ROBINSONS LAND CORPORATION

May 3, 2024

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 3, 2024.

Thank you.

Very truly yours,

ATTY. JUAN ANTONIO M. EVANGELISTA
Corporate Secretary

C02736-2024

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 3, 2024

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	4,839,141,897 shares
Registered Bonds	Php31,791,710,000.00

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
RLC’s 1Q CY2024 Earnings Results
Background/Description of the Disclosure
RLC NET INCOME ATTRIBUTABLE TO PARENT UP 53%YoY to PHP4.07 BN; DECLARES CASH DIVIDEND OF PHP0.65 PER SHARE – HIGHEST IN COMPANY’S HISTORY Key highlights: > Solid growth performance across all business units in the 1Q 2024; Net income attributable to parent of Php4.07 Bn; excluding one-time gain - NIAT still up by 21%YoY to Php3.34 Bn > 1Q24 consolidated EBITDA hits an all-time high of Php6.15 Bn, marking the highest quarterly figure in our history > RLC Board declares cash dividends of Php0.65 per share, underscoring our thrust to distribute proportionate earnings to our shareholders Kindly refer to the attached Press Release for further details.
Other Relevant Information
For further information, please contact: Rommel L. Rodrigo Head of Investor Relations Robinsons Land Corporation Email: rommel.rodrigo@robinsonsland.com investor.relations@robinsonsland.com Tel. no#: +632 8397 1888 loc 3156

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 requires pre-evaluation and/or processing fee shall be considered complete and officially received only upon payment of a filing fee.

IN WITNESS WHEREOF, I have hereunto set my ands this MAY 03 2024 at Pasig City.

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

SUBSCRIBED AND SWORN to before me this MAY 03 2024 at Pasig City affiant exhibiting to me his Passport No. P631979B valid until 25 Feb 2031.

Doc. No. 401;
Page No. 82;
Book No. I;
Series of 2024.

ERNEST GENE P. REYES
Appointment No. 197 (2023-2024)
Notary Public for Pasig City, Pateros and San Juan
Until December 31, 2024
Attorney's Roll No. 73507
15th Floor, Robinsons Cyberscape Alpha, Sapphire and Garnet Roads, Ortigas Center, Pasig City
PTR Receipt No. 1650477; 01.02.2024; Pasig City
IBP Receipt No. 362503; 10.06.2023; RSM
MCLE No.VII-0014843

COVER SHEET

9 3 2 6 9 - A

SEC Registration Number

ROBINSONS LAND CORPORATION

(Company's Full Name)

Level 2 Galleria Corporate Center
Edsa cor. Ortigas Ave. Quezon City

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

Kerwin Max S. Tan
Chief Financial, Risk, and Compliance Officer

(Contact Person)

8397 1888

(Company Telephone Number)

1 2 | 3 1

Month *Day*

(Fiscal Year)

1 7 - C

(Form Type)

Last Wednesday of May

Month *Day*

(Annual Meeting)

Issuer of Securities under
SEC-BED Order No.125, Series of 1989; SEC-BED Order No.435, Series of 1989; SEC-BED Order No.523, Series of 1993; SEC-BED Order No.524 Series of 1993; SEC-BED Order No. 572, Series of 1995; SEC-BED Order No. 057, Series of 1997; and SEC-CFD Order No. 128, Series of 2006

(Secondary License Type, If Applicable)

Dept. Requiring this Doc.

Amended Articles Number/Section

Total Amount of Borrowings

Total No. of Stockholders

Domestic

Foreign

To be accomplished by SEC Personnel concerned

File Number

LCU

Document ID

Cashier

STAMPS

Remarks: Please use BLACK ink for scanning purposes.

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. **May 03, 2024**
(Date of Report)

2. SEC Identification No. **93269-A**

3. BIR TIN: **000-361-376-000**

4. **ROBINSONS LAND CORPORATION**
(Exact name of issuer as specified in its charter)

5. **Metro Manila, Philippines**
(Province, country or other jurisdiction of incorporation)

6. (SEC Use Only)
Industry Classification Code:

7. **Level 2 Galleria Corporate Center, EDSA corner Ortigas Ave. Quezon City** **1100**
(Address of principal office) (Postal Code)

8. **(632) 8397-1888**
(Issuer's Tel. No., including area code)

9. **NA**
(Former name or former address, if changed since last report)

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	**4,839,141,487**
Registered Bonds	**31,791,710,000**

SEC FORM 17-C

ROBINSONS LAND CORPORATION

11. **Item 9 – Other Matters**

RLC NET INCOME ATTRIBUTABLE TO PARENT UP 53%YoY to PHP4.07 BN; DECLARES CASH DIVIDEND OF PHP0.65 PER SHARE – HIGHEST IN COMPANY'S HISTORY

Key highlights:

- Solid growth performance across all business units in the 1Q 2024; Net income attributable to parent of Php4.07 Bn; excluding one-time gain - NIAT still up by 21%YoY to Php3.34 Bn.

