SEC Number **A20000838 5**

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, 2013

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, 2013**

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, 2013 and December 31, 2012

	30-Sep-13	*Based on Audited FS 31-Dec-12
ASSETS		
CURRENT ASSETS		
Cash and cash equivalents	2,626,577	3,003,970
Trade & other receivables (Note 1)	47,783,340	46,235,068
Prepayments and other current assets (Note 2)	20,021,301	18,947,729
Total current assets	**70,431,218**	**68,186,767**
NON-CURRENT ASSETS		
Trade and other receivables (Note 3)	33,000	33,000
Property and equipment - net (Note 4)	17,051	20,462
Total non-current assets	**50,051**	**53,462**
TOTAL ASSETS	**70,481,269**	**68,240,229**
LIABILITIES AND EQUITY		
CURRENT LIABILITIES		
Trade and other payables (Note 5)	18,520,030	17,539,978
Due to related parties (Schedule D)	6,364,158	4,378,128
Provision for repairs	365,079	365,079
Total current liabilities	**25,249,267**	**22,283,185**
NON-CURRENT LIABILITIES		
Retirement benefit obligation	**572,570**	**545,070**
Total Liabilities	**25,821,838**	**22,828,255**
EQUITY		
Capital stock	110,000,000	110,000,000
Additional paid-in capital	1,509,641	1,509,641
Retained earnings	(66,850,210)	(66,097,667)
Total equity	**44,659,431**	**45,411,974**
TOTAL LIABILITIES AND EQUITY	**70,481,269**	**68,240,229**

* December 31, 2012 figures were audited by Punongbayan & Araullo.

SUPERCITY REALTY DEVELOPMENT CORPORATION
Statements of Comprehensive Income
For the 9-month periods ended September 30, 2013 and 2012

Account Title	July-Sept. 2013	July-Sept. 2012	Jan - Sept. 2013	Jan - Sept. 2012
REVENUES	625,179	6,267,361	5,465,959	30,387,059
CONTRACT COSTS	520,982	5,505,781	4,372,767	25,525,130
GROSS PROFIT	104,197	761,581	1,093,192	4,861,930
OPERATING EXPENSES				
Administrative expenses (Note 6)	303,154	267,017	1,300,629	1,465,572
Other operating expenses (Note 7)	196,716	196,455	905,447	424,513
	499,870	463,471	2,206,076	1,890,084
OPERATING PROFIT	(395,673)	298,109	(1,112,884)	2,971,845
OTHER INCOME (CHARGES)				
Other gains - net	297	246	37,823	30,298
	297	246	37,823	30,298
INCOME BEFORE TAX	(395,376)	298,355	(1,075,061)	3,002,143
TAX EXPENSE	(118,613)	89,507	(322,518)	900,643
NET INCOME	(276,763)	208,849	(752,543)	2,101,500
Earning Per Share				
Net Income	(276,763)	208,849	(752,543)	2,101,500
Shares Outstanding	110,000,000	110,000,000	110,000,000	110,000,000
Earning per share	**(0.0025)**	**0.0019**	**(0.0068)**	**0.0191**

Note 1

Trade & other receivables	**As Of 09/30/2013**	**12/31/2012**
Current:		
Contract receivable (net of impairment)	39,037,842	37,508,085
Advances to related parties	8,726,071	8,707,556
Others	19,427	19,427
	47,783,340	**46,235,068**

Note 2

Prepayments and other current assets	**As Of 09/30/2013**	**12/31/2012**
Creditable Withholding tax	18,871,355	18,730,001
Advances to suppliers and subcontractors	1,119,603	122,086
Prepaid Expenses	30,343	95,642
	20,021,301	18,947,729

Note 3

Non-current:	**As Of 09/30/2013**	**12/31/2012**
Security Deposits	24,000	24,000
Others	9,000	9,000
	33,000	33,000

Note 4

Property and equipment - net	Furniture and Fixtures	Transportation Equipment	Construction Equipment	Total
Balance at January 1, 2013 net of				
accumulated depreciation & amortization	20,462	-	-	20,462
Additions	-			-
Disposals	-			-
Depreciation & amortization charges for				-
the January - September	(3,411)	-	-	(3,411)
Balance at Sept. 30, 2013 net of accumulated depreciation and amortization	17,051	-	-	17,051

