



May 6, 2025

PHILIPPINE DEALING AND EXCHANGE CORP.
29/F, BDO Equitable Tower
8751 Paseo de Roxas, Makati City

Attention: Atty. Suzy Claire R. Selleza
Head - Issuer Compliance and Disclosure Department

Gentlemen:

Please find attached a copy of the following disclosures filed with the Philippine Stock Exchange:

1. PSE Disclosure Form 4-31 – Press Release dated May 5, 2025.

Thank you.

Very truly yours,

A handwritten signature in blue ink, reading 'Juan Antonio M. Evangelista'.

ATTY. JUAN ANTONIO M. EVANGELISTA
Corporate Secretary

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

CURRENT REPORT UNDER SECTION 17 OF THE SECURITIES REGULATION CODE AND SRC RULE 17.2(c) THEREUNDER

1. Date of Report (Date of earliest event reported)
May 5, 2025
2. SEC Identification Number
93269-A
3. BIR Tax Identification No.
000-361-376-000
4. Exact name of issuer as specified in its charter
ROBINSONS LAND CORPORATION
5. Province, country or other jurisdiction of incorporation
Metro Manila, Philippines
6. Industry Classification Code(SEC Use Only)
7. Address of principal office
Level 2, Galleria Corporate Center, EDSA corner Ortigas Avenue, Quezon City, Metro Manila
Postal Code
1100
8. Issuer's telephone number, including area code
(632) 8397-1888
9. Former name or former address, if changed since last report
n/a
10. Securities registered pursuant to Sections 8 and 12 of the SRC 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 Stock	4,809,843,587 shares
Registered Bonds	Php30,427,210,000

11. Indicate the item numbers reported herein
Item 9 – Other Matters

The Exchange does not warrant and holds no responsibility for the veracity of the facts and representations contained in all corporate disclosures, including financial reports. All data contained herein are prepared and submitted by the disclosing party to the Exchange, and are disseminated solely for purposes of information. Any questions on the data contained herein should be addressed directly to the Corporate Information Officer of the disclosing party.



Robinsons Land Corporation RLC

PSE Disclosure Form 4-31 - Press Release
References: SRC Rule 17 (SEC Form 17-C)
Section 4.4 of the Revised Disclosure Rules

Subject of the Disclosure

Robinsons Land Corporation Posts Solid Core Growth in 1Q CY2025

Background/Description of the Disclosure

Key 1Q25 Financial Highlights:

- > Delivered ₱11.03B in revenues, driven by strong recurring income across investment assets.
- > Core net income rose 4% year-on-year to ₱3.48B, reflecting solid operating performance.
- > Investment segments posted strong revenues, led by malls (+6%), offices (+6%), hotels (+12%), and logistics (+40%).
- > Maintained financial strength, with ₱6.34B in positive operating cash flow; Declared ₱0.75 cash dividends per share.
- > Momentum builds under Vision 5-25-50, with strategic moves fueling long-term growth.

Other Relevant Information

Please see attached press release for further details.

Filed on behalf by:

Name	Sheila Jean Francisco
Designation	Vice President - Controller

CERTIFICATION

I, **KERWIN MAX S. TAN**, Chief Financial, Risk and Compliance Officer of **ROBINSONS LAND CORPORATION** (the "Corporation") with SEC Registration number 93269-A and with principal office address at Level 2 Galleria Corporate Center EDSA cor. Ortigas Ave., Quezon City, hereby oath that:

1. On behalf of the Corporation. I have caused this SEC Form 17-C to be prepared;
2. I read and understood its contents which are true and correct of my own personal knowledge and/or based on true records;
3. The Corporation will comply the requirements set forth in SEC Notice dated June 24, 2020 for the complete and official submission of reports and/or documents through electronic mail; and
4. I am fully aware that documents filed online which required pre-evaluation and/or processing fee shall be considered complete and officially received upon payment of a filing fee.

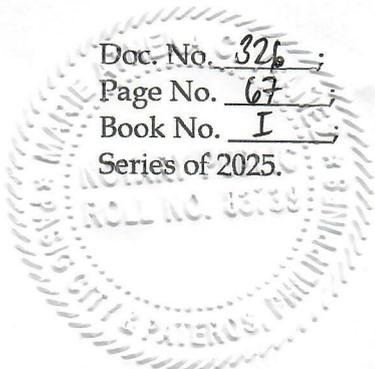
MAY 05 2025

IN WITNESS WHEREOF, I have hereunto set my hands this _____ at Pasig City.