- 1Q24 consolidated EBITDA hits an all-time high of Php6.15 Bn, marking the highest quarterly figure in our history.

- RLC Board declares cash dividends of Php0.65 per share, underscoring our thrust to distribute proportionate earnings to our shareholders

(May 3, 2024, Manila) - Robinsons Land Corporation (RLC) posted a Php4.07-billion profit in the first quarter driven by solid performances across all business units. Net income attributable to parent soared by 53% year-on-year for the period ended 31 March 2024. Excluding one-time gain on the reclassification of its GoTyme investment, net income to parent reached Php3.34 billion, still up by 21% year-on-year. Consolidated revenues also saw a 19% growth to Php11.03 billion compared to the same period last year.

RLC's investment portfolio recorded a strong double-digit topline growth in the first three months of 2024. Led by the malls and hotels businesses, revenues jumped 17% versus same period last year to Php7.90 billion, which accounted for 72% of the consolidated revenues.

Its property development portfolio, on the other hand, generated Php3.13 billion in realized revenues in the first quarter of 2024. This resulted to a year-on-year growth of 25%, driven by higher revenue recognition from RLC Residences and earnings from equity shares in Joint Venture projects.

RLC maintained its financial stability with cash and cash equivalents of Php7.67billion, and a net gearing ratio of 34% as of 31 March 2024. Total assets stood at Php242 billion, while Shareholders' Equity ended at Php145 billion; propelling its book value to PHP28.83 per share.

"Our remarkable first-quarter results following a record-breaking year is a testament to the successful execution of our strategic initiatives. Bolstered by our robust fundamentals and strong balance sheet, we remain steadfast in our pursuit toward sustained growth and innovative strategies," said RLC Chairman, President and CEO Lance Gokongwei.

Sustained Growth Momentum

Higher occupancy from both existing and new malls and sustained consumer spending pushed Robinsons Malls' revenues up by 14% year-on-year to Php4.45 billion, accounting for 41% of consolidated revenues. EBITDA rose 19% to Php2.73 billion, while EBIT rose by 33% to Php1.91 billion year-on-year. Meanwhile, rental revenues soared by 15% to Php3.19 billion.

Total mall leasable space currently stands at 1.62 million square meters with over 8,400 retailers and a 93% system-wide occupancy rate.

Robinsons Offices delivered steady topline result with a 3% increase in revenues to Php1.90 billion in the first quarter of 2024. This stable performance is primarily driven by steady rental growth in majority of its high-quality office developments. EBITDA and EBIT registered Php1.51 billion and Php1.22 billion, respectively.

The Company's office portfolio consists of 32 office buildings with 793,000 sqm of gross leasable space with the completion of GBF Center 1 located in our Bridgetowne Estate. Fifteen (15) of its office assets have been infused into RLC's flagship real estate investment trust, RL Commercial REIT, Inc. (RCR).

Robinsons Hotels and Resorts (RHR) continues its positive trajectory with tremendous growth realized across all brands despite an elevated base last year. In the first quarter alone, revenues surged by 54% to Php1.35 billion, driven by solid performance across all segments. Additionally, both EBITDA and EBIT experienced significant increases, soaring by 140% and 770% to Php402 million and Php202 million, respectively.

The Company's hotel portfolio consists of 26 hotel facilities and 4 franchisees.

In the first quarter of 2024, **Robinsons Logistics and Industrial Facilities (RLX)** year-on-year revenues jumped by 40%, reaching Php192 million. EBITDA is at Php174 million, marking a 34% increase, while EBIT accelerated by an impressive 37% to Php134 million. RLX's expanding portfolio now includes ten (10) industrial facilities strategically located in Sucat, Muntinlupa, Sierra Valley in Cainta, San Fernando, and Mexico in Pampanga, as well as Calamba, Laguna.

The latest addition, RLX Sierra 2, situated within RLC's premier destination estate, Sierra Valley, offers 17,000 square meters of gross leasable space, further enhancing our capacity to serve our clients.

Meanwhile **Robinsons Destination Estate (RDE)** recorded property development revenues of Php252 million for the first three months of the year from the deferred sale of parcels of land to joint venture entities. EBITDA and EBIT reached at Php149 million and Php148 million, respectively.

