

SEC No. 200930354

File No. _____

DOUBLEDRAGON PROPERTIES CORPORATION

(Company's Full Name)

People's Hotel, Fuentes and Delgado Streets

(Company's Address)

856 7111

(Telephone Number)

December 31

(Fiscal Year ending)

Form 17-Q for the Third Quarter of 2014

(Form Type)

N/A

Amendment Designation

N/A

Period Ended Date

N/A

(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, 2014**
2. Commission identification number **CS200930354** 3. BIR Tax Identification No. **287-191-423-000**
4. Exact name of issuer as specified in its charter: **DoubleDragon Properties Corp.**
5. Province, country or other jurisdiction of incorporation or organization: **Republic of the Philippines**
6. Industry Classification Code: (SEC Use Only)
7. Address of issuer's principal office and Postal Code: **5th Floor People's Hotel Fuentes and Delgado Sts., Iloilo City 5000**
8. Issuer's telephone number, including area code: **(632) 856-7111**
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 amount outstanding	Number of shares of common stock outstanding and of debt
<u>Common Shares</u>	<u>2,229,730,000</u>

11. Are any or all of the securities listed on a Stock Exchange?
Yes No

If yes, state the name of such Stock Exchange and the class/es of securities listed therein:

Stock Exchange: **Philippine Stock Exchange**

Securities Listed: **Common Shares**

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 No

(b) has been subject to such filing requirements for the past ninety (90) days.

Yes No

PART I--FINANCIAL INFORMATION

Item 1. Financial Statements.

The following financial statements are submitted as part of this report:

- a) Unaudited Consolidated Statements of Comprehensive Income for the three months ended September 30, 2014 and September 30, 2013;
- b) Consolidated Statements of Financial Position as of September 30, 2014 (unaudited) and December 31, 2013 (audited);
- c) Unaudited Consolidated Statements of Changes in Equity for the nine months ended September 30, 2014 and for the year ended December 31, 2013; and
- d) Unaudited Consolidated Statements of Cash Flows for the nine months ended September 30, 2014.

Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations.

September 30, 2014 versus September 30, 2013 Results of Operations

DOUBLEDRAAGON PROPERTIES CORP.
(Formerly Injap Land Corporation)
UNAUDITED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
For the quarter ended September 30

	2014	2013	Horizontal Analysis		Vertical Analysis	
			Increase (Decrease)		2014	2013
REVENUES						
Real estate sales	698,351,827	123,471,282	574,880,545	465.6%	94.7%	97.8%
Sale of leasehold rights	35,585,714	-	35,585,714	100.0%	4.8%	0.0%
Rental income	1,439,987	2,546,142	(1,106,155)	-43.4%	0.2%	2.0%
Interest income	1,666,075	71,288	1,594,787	2237.1%	0.2%	0.1%
Others	21,404	180,277	(158,872)	-88.1%	0.0%	0.1%
	737,065,007	126,268,988	610,796,019	483.7%	100.0%	100.0%
COST AND EXPENSES						
Cost of real estate sales	306,462,218	68,374,914	238,087,304	348.2%	41.6%	54.2%
Cost of sale of leasehold rights	3,790,078	-	3,790,078	100.0%	0.5%	0.0%
Selling and marketing expenses	20,582,358	10,920,823	9,661,534	88.5%	2.8%	8.6%
General and administrative expenses	43,512,109	24,137,147	19,374,963	80.3%	5.9%	19.1%
Interest expense	41,559,36	668,384	(626,825)	-93.8%	0.0%	0.5%
	374,388,322	104,101,268	270,287,054	259.6%	50.8%	82.4%
INCOME BEFORE INCOME TAX	362,676,685	22,167,720	340,508,965	1536.1%	49.2%	17.6%
INCOME TAX EXPENSE	108,914,554	6,650,316	102,264,238	1537.7%	14.8%	5.3%
NET INCOME/TOTAL COMPREHENSIVE INCOME	253,762,131	15,517,404	238,244,727	1535.3%	34.4%	12.3%
Attributable to:						
Equity holders of the Parent Company	251,239,794	16,112,547	235,127,248	1459.3%	34.1%	12.8%
Non-controlling interest	2,522,337	(595,143)	3,117,480	100.0%	0.3%	-0.5%
	253,762,131	15,517,404	238,244,727	1535.3%	34.4%	12.3%
Earnings per share						
Basic	0.11381	0.09404				
Diluted	0.11381	0.09404				