KERWIN MAX S. TAN
Chief Financial, Risk and Compliance Officer

SUBSCRIBED AND SWORN to before me this _____ at Pasig City
affiant exhibiting to me his Passport No. P631979B valid until 25 Feb 2031.



MARIE ATHENA C. YBAÑEZ
Appointment No. 283 (2024-2025)
Notary Public for Pasig City and Pateros
Until December 31, 2025
Attorney's Roll No. 83739
15th Floor, Robinsons Cyberscape Alpha, Sapphire and
Garnet Roads, Ortigas Center, Pasig City
PTR Receipt No. 3020452; 01.02.2025; Pasig City
IBP Receipt No. 492738; 01.02.2025; Iloilo
Admitted to the Bar in 2022

SEC FORM 17-C

ROBINSONS LAND CORPORATION

11. Item 9 – Other Matters

Robinsons Land Corporation Posts Solid Core Growth in 1Q CY2025**Key 1Q25 Financial Highlights:**

- Delivered ₱11.03B in revenues, driven by strong recurring income across investment assets.
- Core net income rose 4% year-on-year to ₱3.48B, reflecting solid operating performance.
- Investment segments posted strong revenues, led by malls (+6%), offices (+6%), hotels (+12%), and logistics (+40%).
- Maintained financial strength, with ₱6.34B in positive operating cash flow; **Declared ₱0.75 cash dividends per share.**
- Momentum builds under **Vision 5-25-50**, with strategic moves fueling long-term growth.

(Manila, 5 May 2025; PSE Ticker RLC) – Robinsons Land Corporation (RLC) sustained its growth momentum in the first quarter of 2025, delivering strong core results anchored on robust recurring income from its investment portfolio, resilient operations across business units, and disciplined financial management.

For the period ending March 31, 2025, RLC posted revenues of ₱11.03 billion, maintaining its topline performance from the previous year despite a higher comparative base. Net income attributable to the parent company — excluding one-time gains in 2024 — rose 4% year-on-year to ₱3.48 billion, showcasing solid underlying strength across its diversified portfolio.

Meanwhile, consolidated EBITDA and EBIT registered ₱6.30 billion and ₱4.83 billion, respectively, with margins improving at 57% and 44%.

The investment portfolio remained the main growth engine, with revenues up 8% to ₱8.52 billion, led by strong performance from malls, followed by offices, hotels, and logistics. Development revenues reached ₱2.51 billion, mainly from residential sales and joint ventures.

As of March 31, 2025, RLC reported ₱264.5 billion in consolidated assets, a 1% increase from year-end 2024. The company also strengthened its balance sheet, reducing total liabilities by 1% to ₱99.8 billion, improving its net debt-to-equity ratio to 26%, down from 27% at the end of 2024. RLC generated ₱6.34 billion in operating cash flow during the quarter and maintained a strong cash position of ₱10.57 billion.

" We began the year with strength and momentum, anchored by our solid and growing recurring income backbone. This resilience allows RLC to thrive amid an ever-evolving economic

landscape. We are seeing the rewards of our diversified investment strategy, operational excellence, and unwavering commitment to increasing shareholder return." said RLC President and CEO, Mybelle V. Aragon-GoBio.

BUSINESS SEGMENT PERFORMANCE

Robinsons Malls posted an 8% rental revenue growth to ₱3.43 billion supported by higher tenant sales, expanded foot traffic and unique tenant mix bringing total mall revenue to ₱4.72 billion or up by 6% versus the same period last year. EBITDA increased 10% YoY to ₱3.00 billion, while EBIT posted an 11% growth to ₱2.13 billion. Occupancy remains healthy at 93%, and we successfully opened Robinsons Pagadian in April 2025. Robinsons Pagadian adds 23,800 square meters of new GLA, with an impressive 98% occupancy rate at opening.

RLC's office segment registered a 6% increase in revenues to ₱2.02 billion supported by rental growth across its high-quality office developments. EBITDA reached ₱1.61 billion, while EBIT came in at ₱1.31 billion. RLC currently operates 32 office buildings with a total gross leasable area of 793,000 square meters.

Hotel revenues rose by 12% year-on-year to ₱1.51 billion with solid growth in both international and company-owned brands despite an elevated base last year. Meanwhile, EBITDA and EBIT soared by 21% and 37% to ₱487 million and ₱276 million. RHR's expanding portfolio, now consists of 26 hotel properties with over 4,000 room keys, reinforces its position as a key player in the hospitality sector.

Robinsons Logistics and Industrial Facilities (RLX) revenues surged by 40% to ₱268 million in the first quarter, supported by the completion of warehouses in Calamba and San Fernando. EBITDA expanded 43% to ₱249 million, while EBIT ballooned by 45% to ₱195 million. RLX now operates 13 industrial facilities across key locations in Metro Manila, Pampanga, and Laguna, offering 294,000 sqm of gross leasable space to support the growing needs of businesses.

