 2021, was determined to be 0.68:1 lower than the 0.79:1 ratio as of December 31, 2020. The decrease was brought about by the decrease in the trade and other payable accounts. Likewise, the equity account increased due to the income earned during the period.

Results of Operation

Revenues

Revenues from contracts for 2021Q1 amounted to P 31.44M, 49.62% lower than the P 62.41M in 2020Q1. The decrease can be attributed to the lower awarded contract in 2021Q1.Contract revenues for the 2021Q1 were generated from the Housing project in Tierra Verde Residences Phase 3 located in Carmona, Cavite.

Gross Profit

Gross profit from construction contracts decreased by 22.40% from P 8.14M in 2020Q1 to P6.32M in 2021Q1. On the other hand, gross profit ratio increased from 13% to 20%. However, with the lower revenue generated in 2021Q1, the gross profit is still lower in 2021Q1 as compared to 2020Q1.

Cost and Expenses

Costs and expenses for 2021Q1 amounted to P 27.12M, 51.32% lower than the P 55.71M in 2020Q1. Cost of services decreased by 53.70% from P 54.27M in 2020Q1 to P 25.13M in 2021Q1. The decrease was primarily brought about by the decrease in revenue generated in 2021Q1 since most of these costs are variable in nature.

For the total operating expenses, 2021Q1 amounted to 2.00M, 38.63% higher than the 2020Q1 of 1.44M. The increase was primarily brought about by the increase in taxes and licenses, subscription and professional fees accounts for the given quarter in 2021.

Operating Profit (Loss)

As a result of the foregoing, operating profit (loss) in 2021Q1 amounted to P4.32M from P 6.70M in 2020Q1. The decrease in operating profit can be attributed to the lower revenue generated by the Company in 2021Q1 as discussed under revenue section above.

Other Income / Charges

No financing costs incurred in 2021Q1 and in 2020Q1 since there was no interest-bearing loans for the given quarter. Other income pertains only to interest earned by the Company for its bank deposits.

Net Income (Loss)

As a result of the lower revenue this 2021Q1, net income decreased from 4.69M in 2020Q1 to P 3.24M in 2021Q1. Finally, this translated into lower earnings (loss) per share of P0.0295 in 2021Q1 from P0.0427 in 2020Q1.

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 2021Q1, the Company posted an ROI of 2.95% compared to the 2020Q1 ROI of 4.27%. The decrease in ROI can be attributed to lower revenue generated which resulted to lower net profit for the given period in 2021Q1.

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.
However, in 2020Q1 and 2021Q1, the fixed assets were fully depreciated.

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 March 31, 2021 was computed at 2.47:1 higher than the 2.27:1 ratio at the beginning of the year. The increase can be attributed to the increase in the cash and cash equivalent accounts for the collection of revenues. Likewise, the trade and payable accounts decreased in 2021Q1.

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 March 31, 2021 was determined to be 0.68:1 lower than the 0.79:1 as of December 31, 2020. The decrease was brought about by the decrease in trade and other payables accounts.

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 1st quarter of the year 2021, 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:

	As Of		**Inc/(Dec)**		
Account Title	**03/31/2021**	**12/31/2020**	**Amount**	**%**	**Remarks**
Cash	23,325,380	13,705,542	9,619,838	70%	Increase pertains to the increase in cash and cash equivalent account for the efficient collections of trade receivables.
Trade and other receivables	33,205,428	42,974,287	(9,768,859)	-23%	Decrease was brough about by the decrease in accounts receivable trade account. Several contracts were fully collected in 2021Q1
Prepayments and other current assets	22,633,983	21,620,528	1,013,455	5%	Increase due to increase for the downpayment made to subcontractors for newly awarded contracts. Creditable withholding taxes also increased.
Trade and other payable	31,966,315	34,346,175	(2,379,860)	-7%	The decrease pertains the decrease in trade payables and retention fees accounts. Payments were made in 2021Q1
Total Liabilities	32,099,347	34,479,207	(2,379,860)	-7%	The decrease pertains the decrease in trade payables and retention fees accounts. Some accounts were fully paid in 2021Q1
Retained Earnings	(64,444,197)	(67,688,491)	3,244,294	-5%	The movement pertains to net income for the given quarter.
Total Equity	47,065,444	43,821,150	3,244,294	7%	The increase pertains net income earned during the given period

Income Statement Items:

Account Title	For the Quarter Ending 03/31/2021	03/31/2020	Inc/(Dec) Amount	%	Remarks
Revenues	31,443,620	62,413,465	(30,969,844)	-50%	Decrease due to lower revenue generated in 2021Q1. Few awarded contracts in 2021Q1 as compared to 2020Q1.
Contract Cost	25,126,088	54,272,578	(29,146,490)	-54%	The decrease is caused by lower construction revenues as reflected in the above revenue item above since this item is variable in nature
Gross profit	6,317,532	8,140,887	(1,823,354)	-22%	Decrease due to lower revenue generated in 2021Q1 as described in the revenue item above.
Operating Profit/(Loss)	4,321,655	6,701,133	(2,379,478)	-36%	Operating income decreased due to lower revenue generated in 2020Q1
Other gains - net	4,071	1,326	2,745	207%	Pertains to interest earned for the given quarter
Income (loss) before tax	4,325,726	6,702,459	(2,376,733)	-35%	Decrease due to decrease in revenue as described above in the revenue item.
Tax Expense	1,081,431	2,010,738	(929,306)	-46%	Decrease due to lower income earned and lower tax rate for the given period of 2021Q1.
Net Income	3,244,294	4,691,722	(1,447,427)	-31%	Lower net income earned in 2021Q1 due to the lower revenue generated in 2021Q1 as described in Revenue item above.

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 ....May 14, 2021