Revenues

DoubleDragon Properties Corp.'s ("PSE: DD" or the "Company") recognized real estate sales amounting to P698.4 million for the three months ended September 30, 2014, up by P574.9 million (465.6%) from P123.5 million recognized in the same period last year. The Company realized increased sales from its new Project, The SkySuites Tower (P542.6 million), and from the sales of its existing projects.

Revenues from the sale from leasehold rights of its new project, Dragon8 Shopping Center, contributed P35.6 million for the period.

Rental income of P1.4 million is recognized this period from a subsidiary. Interest income from cash held in banks amounted to P1.7 million, increased by P1.6 million from the same period last year.

Cost and Expenses

Cost of sales amounted to P306.5 million increased by P238.1 million for the three months ended September 30, 2014 from P68.4 million. Consolidated cost of sales rate for the third quarter decreased from 54.2% to 41.6% due to the lower cost of sales percentage of new business and developments.

Selling expenses amounted to P20.5 million, higher by P9.7 million (88.5%) from P10.9 million from the same period last year due to increased selling cost and advertising and marketing efforts. General and administrative expenses amounted to P43.5 million, higher by P19.4 million (80.3%) from P24.1 million from the same period last year due to the increase in personnel cost, business taxes, professional services acquired, depreciation and leases. Interest expense on bank loans of P8.8 million for the three months ended September 30, 2014 is capitalized as borrowing costs. Interest expense amounting to P0.7 million for the same period last year was also capitalized as borrowing cost. Capitalized interest is the interest incurred on loans used directly to finance the development and construction of the Company's projects during the development stage until the date of completion. The capitalized interest is added to the cost of the projects, instead of being expensed on the current period's income statement. This capitalized interest forms part of the projects' cost reported on the Balance Sheet, and will be part of the projects' depreciation expense that will be reported in future Income Statements.

Net Income

The Company's consolidated net income for Q3 2014 grew by P238.2 million (1535.3%) to P253.8 million for the quarter ended September 30, 2014 from P15.5 million posted for the same period in the previous year due to significant increase in consolidated revenues driven by strong sales take-up of DD's existing business and new projects, investments and developments, coupled with the decrease in the consolidated cost of sales rate.

September 30, 2014 versus December 31, 2013 Statements of Financial Position

DOUBLEDRAGON PROPERTIES CORP.

(Formerly Injap Land Corporation)