Meanwhile Robinsons Destination Estates (RDE) recorded property development revenues of ₱223 million from the deferred sale of parcels of land to joint venture entities. EBITDA and EBIT reached at ₱129 million and ₱128 million, respectively.

RLC Residences generated ₱846 million in net sales from its organic projects and ₱47 million from joint ventures. Realized revenues for the quarter totaled ₱1.95 billion, excluding ₱336 million from equity share in joint venture projects. EBITDA and EBIT without JVs reached ₱488 million and ₱453 million, respectively.

Reflecting confidence in its financial strength and future prospects, the RLC Board declared a ₱0.75 per share cash dividend — a 15% increase year-on-year — corresponding to a 27% payout ratio based on CY2024 earnings.

Vision 5-25-50: Strategic Moves for Sustainable Growth

RLC initiates its strategic transformation under its Vision 5-25-50 roadmap:

5 strategic moves to deliver ₱25 billion in net income by its 50th anniversary in 2030 through bold, structured growth initiatives.

In line with its Vision 5-25-50 strategy, RLC is actively executing five strategic moves:

- **Expand and Diversify the Investment Portfolio:**
Accelerate capital deployment into investment projects that strengthen RLC's recurring earnings base. RLC targets aggressive expansion, aiming to increase mall GLA by 50%, office space by 50%, hotel room keys by 25%, and double logistics capacity by 2030 — all focused on high-growth areas nationwide.
- **Unlock Capital Through Active Asset Monetization:**
Leveraging its successful REIT platform, RCR, RLC continues to recycle capital through property infusions and strategic share sales. To further increase its portfolio, RLC aims to proportionately replenish assets sold to RCR; unlocking value for shareholders.
- **Elevate Offerings Through Premiumization:**
Reposition key assets, upgrade product lines, and enhance the customer experience to command premium pricing and stronger brand equity.
- **Forge High-Impact Strategic Partnerships:**
Pursue alliances, joint ventures, and co-investments that expand RLC's reach, accelerate execution, and de-risk growth initiatives.
- **Enhance Customer Experience Through New Business Streams:**
New initiatives — including sports and entertainment centers, ecosystem synergies, and sustainability-driven customer services — aim to deepen customer engagement and loyalty.

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For more information, please visit www.robinsonsland.com or contact

Mr. Rommel L. Rodrigo rommel.rodrido@robinsonsland.com;
investor.relations@robinsonsland.com

Tel. no#: +632 8397 1888 loc 31536

About Robinsons Land Corporation

Robinsons Land Corporation (RLC) is one of the Philippines' leading real estate developers and operators, with a strong presence across commercial centers, residential developments, office buildings, hotels, industrial facilities, and integrated townships. A proud member of the JG Summit Holdings group, RLC is committed to building sustainable, innovative, and inclusive spaces that enrich lives and communities.

SIGNATURE

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 hereunto duly authorized.

Robinsons Land Corporation
(Registrant)

A handwritten signature in black ink, appearing to read 'Kerwin Max S. Tan', written in a cursive style.

Kerwin Max S. Tan
Chief Financial, Risk and Compliance Officer
(Signature and Title)

May 5, 2025
(Date)



5 May 2025

Philippine Stock Exchange, Inc.

To: **Atty. Johanne Daniel M. Negre**
Officer-in-Charge, Disclosure Department
6th Floor, PSE Tower, 28th St. corner 5th Avenue
Bonifacio Global City, Taguig City

Philippine Dealing and Exchange Corporation

To: **Atty. Suzy Claire R. Selleza**
Head, Issuer Compliance and Disclosures Department
29th Floor, BDO Equitable Tower
8751 Paseo de Roxas, Makati City

Securities and Exchange Commission

To: **Atty. Oliver O. Leonardo**
Director, Market Regulation Department
PICC Complex, Roxas Boulevard, Pasay City

Re: RLC's 1Q25 Earnings Results

Dear Mesdames and Gentleman:

Please see attached press release of Robinsons Land Corporation's 1Q25 Earnings Results

Thank you.

KERWIN MAX S. TAN

Chief Financial, Risk and Compliance Officer
Robinsons Land Corporation



Robinsons Land Corporation Posts Solid Core Growth in 1Q CY2025

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Mr. Rommel L. Rodrigo rommel.rodrido@robinsonsland.com; investor.relations@robinsonsland.com
Tel. no#: +632 8397 1888 loc 31536

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