Strong Residential Revenues

The Residential Division registered a 20% year-on-year increase in realized revenues, reaching Php2.84 billion. Year-on-year EBITDA and EBIT soared by 44% and 45% to Php1.17 billion and Php1.15 billion, respectively. Earnings from our equity share in joint venture projects reached Php487 million, reflecting a substantial 66% year-on-year growth.

In order to optimize synergies and maximize cost efficiencies, we have merged the operations of RLC Residences and Robinsons Homes. These business units have been consolidated under the brand of RLC Residences.

For the first quarter of 2024, RLC Residences net sales take up is at Php684 million while our joint ventures net sales take up is at Php3.81 billion.

Driving Shareholder Value

RLC is dedicated to driving shareholder value by consistently delivering regular cash dividends and returning a significant amount of capital to shareholders.

The Board of RLC has approved the distribution of over Php3.15 billion in regular cash dividends, equivalent to Php0.65 per outstanding common share. This marks the highest declared cash dividend per share in the company's history. Record date is on 31 May 2024 and entitled shareholders will receive their dividends on 21 June 2024.

Investing for the Future

During the first three months of 2023, RLC allocated Php3.75 billion towards capital expenditures. These investments were directed towards the development of malls, offices, hotels, and warehouse facilities, as well as land acquisitions and the construction of residential projects to bolster its local operations.

Currently, RLC has over 800 hectares of land bank nationwide. The Company continues to be on the lookout for properties to acquire for the expansion of its various businesses. It remains open to joint venture projects with property owners and developers.

###

For further information, please contact:

Rommel L. Rodrigo
Head of Investor Relations
Robinsons Land Corporation

Email: rommel.rodrigo@robinsonsland.com
investor.relations@robinsonsland.com

Tel. no#: +632 8397 1888 loc 31536

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 hereunto duly authorized.

Robinsons Land Corporation
(Registrant)

May 03, 2024
(Date)

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

3 May 2024

Philippine Stock Exchange, Inc.
To: **Mr. Norberto T. Moreno, Jr.**
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. Suzie 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, Markets & Securities Regulation Department
17/F SEC Headquarters, 7907 Makati Avenue
Barangay Bel-Air, Makati City

Re**: RLC's 1Q CY2024 Earnings Results**
Dear Madame and Gentlemen:

Please see attached press release on Robinsons Land Corporation's 1QCY2024 Earnings Results.

Thank you.

KERWIN MAX S. TAN
CFO, Chief Risk Officer and Compliance Officer
Robinsons Land Corporation

RLC NET INCOME ATTRIBUTABLE TO PARENT UP 53%YoY to PHP4.07 BN; DECLARES CASH DIVIDEND OF PHP0.65 PER SHARE – HIGHEST IN COMPANY'S HISTORY

Key highlights:

- Solid growth performance across all business units in the 1Q 2024; Net income attributable to parent of Php4.07 Bn; excluding one-time gain - NIAT still up by 21%YoY to Php3.34 Bn
- 1Q24 consolidated EBITDA hits an all-time high of Php6.15 Bn, marking the highest quarterly figure in our history
- RLC Board declares cash dividends of Php0.65 per share, underscoring our thrust to distribute proportionate earnings to our shareholders

(May 3, 2024, Manila) - Robinsons Land Corporation (RLC) posted a Php4.07-billion profit in the first quarter driven by solid performances across all business units. Net income attributable to parent soared by 53% year-on-year for the period ended 31 March 2024. Excluding one-time gain on the reclassification of its GoTyme investment, net income to parent reached Php3.34 billion, still up by 21% year-on-year. Consolidated revenues also saw a 19% growth to Php11.03 billion compared to the same period last year.

RLC's investment portfolio recorded a strong double-digit topline growth in the first three months of 2024. Led by the malls and hotels businesses, revenues jumped 17% versus same period last year to Php7.90 billion, which accounted for 72% of the consolidated revenues.

Its property development portfolio, on the other hand, generated Php3.13 billion in realized revenues in the first quarter of 2024. This resulted to a year-on-year growth of 25%, driven by higher revenue recognition from RLC Residences and earnings from equity shares in Joint Venture projects.

RLC maintained its financial stability with cash and cash equivalents of Php7.67billion, and a net gearing ratio of 34% as of 31 March 2024. Total assets stood at Php242 billion, while Shareholders' Equity ended at Php145 billion; propelling its book value to PHP28.83 per share.