UNAUDITED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	Unaudited		Audited		Horizontal Analysis		Vertical Analysis	
	September 30, 2014	December 31, 2013			Increase (Decrease)		2014	2013
ASSETS								
Current Assets								
Cash	412,912,968	113,304,028	299,608,940	264.4%	8.3%	6.3%		
Receivables	695,177,768	310,071,769	385,105,999	124.2%	14.0%	17.3%		
Real estate inventories	1,726,489,211	747,630,282	978,858,929	130.9%	34.7%	41.6%		
Due from related parties	13,494,079	-	13,494,079	0.0%	0.3%	0.0%		
Prepaid expenses and other current assets	344,275,041	138,191,808	206,083,233	149.1%	6.9%	7.7%		
Total Current Assets	3,192,349,067	1,309,197,887	1,883,151,180	143.8%	64.2%	72.9%		
Noncurrent Assets								
Noncurrent installment contracts receivable	75,223,490	75,223,490	(0)	0.0%	1.5%	4.2%		
Property and equipment - net	25,767,086	20,439,323	5,327,763	26.1%	0.5%	1.1%		
Intangible assets - net	3,692,306	3,583,723	108,583	3.0%	0.1%	0.2%		
Investment property	1,557,707,271	309,002,797	1,248,704,474	404.1%	31.3%	17.2%		
Other noncurrent assets	115,881,121	79,094,214	36,786,907	46.5%	2.3%	4.4%		
Total Noncurrent Assets	1,778,271,273	487,343,547	1,290,927,726	264.9%	35.8%	27.1%		
	4,970,620,340	1,796,541,434	3,174,078,906	176.7%	100.0%	100.0%		
LIABILITIES AND EQUITY								
Current Liabilities								
Accounts payable and other liabilities	309,506,290	145,606,543	163,899,747	112.6%	6.2%	8.1%		
Short-term notes payable	1,150,000,000	300,000,000	850,000,000	283.3%	23.1%	16.7%		
Customers' deposits	460,868,032	117,326,861	343,541,171	292.8%	9.3%	6.5%		
Due to related parties	-	37,677,427	(37,677,427)	-100.0%	0.0%	2.1%		
Income tax payable	142,099,885	12,820,088	129,279,797	1008.4%	2.9%	0.7%		
Total Current Liabilities	2,062,474,207	613,430,919	1,449,043,288	236.2%	41.5%	34.1%		
Noncurrent Liabilities								
Long-term notes payable	600,000,000	540,000,000	60,000,000	11.1%	12.1%	30.1%		
Other noncurrent payable	118,177,981	-	118,177,981	0.0%	2.4%	0.0%		
Deferred tax liability - net	46,443,029	28,022,792	18,420,237	65.7%	0.9%	1.6%		
Total Noncurrent Liabilities	764,621,010	568,022,792	196,598,218	34.6%	15.4%	31.6%		
Total Liabilities	2,827,095,217	1,181,453,711	1,645,641,506	139.3%	56.9%	65.8%		
Equity								
Equity Attributable to Equity Holders of the Parent Company								
Capital stock	222,973,000	165,000,000	57,973,000	35.1%	4.5%	9.2%		
Additional paid-in capital	1,362,200,577	318,625,580	1,043,574,997	327.5%	27.4%	17.7%		
Retained earnings	432,040,290	106,269,584	325,770,706	306.6%	8.7%	5.9%		
	2,017,213,867	589,895,164	1,427,318,703	242.0%	40.6%	32.8%		
Non-controlling Interest	126,311,256	25,192,559	101,118,697	401.4%	2.5%	1.4%		
Total Equity	2,143,525,123	615,087,723	1,528,437,400	248.5%	43.1%	34.2%		
Total Liabilities and Equity	4,970,620,340	1,796,541,434	3,174,078,906	176.7%	100.0%	100.0%		

Current Assets

Cash amounted to P412.9 million as of September 30, 2014 increased by P299.6 million (264.4%) from P113.3 million in December 31, 2013.

Receivables amounted to P695.2 million as of September 30, 2014 increased by P385.1 million (124.2%) from P310.1 million in December 31, 2013. Receivables from the sale of newly acquired project, The SkySuites Tower, sale of leasehold rights of Dragon8 Shopping Center Divisoria, sale from Zion Land Development PH Inc., and incremental sales from additional construction accomplishments and sales from new buyers of existing projects contributed to the increase in receivables.

Real estate inventories amounting to P1.73 billion as of September 30, 2014, increased by P978.9 million (130.9%) from P747.6 million in December 31, 2013. Acquisition costs of the new project, The SkySuites Tower, additional construction accomplishments of existing projects, full blast construction

of W.H. Taft Residences, and inventories from Zion Land brought the increase in real estate inventories.

Prepaid expenses and other current assets amounting to P344.3 million as of September 30, 2014 increased by P206.1 million (149.1%) from P138.2 million in December 31, 2013. Accumulated input taxes on expenditures related to construction and property development and creditable withholding taxes brought the increase in other current assets.