Note 5

Trade and other payables	**As Of 09/30/2013**	**12/31/2012**
Deferred output valued-added taxes	8,006,180	7,916,190
Advances from customers	3,919,620	2,865,392
Retention fees	3,645,503	3,796,150
Trade payables	2,428,512	2,436,764
Other payables and accrued expenses	520,215	525,482
Total	18,520,030	17,539,978

Note 6

	July - September		January - September	
	2013	**2012**	**2013**	**2012**
Administrative Expenses:				
Salaries and employee benefits	176,183	174,840	532,680	531,639
Taxes and licenses	78,625	47,465	251,538	433,769
Depreciation and amortization	1,137	2,502	3,411	3,414
Professional fees	15,000	10,000	405,000	388,750
Rent	32,210	32,210	108,000	108,000
	303,154	267,017	1,300,629	1,465,572

Note 7

	July - September		January - September	
	2013	**2012**	**2013**	**2012**
Other Operating Expenses:				
Subscription	5,041	13,212	273,294	15,243
Contractual and service fees	142,974	142,074	428,922	284,678
Light and water	9,547	13,699	29,714	26,082
Stationery and supplies	182	1,451	13,723	9,609
Communications	9,346	6,684	26,074	13,234
Miscellaneous	29,625	19,334	133,720	75,667
	196,716	196,455	905,447	424,513

SUPERCITY REALTY DEVELOPMENT CORPORATION
Statements of Changes in Equity
For the 9-month periods ended September 30, 2013 and 2012

	Authorized Shares	Issued and Outstanding Shares	Capital Stock	Additional Paid-in Capital	Retained Earnings(Deficit)	Total
Balance at Jan. 1, 2013	115,000,000	110,000,000	P 110,000,000	P 1,509,641	(P 66,097,667)	P 45,411,974
Net Income for January - September	-	-	-	-	(752,543)	(752,543)
Balance at Sept. 30, 2013	**115,000,000**	**110,000,000**	**110,000,000**	**1,509,641**	**(66,850,210)**	**44,659,431**
Balance at Jan. 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

SUPERCITY REALTY DEVELOPMENT CORPORATION
Statements of Cash Flows
For the 9-month periods ended September 30, 2013 and 2012

	Jan - Sept. 2013	Jan - Sept. 2012
CASH FLOWS FROM OPERATING ACTIVITIES		
Income (loss) before income tax	(1,075,061)	3,002,143
Adjustments for:		
Depreciation and amortization	3,411	3,415
Interest income	37,823	(30,298)
Operating income before working capital changes	(1,033,827)	2,975,260
Decrease (Increase) in trade and other receivables	(1,548,272)	(756,733)
Decrease (Increase) in construction materials		-
Decrease (Increase) in prepayments and other current assets	(1,073,572)	278,101
Increase (Decrease) in trade payables and other payables	980,052	607,386
Increase (Descrease) retirement benefit obligation	27,500	41,250
Cash Generated from (used in) Operations	(2,648,118)	3,145,264
Interest paid	-	-
Applied for Income taxes	322,518	(900,643)
Net Cash From (Used in) Operating Activities	**(2,325,600)**	**2,244,621**
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	(37,823)	30,298
Acquisitions of property and equipment	-	(24,554)
Net Cash From (Used in) Investing Activities	**(37,823)**	**5,744**
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds for Non-Interest-Bearing Loans	1,986,030	
Payments for Non-Interest-Bearing Loans		(3,386,120)
Net Cash From (Used in) Financing Activities	**1,986,030**	**(3,386,120)**
NET INCREASE (DECREASE) IN CASH	**(377,393)**	**(1,135,755)**
CASH AT BEGINNING OF YEAR	**3,003,970**	**3,744,240**
CASH AT END OF PERIOD	**2,626,577**	**2,608,485**

SUPERCITY REALTY DEVELOPMENT CORPORATION
Schedule of Aging of Accounts Receivable Trade
As of September 30, 2013

Client	Current	1 - 30 days	31 - 60 days	61 - 90 days	Overdue	Total
Verdant Point (VPC)	-	2,082,452	-	3,281,249	32,973,941	38,337,642
Perfective Land, Inc.	700,200				-	700,200
Total	700,200	2,082,452	-	3,281,249	32,973,941	39,037,842

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) *New Interpretations, Revisions and Amendments adopted in 2013*

The accounting policies adopted are consistent with those of the previous financial year except for the following new and amended PFRS and Philippine Accounting Standards (PAS) which were adopted as of January 1, 2013. Except as otherwise indicated, the adoption of these new accounting standards, revisions, amendments and interpretations have no material impact on the on the Company's financial statements.