"Our remarkable first-quarter results following a record-breaking year is a testament to the successful execution of our strategic initiatives. Bolstered by our robust fundamentals and strong balance sheet, we remain steadfast in our pursuit toward sustained growth and innovative strategies," said RLC Chairman, President and CEO Lance Gokongwei.

Sustained Growth Momentum

Higher occupancy from both existing and new malls and sustained consumer spending pushed **Robinsons Malls'** revenues up by 14% year-on-year to Php4.45 billion, accounting for 41% of consolidated revenues. EBITDA rose 19% to Php2.73 billion, while EBIT rose by 33% to Php1.91 billion year-on-year. Meanwhile, rental revenues soared by 15% to Php3.19 billion.

Total mall leasable space currently stands at 1.62 million square meters with over 8,400 retailers and a 93% system-wide occupancy rate.

Robinsons Offices delivered steady topline result with a 3% increase in revenues to Php1.90 billion in the first quarter of 2024. This stable performance is primarily driven by steady rental growth in majority of its high-quality office developments. EBITDA and EBIT registered Php1.51 billion and Php1.22 billion, respectively.

The Company's office portfolio consists of 32 office buildings with 793,000 sqm of gross leasable space with the completion of GBF Center 1 located in our Bridgetowne Estate. Fifteen (15) of its office assets have been infused into RLC's flagship real estate investment trust, RL Commercial REIT, Inc. (RCR).

Robinsons Hotels and Resorts (RHR) continues its positive trajectory with tremendous growth realized across all brands despite an elevated base last year. In the first quarter alone, revenues surged by 54% to Php1.35 billion, driven by solid performance across all segments. Additionally, both EBITDA and EBIT experienced significant increases, soaring by 140% and 770% to Php402 million and Php202 million, respectively.

The Company's hotel portfolio consists of 26 hotel facilities and 4 franchisees.

In the first quarter of 2024, **Robinsons Logistics and Industrial Facilities (RLX)** year-on-year revenues jumped by 40%, reaching Php192 million. EBITDA is at Php174 million, marking a 34% increase, while EBIT accelerated by an impressive 37% to Php134 million. RLX's expanding portfolio now includes ten (10) industrial facilities strategically located in Sucat, Muntinlupa, Sierra Valley in Cainta, San Fernando, and Mexico in Pampanga, as well as Calamba, Laguna.

The latest addition, RLX Sierra 2, situated within RLC's premier destination estate, Sierra Valley, offers 17,000 square meters of gross leasable space, further enhancing our capacity to serve our clients.

Meanwhile **Robinsons Destination Estate (RDE)** recorded property development revenues of Php252 million for the first three months of the year from the deferred sale of parcels of land to joint venture entities. EBITDA and EBIT reached at Php149 million and Php148 million, respectively.

Strong Residential Revenues

The Residential Division registered a 20% year-on-year increase in realized revenues, reaching Php2.84 billion. Year-on-year EBITDA and EBIT soared by 44% and 45% to Php1.17 billion and Php1.15 billion, respectively. Earnings from our equity share in joint venture projects reached Php487 million, reflecting a substantial 66% year-on-year growth.

In order to optimize synergies and maximize cost efficiencies, we have merged the operations of RLC Residences and Robinsons Homes. These business units have been consolidated under the brand of RLC Residences.

For the first quarter of 2024, RLC Residences net sales take up is at Php684 million while our joint ventures net sales take up is at Php3.81 billion.

Driving Shareholder Value

RLC is dedicated to driving shareholder value by consistently delivering regular cash dividends and returning a significant amount of capital to shareholders.

The Board of RLC has approved the distribution of over Php3.15 billion in regular cash dividends, equivalent to Php0.65 per outstanding common share. This marks the highest declared cash dividend per share in the company's history. Record date is on 31 May 2024 and entitled shareholders will receive their dividends on 21 June 2024.

Investing for the Future

During the first three months of 2023, RLC allocated Php3.75 billion towards capital expenditures. These investments were directed towards the development of malls, offices, hotels, and warehouse facilities, as well as land acquisitions and the construction of residential projects to bolster its local operations.

Currently, RLC has over 800 hectares of land bank nationwide. The Company continues to be on the lookout for properties to acquire for the expansion of its various businesses. It remains open to joint venture projects with property owners and developers.

####

For further information, please contact:

Rommel L. Rodrigo
Head of Investor Relations
Robinsons Land Corporation

Email: rommel.rodrigo@robinsonsland.com
investor.relations@robinsonsland.com

Tel. no#: +632 8397 1888 loc 31536