Noncurrent Assets

Noncurrent installment contracts represent the portion of receivables from the sale of units from its horizontal and vertical projects collectible in two to three years' time.

Property and equipment amounted to P25.8 million as of September 30, 2014 increased by P5.3 million (26.1%) from P20.4 million in December 31, 2013.

Intangible assets amounted to P3.7 million as of September 30, 2014 increased by P.11 million (3.0%) from P3.6 million in December 31, 2013. Additional software licenses were acquired during the period and contributed to the net decrease in intangible assets.

Investment property amounted to P1.56 billion, increased by P1.25 billion (404.1%) from P309.0 million in December 31, 2013. The increase is brought by the full swing renovation of Dragon8 Shopping Center Divisoria.

Other noncurrent assets amounted to P115.9 million increased by P36.8 million (46.5%) in December 31, 2013. The increase is mainly from the security deposits made for the lease of the land for various CityMall locations.

Current Liabilities

Accounts payable and other liabilities amounted to P309.5 million as of September 30, 2014 increased by P163.9 million (112.6%) from P145.6 million in December 31, 2013. The increase is attributed to accruals and actual progress billings related to existing and new developmental projects.

Short-term notes payable amounted to P1.15 billion as of September 30, 2014 increased by P850.0 million (283.3%) from P300.0 million in December 31, 2013. The increase is attributed to the availment of bridge financing, and additional short term loan was availed for working capital purposes and construction and property development. Loan amounting to P1.0 billion is eventually settled in the next month.

Customers' deposits amounted to P460.9 million as of September 30, 2014 increased by P343.5 million (292.8%) from P117.3 million in December 31, 2013. The significant increase in sales is the primary driver for the increase in customers' deposits.

Noncurrent Liabilities

Long term loans amounted to P600.0 million as of September 30, 2014 increased by P60.0 million (11.1%) from P540.0 million in December 31, 2013. Additional long term loan was availed for working capital purposes and construction and property development.

Equity

Equity Attributable to Holders of the Parent Company

Capital stock with par value of P.10 per share increased by P57.973 million (35.1%) from P165.0 million in December 31, 2013 to P222.973 million as of September 30, 2014. The increase resulted from the initial public offering made on April 7, 2014. Common shares outstanding as of September 30, 2014 is at 2,229,730,000 shares.

Additional paid in capital increased by P1.04 billion (327.5%) from P318.6 million in December 31, 2013 to P1.36 billion as of September 30, 2014 also as a result of the initial public offering.

Retained earnings attributable to the holders of the Parent Company increased by P325.8 million (306.6%) from P106.3 million in December 31, 2013 to P432 million as of September 30, 2014. The increase is due to the cumulative earnings recognized by the Company.

Equity of Non-controlling Interest

Non-controlling interest (NCI) increased by P101.1 million (401.4%) from P25.2 million in December 31, 2013. The increase is due to the net effect of NCI's share in the capital, business combination and cumulative earnings attributable to non-controlling interest.

PART II--OTHER INFORMATION

N/A

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 DOUBLED DRAGON PROPERTIES CORP.

Signature and Title  Joselito L. Barrera, Jr
Chief information Officer/ Head, Legal Department