PAS 1 (Amendment), *Financial Statements Presentation – Presentation of Items of Other Comprehensive Income* (effective from January 1, 2013). The amendment requires an entity to group items presented in other comprehensive income into those that, in accordance with other PFRSs: (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. Company has no transactions requiring recognition of other comprehensive income.

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. Adoption of this standard did not result in any material impact on the Company's financial statements.

PFRS 7 (Amendment), *Financial Instruments: Disclosures – Offsetting Financial Assets and Financial Liabilities* (effective from January 1, 2013). The amendment requires qualitative and quantitative disclosures relating to gross and net amounts of recognized financial instruments that are set-off in accordance with PAS 32*, Financial Instruments: Presentation*. The amendment also requires disclosure of information about recognized financial instruments which are subject to enforceable master netting arrangements or similar agreements, even if they are not set-off in the statement of financial position, including those which do not meet some or all of the offsetting criteria under PAS 32 and amounts related to a financial collateral. These disclosures will allow financial statement users to evaluate the effect or potential effect of netting arrangements, including rights of set-off associated with recognized financial assets and financial liabilities on the entity's financial position.

The Company did not transfer any financial asset involving this type of arrangement; hence, the amendment did not result in any significant change in the Company's disclosures in its financial statements.

(b) New Interpretations, Revisions and Amendments that are not Relevant to the Company

The following amendments and improvement to PFRS are mandatory for accounting periods beginning on or after July 1, 2011 or January 1, 2012 but are not relevant to the Company's financial statements:

PFRS 1 (Amendment) : First time adoption of PFRS –Severe Hyperinflation and Removal of Fixed Date for First-time Adopters
PAS 12 (Amendment) : Income Taxes – Deferred Tax: Recovery of Underlying Assets
PAS 27 (Amended): Separate Financial Statements
PAS 28(Amended): Investment in Associates and Joint Ventures
Amendments to PFRS 7: Government Loans
PFRS 10: Consolidated Financial Statements
PFRS 11: Joint Arrangements
PFRS 12: Disclosure of Interests in Other Entities

(c) Effective Subsequent to 2013 but not Adopted Early

There are new PFRS, amendments and annual improvements to existing standards that are effective for periods subsequent to 2013. 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) PAS 32 (Amendment), *Financial Instruments: Presentation – Offsetting Financial Assets and Financial Liabilities* (effective from January 1, 2014). The amendment provides guidance to address inconsistencies in applying the criteria for offsetting financial assets and financial liabilities. It clarifies that a right of set-off is required to be legally enforceable, in the normal course of business; in the event of default; and in the event of insolvency or bankruptcy of the entity and all of the counterparties. The amendment also clarifies the principle behind net settlement and provided characteristics of a gross settlement system that would satisfy the criterion for net settlement. The Company does not expect this amendment to have a significant impact on its financial statements.

(ii) PFRS 9, *Financial Instruments: Classification and Measurement* (effective from January 1, 2015). This is the first part of a new standard on financial instruments that will replace PAS 39, *Financial Instruments: Recognition and Measurement*, in its entirety. This chapter covers the classification and measurement of financial assets and financial liabilities and it 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 completed. Further, in November 2011, the IASB tentatively decided to consider making limited modifications to International Financial Reporting Standards (IFRS) 9's financial asset classification model to address certain application issues. The Company does not expect to implement and adopt PFRS 9 until its effective date. In addition, management is currently assessing the impact of PFRS 9 on the financial statements of the Company and it plans to conduct a comprehensive study of the potential impact of this standard prior to its mandatory adoption date to assess the impact of all changes.

(iii) Philippine IFRIC 15, *Agreements for Construction of Real Estate*. This Philippine interpretation is based on IFRIC interpretation issued by the IASB in July 2008 effective for annual periods beginning on or after January 1, 2009. The adoption of this interpretation in the Philippines, however, was deferred by the FRSC and Philippine Securities and Exchange Commission after giving due considerations on various application issues and the implication on this interpretation of the IASB's on-going revision of the Revenue Recognition standard. This interpretation provides guidance on how to determine whether an agreement for the construction of real estate is within the scope of PAS 11, *Construction Contracts*, or PAS 18, *Revenue*, and accordingly, when revenue from the construction should be recognized. The main expected change in practice is a shift from recognizing revenue using the percentage of completion method (i.e., as a construction progresses, by reference to the stage of completion of the development) to recognizing revenue at completion upon or after delivery. The Company is currently evaluating the impact of this interpretation on its financial statements in preparation for its adoption when this becomes mandatorily effective in the Philippines.

