



3/L Starmall Las Piñas, CV Starr Avenue, Pamplona, Las Piñas City 1746
UGF Worldwide Corporate Center, Shaw Boulevard, Mandaluyong City 1552
Tel. No. (+632) 532 0605 / (+632) 871 4001 | Fax No. (+632) 872 4697
Website: www.starmallsinc.com.ph

December 10, 2012

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

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

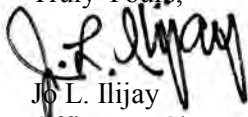
Subject: Starmalls Inc.: **SEC Form 23-B**

Gentlemen:

Please see attached SEC Form 23-B for the month of November 2012 filed today with the Securities and Exchange Commission.

We hope you find everything in order.

Truly Yours,


Jo L. Ilijay
Officer-In-Charge



112102012000317



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 : Wendalyn Francisco
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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 112102012000317
Document Type Statement of Changes in the Beneficial Ownership
Document Code 23B
Period Covered November 30, 2012
No. of Days Late 0
Department CFD
Remarks FINE PROPERTIES INC

COVER SHEET

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S.E.C. Registration Number										

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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		
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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

532-9611/ 871-4001
Company Telephone Number

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1	2				
3	1				
<i>Month</i>	<i>Day</i>				
Calendar Year					

23-B
FORM TYPE

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<i>Month</i>	<i>Day</i>				
Annual Meeting					

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Secondary License Type, If Applicable	

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Dept. Requiring this Doc.			

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Amended Articles Number/Section	

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Total No. of Stockholders	

Total Amount of Borrowings			
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Domestic	Foreign		

To be accomplished by SEC Personnel concerned

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File Number										
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Document I.D.										

LCU

Cashier

FORM 23-B

REVISEI

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) 3F STARMALL, CV STARR AVENUE, PAMPLONA	(First)	(Middle)	3. Tax Identification Number 001-221-699	5. Statement for Month/Year November 2012	<input type="checkbox"/> Director	<input checked="" type="checkbox"/> 10% Owner
(Street) LAS PINAS CITY 1740	(Province)	(Postal Code)	4. Citizenship FILIPINO	6. If Amendment, Date of Original (Month/Year)	<input type="checkbox"/> Officer	<input type="checkbox"/> Other
(City)					(give title below) (spec)	

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 (D) or Indirect (I) *	6. Nature of Indirect Beneficial Ownership
		Amount	(A) or (D)	Price	%	Number of Shares		
COMMON SHARES	Nov. 1, 2012				36.28%	3,065,076,761	(D)	
PREFERRED SHARES					0.28%	2,350,000,000	(D)	
COMMON SHARES					22.99%	1,942,771,726	(I)	
COMMON SHARES			(A)	3.68	0.02%	1,590,000	(I)	See Note 1 below
TOTAL					59.57%	7,359,438,487		

NOTE 1: ADDITIONAL SHARES ACQUIRED BY HERO HOLDINGS CORPORATION ("HERO") HELD BY PCD NOMINEE CORPORATION FOR THE PERIOD NOVEMBER 1-30, 2012. FINE PROPERTIES, INC. 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.

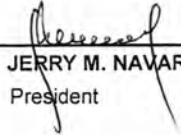
Reminder: Report on a separate line for each class of equity securities beneficially owned directly or indirectly.

- (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 07 DECEMBER 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.