Date November 14, 2014

Principal Financial/Accounting Officer/Controller : Gerda Grace C. Galloniga

Signature and Title  Gerda Grace C. Galloniga
Head, Accounting

Date November 14, 2014

DOUBLEDRAGON PROPERTIES CORP.
(Formerly Injap Land Corporation)
UNAUDITED CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	Unaudited September 30, 2014	Audited December 31, 2013
ASSETS		
Current Assets		
Cash	412,912,968	113,304,028
Receivables	695,177,768	310,071,769
Real estate inventories	1,726,489,211	747,630,282
Due from related parties	13,494,079	-
Prepaid expenses and other current assets	344,275,041	138,191,808
Total Current Assets	3,192,349,067	1,309,197,887
Noncurrent Assets		
Noncurrent installment contracts receivable	75,223,490	75,223,490
Property and equipment - net	25,767,086	20,439,323
Intangible assets - net	3,692,306	3,583,723
Investment property	1,557,707,271	309,002,797
Other noncurrent assets	115,881,121	79,094,214
Total Noncurrent Assets	1,778,271,273	487,343,547
	4,970,620,340	1,796,541,434
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts payable and other liabilities	309,506,290	145,606,543
Short-term notes payable	1,150,000,000	300,000,000
Customers' deposits	460,868,032	117,326,861
Due to related parties	-	37,677,427
Income tax payable	142,099,885	12,820,088
Total Current Liabilities	2,062,474,207	613,430,919
Noncurrent Liabilities		
Long-term notes payable	600,000,000	540,000,000
Other noncurrent payable	118,177,981	-
Deferred tax liability - net	46,443,029	28,022,792
Total Noncurrent Liabilities	764,621,010	568,022,792
Total Liabilities	2,827,095,217	1,181,453,711
Equity		
Equity Attributable to Equity Holders of the Parent Company		
Capital stock	222,973,000	165,000,000
Additional paid-in capital	1,362,200,577	318,625,580
Retained earnings	432,040,290	106,269,584
	2,017,213,867	589,895,164
Non-controlling Interest	126,311,256	25,192,559
Total Equity	2,143,525,123	615,087,723
Total Liabilities and Equity	4,970,620,340	1,796,541,434

DOUBLED DRAGON PROPERTIES CORP.
(Formerly Injap Land Corporation)
UNAUDITED CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME
For the periods ended September 30, 2014 and 2013

	2014	2013	2014	2013
	For the quarter ended	For the quarter ended	For the nine months ended	For the nine months ended
REVENUES				
Real estate sales	698,351,827	123,471,282	984,696,349	368,022,590
Sale of leasehold rights	35,585,714	-	135,608,839	-
Rental income	1,439,987	2,546,142	4,290,111	2,546,142
Interest income	1,666,075	71,288	2,664,450	140,187
Others	21,404	180,277	350,314	247,539
	737,065,007	126,268,988	1,127,610,063	370,956,457
COST AND EXPENSES				
Cost of real estate sales	306,462,218	68,374,914	481,911,147	249,083,753
Cost of sale of leasehold rights	3,790,078	-	14,372,226	-
Selling and marketing expenses	20,582,358	10,920,823	44,422,087	24,539,147
General and administrative expenses	43,512,109	24,137,147	96,772,734	55,261,527
Interest expense	41,559	668,384	4,168,175	668,384
	374,388,322	104,101,268	641,646,369	329,552,812
INCOME BEFORE INCOME TAX	362,676,685	22,167,720	485,963,694	41,403,645
INCOME TAX EXPENSE	108,914,554	6,650,316	147,899,252	12,421,094
NET INCOME/TOTAL COMPREHENSIVE INCOME	253,762,131	15,517,404	338,064,442	28,982,552
Attributable to:				
Equity holders of the Parent Company	251,239,794	16,112,547	331,150,917	29,577,694
Non-controlling interest	2,522,337	(595,143)	6,913,525	(595,143)
	253,762,131	15,517,404	338,064,442	28,982,552
Earnings per share				
Basic	0.11381	0.09404	0.15162	0.17565
Diluted	0.11381	0.09404	0.15162	0.17565

DOUBLED DRAGON PROPERTIES CORP.
(Formerly Injap Land Corporation)
UNAUDITED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
For the nine months ended September 30, 2014 and 2013

