



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) 571 5948 / (+632) 871 4001 | Fax No. (+632) 571 5949
Website: www.starmallsinc.com.ph

June 10, 2013

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

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

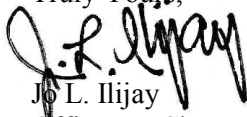
Subject: Starmalls Inc.: **SEC Form 23-B**

Gentlemen:

Please see attached SEC Form 23-B for the month of May 2013 filed today with the Securities and Exchange Commission.

We hope you find everything in order.

Truly Yours,


Jo L. Hijay
Officer-In-Charge



106102013002135



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 : Ma. Theresa D. Mabuyo

Receiving Branch : SEC Head Office

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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 106102013002135

Document Type Statement of Changes in the Beneficial Ownership

Document Code 23B

Period Covered May 31, 2013

No. of Days Late 0

Department CFD

Remarks FINE PROPERTIES INC

COVER SHEET

C	S	0	0	0	0	3	9	5	8	7
S.E.C. Registration Number										

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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		
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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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<i>Month</i>	<i>Day</i>				
Calendar Year					

23-B
FORM TYPE

<table border="1" style="display: inline-table; border-collapse: collapse;"> <tr><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td></tr> </table>			<table border="1" style="display: inline-table; border-collapse: collapse;"> <tr><td style="width: 20px; height: 20px;"></td><td style="width: 20px; height: 20px;"></td></tr> </table>		
<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

	Total Amount of Borrowings	
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Total No. of Stockholders	Domestic	Foreign

To be accomplished by SEC Personnel concerned

File Number									

_____ LCU

Document I.D.									

_____ Cashier

FORM 23B

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		2. Issuer Name and Trading Symbol		7. Relationship of Reporting Person to issuer (Check all applicable)	
FINE PROPERTIES, INCORPORATED		STARMALLS, INC. (Formerly, Polar Property Holdings Corp.)		Director <input checked="" type="checkbox"/> 10% Owner	
(Last)		3. Tax Identification Number		Officer <input type="checkbox"/> Other <input type="checkbox"/>	
3F STARMALL, CV STARR AVENUE, PAMPLONA		001-221-699		May 2013	
(Street)		5. Statement for Month/Year		(give title below)	
LAS PINAS CITY		6. If Amendment, Date of Original (Month/Year)			
1740		FILIPINO			
(City)		(Province)		(Postal Code)	

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		6. Nature of Indirect Beneficial Ownership
		Amount	(A) or (D)	%	Number of Shares	
COMMON SHARES				36.28%	3,065,076,761	(D)
PREFERRED SHARES				0.28%	2,350,000,000	(D)
COMMON SHARES				23.22%	1,961,704,434	(I)
COMMON SHARES	May 1-31, 2013		(A)	0.00%	595,000	(I) See Note 1 below
TOTAL				59.78%	7,377,376,195	

NOTE 1: ADDITIONAL SHARES ACQUIRED BY ALTHORP HOLDINGS, INC. HELD BY PCD NOMINEE CORPORATION FOR THE PERIOD MAY 1-31, 2013. FINE PROPERTIES, INC. IS THE BENEFICIAL OWNER OF THE SHARES HELD BY ALTHORP HOLDINGS, INC.

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.

FORM 23-B (continued)

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)		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 06 JUNE 2013 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.