(iv) 2009-2011 Annual Improvements to PFRS. Annual improvements to PFRS (2009-2011 Cycle) made minor amendments to a number of PFRS, which are effective for annual period beginning on or after January 1, 2013. Among those improvements, the amendments below are relevant to the Company but management does not expect a material impact on the Company's financial statements.

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 (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 three quarters of the current year, the Company generated lower revenue since there are few subsisting contracts for the year 2013.

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 3^{rd} 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, 2013, 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, 2013 that have not been reflected in the financial statements for the nine (9)-month period covered January to September 30, 2013.

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, 2012.

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, 2013.

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)

As September 30, 2013

Name and Designation	Balance at Beginning		Amounts			Balance at
of Debtor	of Period	Addition s	Collected (2)	Current	Not Current	End Of Period
Related Parties:						
City and Life Property, Inc.	3,883,858	-	-	3,883,858	-	3,883,8580
Prosperity Builders Resources	3,406,193	-	-	3,406,193	-	3,406,1930
Supreme Housing Builders	1,417,505	18,515	-	1,436,020	-	1,436,020
Total	8,707,556	18,515	-	8,726,071	-	8,726,071

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

As of September 30, 2013

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.	4,378,128	1,986,030	-		6,364,158		6,364,158
Total	4,378,128	1,986,030	-	-	6,364,158	-	6,364,158

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, 2013

				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	9/30/2013	12/31/2012
Liquidity:			
Current Ratio	Current Assets/Current Liability	2.79 : 1	3.06 : 1
Solvency:			
Debt-to-Equity Ratio	Total Liabilities/Total Equity	0.58 : 1	0.50 : 1
Asset-to-equity:			
Asset-to-Equity ratio	Total Assets/Total Equity	1.58 : 1	1.50 : 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	-0.25%	-6.50%

*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 70.48M as of September 30, 2013, 3.28% higher than the December 31, 2012 figure of P 68.24M. There was a minimal change on the total assets of the company since it has no unusual business transactions. The increase was brought about by the increase in trade receivables and other current asset accounts. However, cash and cash equivalents account decreased. Other accounts remain almost the same.

Property and Equipment

Property and equipment as of December 31, 2012 amounted to P 20.46K. It dropped to P17.05K as of September 30, 2013, a 16.67% decrease. The decrease was due to provision for regular monthly depreciation and amortization of the company's property and equipment and other assets. Moreover, the Company employs subcontractors that can provide the necessary equipment.

Total Liabilities

The Company's total liabilities as of September 30, 2013 amounted to P 25.82M, a 13.11% increase as compared to the December 31, 2012 balance of P 22.83M. The increase was primarily brought by the increase in trade and other payable accounts. Also, there was an increase in due to related parties account.

Liquidity

The Company posted a current ratio of 2.79:1 as of September 30, 2013 higher than the 3.06:1 current ratio as of December 31, 2012. The slight decrease can be attributed to the increase in trade and other payable accounts and also to the related parties account.

Leverage

Debt-to-equity ratio as of September 30, 2013 was determined to be 0.58:1 the same as 0.50:1 ratio as of December 31, 2012. The increase was brought about by the increase in trade and other payable accounts and also to the related parties account.

Results of Operation

Revenues

Revenues from contracts for 2013Q3 amounted to P 0.63M, 90% lower than the P 6.27M in 2012Q3. The decrease can be attributed to the lower remaining contract in 2013. Moreover, contract revenues for the 2012Q3 were generated from the Land Development project in Montalban, Rizal which was full blast during that time.

Gross Profit

Gross profit from construction contracts decreased by 86.32% from P 762K in 2012Q3 to P 104K in 2013Q3. On the other hand, gross profit ratio increased from 12% to 17%. However, the decrease on the contract revenue for 2013Q3 resulted to lower gross profit.

Cost and Expenses

Costs and expenses for 2013Q3 amounted to P 1.02M, 835% lower than the P 13.91M in 2012Q3. Cost of services for 2013Q3 comprised 49% of the total costs and expenses. Cost of services decreased by 84.43% from P 5.51M in 2012Q3 to P 0.52M in 2013Q3. The decrease was primarily brought about by the decrease in revenue generated in 2013Q3 since most of these costs are variable in nature.