	September 30, 2014		September 30, 2013	
	Number of Shares	Amount	Number of Shares	Amount
CAPITAL STOCK				
Authorized				
Common Shares - P0.10 par value - February 10, 2014 P1 par value - April 10, 2013; P100 par value - 2012	5,000,000,000	500,000,000	500,000,000	500,000,000
Issued and outstanding				
Balance at beginning of year	165,000,000	165,000,000	1,650,000	165,000,000
Change in par value - P100 to P1	-	-	163,350,000	-
Change in par value - P1 to P0.1	1,485,000,000	-	-	-
Stock issuances during the year	579,730,000	57,973,000	-	-
Balance at September 30	2,229,730,000	222,973,000	165,000,000	165,000,000
Subscribed Shares - 579,730,000 shares in 2014, 105,000,000 shares in 2013, and 600,000 shares in 2012				
Balance at beginning of year	-	-	-	-
Additional subscriptions	579,730,000	57,973,000	-	-
Stock issuances	(579,730,000)	(57,973,000)	-	-
Balance at September 30	-	-	-	-
Balance at September 30	2,229,730,000	222,973,000	165,000,000	165,000,000
ADDITIONAL PAID-IN CAPITAL				
Balance at beginning of year		318,625,580		-
Stock issuances during the year		1,101,487,000		320,000,000
Stock issuance costs		(57,912,003)		(1,374,420)
Balance at September 30		1,362,200,577		318,625,580
RETAINED EARNINGS				
Balance at beginning of year		100,889,373		164,630,715
Net income for the period		331,150,917		28,982,552
Cash dividends declared		-		(92,723,894)
Balance at September 30		432,040,290		100,889,373
NON-CONTROLLING INTEREST				
Balance at beginning of year		9,309,740		-
Share capital		119,370,302		-
Subscription receivable		(120,000)		-
Effect of business combination		(9,162,312)		9,904,883
Net income for the year		6,913,525		(595,143)
Balance at September 30		126,311,256		9,309,740
		2,143,525,123		593,824,693

DOUBLEDRAGON PROPERTIES CORP.
(Formerly Injap Land Corporation)
UNAUDITED CONSOLIDATED STATEMENTS OF CASH FLOWS
For the nine months ended September 30

	2014	2013
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	485,963,694	41,403,645
Adjustments for:		
Interest expense	4,168,175	668,384
Depreciation and amortization	3,687,562	3,232,164
Interest income	(2,664,450)	(140,187)
Operating income before working capital changes	491,154,981	45,164,006
Decrease (increase) in:		
Receivables	(385,105,999)	(160,829,385)
Real estate inventories	(978,858,929)	(247,731,741)
Due from related parties	(13,494,079)	27,230,023
Prepaid expenses and other current assets	(206,222,213)	(77,889,715)
Increase (decrease) in:		
Accounts payable and other liabilities	163,899,747	52,984,750
Customers' deposits	343,541,171	(64,829,660)
Due to related parties	(37,677,427)	(9,484,825)
Cash absorbed by operations	(622,762,747)	(435,386,548)
Interest received	2,664,450	140,187
Interest paid	(4,168,175)	(668,384)
Income tax paid	-	-
Net cash used in operating activities	(624,266,472)	(435,914,746)
CASH FLOWS FROM INVESTING ACTIVITIES		
Additions to property and equipment	(1,802,717)	(11,334,389)
Additions to intangible assets	(610,470)	-
Additions to/deductions from investment property	(1,308,704,474)	(61,412,355)
Increase in other noncurrent assets	(36,786,907)	(110,695,531)
Net cash used in investing activities	(1,347,904,567)	(183,442,275)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from issuance of capital stock	1,243,601,999	115,000,000
Proceeds from loans	910,000,000	630,000,000
Increase in other noncurrent payable	118,177,981	-
Cash dividends paid	-	(92,723,894)
Net cash provided by financing activities	2,271,779,980	652,276,106
NET INCREASE IN CASH	299,608,940	32,919,086
CASH AT BEGINNING OF YEAR	113,304,028	17,014,084
CASH AT END OF YEAR	412,912,968	49,933,170

DOUBLEDRAGON PROPERTIES CORP.

Past Due Loans and Other Receivables

September 30, 2014

	Total	Neither past due nor impaired	Past due but not impaired			
			1 - 90 days	91 - 180 days	181 - 360 days	> 360 days
Past due loans and other receivables	695,390,566	630,219,528	20,189,551	7,446,793	30,032,194	7,502,500