



3/L Starmall Las Piñas, CV Starr Avenue, Pamplona, Las Piñas City 1746
UGF Worldwide Corporate Center, Shaw Boulevard, Mandaluyong City 1552
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Website: www.starmallsinc.com.ph

October 2, 2012

PHILIPPINE STOCK EXCHANGE
3rd Floor Philippine Stock Exchange Plaza
Ayala Triangle, Ayala Avenue
Makati City

Attention: **Ms. Janet A. Encarnacion**
Head, Disclosures Department

Subject: Starmalls Inc.: **Statement of Changes in Beneficial Ownership (Fine Properties Inc.)**

Gentlemen:

Please see attached Amended SEC Form 23-B filed today with the Securities and Exchange Commission.

We hope you find everything in order.

Truly Yours,

A handwritten signature in black ink, appearing to read "Jo L. Ilijay", is written over a light gray circular stamp.

Jo L. Ilijay
Officer-In-Charge



110022012002156



SECURITIES AND EXCHANGE COMMISSION

SEC Building, EDSA, Greenhills, Mandaluyong City, Metro Manila, Philippines
Tel: (632) 726-0931 to 39 Fax: (632) 725-5293 Email: mis@sec.gov.ph

Barcode Page

The following document has been received:

Receiving Officer/Encoder : Jose Rodel Taruc
Receiving Branch : SEC Head Office
Receipt Date and Time : October 02, 2012 03:19:56 PM
Received From : Head Office

Company Representative

Doc Source

Company Information

SEC Registration No. 0000039587
Company Name POLAR PROPERTY HOLDINGS CORP.
Industry Classification
Company Type Stock Corporation

Document Information

Document ID 110022012002156
Document Type Statement of Changes in the Beneficial Ownership
Document Code 23B
Period Covered August 22, 2012
No. of Days Late 0
Department CFD
Remarks Filed By: Fine Properties, Incorporated

COVER SHEET

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S.E.C. Registration Number										

S	T	A	R	M	A	L	L	S	,	I	N	C	.	(F	O	R	M	E	R	L	Y	:		
P	O	L	A	R		P	R	O	P	E	R	T	Y		H	O	L	D	I	N	G	S			
C	O	R	P	O	R	A	T	I	O	N)														

(Company's Full Name)

3	R	D		L	E	V	E	L		S	T	A	R	M	A	L	L		L	A	S			
P	I	N	A	S	,		C	V		S	T	A	R	R		A	V	E	N	U	E	,		
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P	A	M	P	L	O	N	A	,		L	A	S	P	I	N	A	S		C	I	T	Y		

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

Jo L. Ilijay									
Contact Person									

871-4001									
Company Telephone Number									

1	2	3	1
Month	Day	Month	Day
Calendar Year			

23B	
FORM TYPE	

Month	Day	Month	Day
Annual Meeting			

Secondary License Type, If Applicable

Dept. Requiring this Doc.		

Amended Articles Number/Section

	Total Amount of Borrowings	
	Domestic	Foreign
	Total No. of Stockholders	

To be accomplished by SEC Personnel concerned

File Number							

LCU

Document I.D.							

Cashier

AMENDED FORM 23-B

REVISED

STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 23 of the Securities Regulation Code

Check box if no longer subject to filing requirement

1. Name and Address of Reporting Person FINE PROPERTIES, INCORPORATED			2. Issuer Name and Trading Symbol STARMALLS, INC. (Formerly, Polar Property Holdings Corp.) "STR" (Formerly, "PO")		7. Relationship of Reporting Person to Issuer (Check all applicable)	
(Last)	(First)	(Middle)	3. Tax Identification Number 001-221-699	5. Statement for Month/Year AUGUST 2012	<input type="checkbox"/> Director	<input checked="" type="checkbox"/> 10% Owner
3F STARMALL, CV STARR AVENUE, PAMPLONA					<input type="checkbox"/> Officer	<input type="checkbox"/> Other
(Street)			4. Citizenship FILIPINO	6. If Amendment, Date of Original (Month/Year) AUGUST 2012	(give title below) (specify below)	
LAS PINAS CITY 1740						
(City) (Province) (Postal Code)						