For the total operating expenses, 2013Q3 amounted to 0.50M, 7.85% higher than the 2012Q3 of 0.46M. The increase was primarily brought about by the higher professional fees, subscription and contractual fees incurred for the given quarter in 2013.

Operating Profit (Loss)

As a result of the foregoing, operating profit (loss) in 2013Q3 amounted to (P 0.28M) from P 0.21M in 2012Q3. Correspondingly, operating margin (loss) ratio decreased from 3.33% in 2012Q3 to (44%) in 2013Q3. The decrease can be attributed to the lower revenue generated by the Company in 2013Q3 as discussed under revenue above.

Other Income / Charges

No financing costs incurred in 2012Q3 and in 2013Q2 since there was no interest-bearing loans for the given quarter.

Net Income (Loss)

As a result of the lower revenue this 2013Q3, net income decreased from P 0.20M in 2012Q3 to (P 0.28M) in 2013Q3. This likewise resulted to the increase of net income (loss) ratio of 3.33% in 2012Q3 to (44%) in 2013Q3. Finally, this translated into earnings (loss) per share of (P0.0025) in 2013Q3 from P0.0068 in 2012Q3.

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 2013Q3, the Company posted an ROI of (0.25%) compared to the 2012Q3 ROI of 0.68%. The decrease in ROI can be attributed to the lower revenue and net 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 33 times in 2013Q3 lower than the 506 times in the same period of the year 2012Q3. The decrease in the fixed assets turnover rate can be attributed to the lower revenue earned for 2013Q3.

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, 2013 was computed at 2.79:1 lower than the 3.06:1 ratio at the beginning of the year. The slight decrease can be attributed to the increase in the trade and other payable accounts. Likewise, there is an increase in the Due to related parties account.

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, 2013 was determined to be 0.58:1 slightly higher than the 0.50:1 times as of December 31, 2012. The increase was brought about by the increase on the due to related parties and trade and other payables accounts. However, the equity portion decreased due to net loss incurred by the Company in 2013Q3.

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 2013, 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* 30-Sep-13	31-Dec-12	Inc/(Dec) Amount	%	Remarks
Cash & cash equivalents	2,626,577	3,003,970	(377,393)	-13%	Decrease due to payment for administrative expenses for the current year
Prepayments and other current assets	20,021,301	18,947,729	1,073,572	6%	Increase is due to the creditable withholding tax account and down payment made to subcontractors for newly awarded contracts
Property and equipment - net	17,051	20,462	(3,411)	-17%	Due to recognition of depreciation, there were no fixed assets acquired this year
Trade and other payable	18,520,030	17,539,978	980,052	6%	Increase is due to the increase in advances from customers for newly awarded contract
Due to Related Parties	6,364,158	4,378,128	1,986,030	45%	Additional non-interest bearing loan was made
Retirement Obligation	572,570	545,070	27,500	5%	Increase due to recognition of retirement obligation for the current year

Income Statement Items:

Account Title	For the Quarter Ending 09.30.13	09.30.12	Inc/(Dec) Amount	%	Remarks
Revenues	625,179	6,267,361	(5,642,182)	-90%	Decrease was due to minimal contracts remaining in the year 2013. Contracts for award are still under negotiation
Contract Cost	520,982	5,505,781	(4,984,799)	-91%	The Increase is caused by lower construction activities as reflected in the above revenue item since this item is variable in nature
Gross Profit	104,197	761,581	(657,384)	-86%	Due to lower revenue generated in 2013Q3 as discussed above
Administrative Expenses	303,154	267,017	36,138	14%	Increase is due to the higher professional fees paid in 2013Q2
Operating Profit	(395,673)	298,109	(693,782)	-233%	Due to lower revenue generated in 2013Q3 as discussed above
Other gains - net	297	246	51	21%	This pertains to interest earned for the given quarters
Income Before Tax	(395,376)	298,355	(693,731)	-233%	Due to lower revenue generated in 2013Q3 as discussed above
Tax Expense	(118,613)	89,507	(208,119)	-233%	Due to lower revenue generated in 2013Q3 as this item is based on income
Net Income	(276,763)	208,849	(485,612)	-233%	Due to the lower revenue earned for given quarter as discussed 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 ....November 14, 2013