Table 1 - Equity Securities Beneficially Owned

1. Class of Equity Security	2. Transaction Date (Month/Day/Year)	4. Securities Acquired (A) or Disposed of (D)			3. Amount of Securities Owned at End of Month		4. Ownership Form: Direct (U) or Indirect (I) *	6. Nature of Indirect Beneficial Ownership
		Amount	(A) or (D)	Price	%	Number of Shares		
COMMON SHARES					30.46%	2,573,507,156	(D)	
PREFERRED SHARES					0.28%	2,350,000,000	(D)	
COMMON SHARES	22-Aug-2012		(A)	1.57	5.82%	491,569,605	(D)	See Note 1 below
COMMON SHARES					22.96%	1,939,390,726	(I)	
COMMON SHARES			(A)	4.05	0.00%	745,000	(I)	See Note 2 below
TOTAL					59.52%	7,355,212,487		

NOTE 1: HOUSEHOLD DEVELOPMENT CORPORATION ("HDC") TRANSFERRED TO FINE PROPERTIES, INCORPORATED ("FINE") THE 491,569,605 COMMON SHARES OF STARMALLS, INC. (Formerly, POLAR PROPERTY HOLDINGS CORP.) ("COMPANY") OWNED BY HDC AT AN AGGREGATE TRANSFER PRICE OF PHP771,764,279.85 THROUGH A SPECIAL BLOCK SALE TRANSACTED ON THE BOARD OF THE PHILIPPINE STOCK EXCHANGE ON 22 AUGUST 2012

NOTE 2: ADDITIONAL SHARES ACQUIRED BY HERO HOLDINGS CORPORATION ("HERO") HELD BY PCD NOMINEE CORPORATION. FINE IS THE BENEFICIAL OWNER OF THE SHARES HELD BY HERO

If the change in beneficial ownership is 50% of the previous shareholdings or is equal to 5% of the outstanding capital stock of the issuer, provide the disclosure requirements set forth on page 3 of this form.

Reminder: Report on a separate line for each class of equity securities beneficially owned directly or indirectly.

(1) A person is directly or indirectly the beneficial owner of any equity security with respect to which he has or shares:

- (A) Voting power which includes the power to vote, or to direct the voting of, such security; and/or
- (B) Investment power which includes the power to dispose of, or to direct the disposition of, such security.

(2) A person will be deemed to have an indirect beneficial interest in any equity security which is:

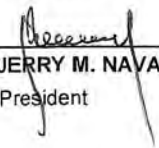
- (A) held by members of a person's immediate family sharing the same household;
- (B) held by a partnership in which such person is a general partner;
- (C) held by a corporation of which such person is a controlling shareholder; or
- (D) subject to any contract, arrangement or understanding which gives such person voting power or investment power with respect to such security.

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned
(e.g., warrants, options, convertible securities)

1. Derivative Security	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Yr)	4. Number of Derivative Securities Acquired (A) or Disposed of (D)		5. Date Exercisable and Expiration Date (Month/Day/Year)		6. Title and Amount of Underlying Securities		7. Price of Derivative Security	8. No. of Derivative Securities Beneficially Owned at End of Month	9. Ownership Form of Derivative Security; Direct (D) or Indirect (I) *	10. Nature of Indirect Beneficial Ownership
			Amount	(A) or (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares				
Not Applicable												

AFTER REASONABLE INQUIRY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, I CERTIFY THAT THE INFORMATION SET FORTH IN THIS REPORT IS TRUE, COMPLETE AND ACCURATE.
THIS IS SIGNED THIS 25 SEPTEMBER 2012 AT MANDALUYONG CITY.

FINE PROPERTIES, INC.

By: 
JERRY M. NAVARRETE
President

Note: File three (3) copies of this form, one of which must be manually signed.