



November 07, 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 disclosure filed with the Philippine Stock Exchange:

1. PSE Disclosure Form 4-31 – Press Release - 9M CY2024 Net Income Attributable to Parent Increases by 13% YoY to PHP10.01Bn.

Thank you.

Very truly yours,

ATTY. JUAN ANTONIO M. EVANGELISTA
Corporate Secretary

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-C

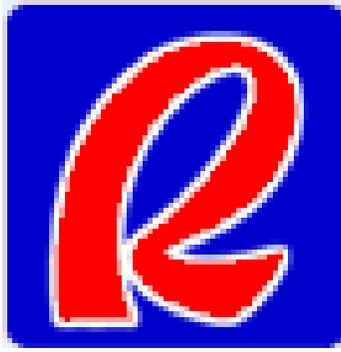
CURRENT REPORT UNDER SECTION 17 OF THE SECURITIES REGULATION CODE AND SRC RULE 17.2(c) THEREUNDER

1. Date of Report (Date of earliest event reported)
Nov 6, 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	4,836,791,487 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

9M CY2024 Net Income Attributable to Parent Increases by 13% YoY to PHP10.01Bn

Background/Description of the Disclosure

- NIAT attributable to parent had a solid increase of 13%, while consolidated revenues was Php31.42 billion up 4%YoY; 3Q2024 net income registered Php2.76 billion
- RLC's investment portfolio was the primary driver of financial performance, contributing 77%, 82%, and 77% to consolidated revenues, EBITDA & EBIT, respectively
- Residential net pre-sales for 9M24 reached Php3.13 billion

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.

IN WITNESS WHEREOF, I have hereunto set my hands this NOV 06 2024 at Pasig City.



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

SUBSCRIBED AND SWORN to before me this NOV 06 2024 at Pasig City affiant exhibiting to me his Passport No. P631979B valid until 25 Feb 2031.



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

Gamet 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

Doc. No. 224 ;

Page No. 46 ;

Book No. II ;

Series of 2024.

SEC FORM 17-C

ROBINSONS LAND CORPORATION**11. Item 9 – Other Matters****9M CY2024 Net Income Attributable to Parent Increases by 13% YoY to PHP10.01Bn****Nine Months 2024 Key Highlights:**

- NIAT attributable to parent had a solid increase of 13%, while consolidated revenues was Php31.42 billion up 4% YoY; 3Q2024 net income registered Php2.76 billion
- RLC's investment portfolio was the primary driver of financial performance, contributing 77%, 82%, and 77% to consolidated revenues, EBITDA & EBIT, respectively
- Residential net pre-sales for 9M24 reached Php3.13 billion

(Manila, 6 November 2024) – Robinsons Land Corporation (RLC) achieved a Php10.01 billion profit in the first nine months of CY2024 driven by strong performance across its Investment Properties. Net income attributable to parent rose by 13% year-on-year. Third-quarter net income was Php2.76 billion, Consolidated revenues for the first nine months also increased by 4% to Php31.42 billion compared to the same period last year.

Both consolidated EBITDA and EBIT posted substantial year-on-year growth, rising by 7% to Php17.79 billion and Php13.56 billion, respectively. EBITDA margin improved to 57%, up from 55% in the same period last year.

RLC's investment portfolio achieved impressive double-digit topline growth in the first nine months of 2024. Composed of the malls, offices, hotels and warehouse segments, revenues jumped 14% versus same period last year to Php24.05 billion, contributing 77% of consolidated revenues.

Its development portfolio recorded Php7.37 billion in realized revenues for the same period, driven by revenue recognition from residential division, deferred land sales recognition and earnings from equity shares in joint venture projects.

As of 30 September 2024, RLC has maintained financial stability, with cash and cash equivalents totaling Php7.40 billion and a net gearing ratio of 31.76%. Our total assets remained steady at Php252 billion, while Shareholders' Equity closed at Php157 billion, and book value to Php29.80 per share.

"Our earnings for the first nine months have demonstrated agility, with continued positive growth in our bottom line. This performance is a testament to the strength and diversity of our business within RLC. We remain optimistic about our overall growth prospects, as our business segments are resilient and sustainable." said RLC Chairman, President, and CEO, Lance Gokongwei.

Robinsons Malls achieved a 12% increase in revenues in the first nine months of the year, reaching Php13.16 billion, driven by strong rental income, higher occupancy from new malls, rental escalations in fixed rent and increase in tenant sales propelled by heightened consumer spending. EBITDA grew by 13% to Php7.90 billion, while EBIT saw a 20% year-on-year increase to Php5.35 billion. Rental revenues also rose by 13%, amounting to Php9.35 billion. In July, we opened Opus Mall at our Bridgetowne

Estate, marking our entry into the upscale market and bringing our mall portfolio to 55 lifestyle centers. Total mall leasable space now stands at 1.68 million square meters, featuring over 8,500 retailers.

Robinsons Offices improved topline result with a 7% rise in revenues to Php5.92 billion in the first nine months of 2024. This better performance is primarily driven by the rental growth in majority of its high-quality office developments and with occupancy rate maintained at 86% during the period. Meanwhile, EBITDA and EBIT registered Php4.78 billion and Php3.93 billion, respectively.

Robinsons Hotels and Resorts (RHR) continues its upward trajectory with robust growth across all brands, driven by international brands and the Fili Hotel, along with a robust contribution from food and beverage, which accounted for 36% of total revenues in the first nine months of the year. RHR revenues surged by 33% to Php4.32 billion compared to the same period last year. Additionally, both EBITDA soared by 62% to Php1.28 billion and EBIT ballooned by 129% to Php685 million. The company's portfolio includes 26 hotel facilities with over 4,000 room keys.

Robinsons Logistics and Industrial Facilities (RLX) saw a 36% increase in year on year revenues, reaching Php649 million. EBITDA rose 34% to Php596 million, while EBIT jumped 39% to Php465 million. Recently completed was RLX Sierra 2 located in our Sierra Valley Estate. RLX's expanding portfolio consists of ten (10) industrial facilities strategically located around Metro Manila including Sucat, Muntinlupa, Sierra Valley in Cainta, San Fernando, and Mexico in Pampanga, as well as in Calamba, Laguna - providing a total of 244,000 sqm of gross leasable space.

Meanwhile **Robinsons Destination Estate (RDE)** recorded property development revenues of Php867 million for the first nine months of the year from the deferred sale of parcels of land to joint venture entities. EBITDA and EBIT reached at Php516 million and Php513 million, respectively.

The residential division, **RLC Residences**, recorded Php3.13 billion in net sales for the first nine months of the year.

During the third quarter, RLC Residences launched three projects: Mira Tower 2 in Cubao, Quezon City, offering 538 units with a sales value of Php4.40 billion; Le Pont Tower 2 in Bridgetowne Estate, featuring 644 units and a total saleable value of Php13.30 billion; and Sierra Valley Garden Tower 5 in Sierra Valley Destination Estates, providing 502 units with a sales value of Php3.30 billion.

The residential division generated Php6.46 billion in realized revenues, which includes Php2.00 billion from our equity share in joint venture projects for the period ended September 2024. EBITDA and EBIT were recorded at Php2.69 billion and Php2.6 billion, respectively.

Meanwhile, net sales from joint venture projects registered at Php10.65 billion.

During the first nine months of the year, RLC invested Php17.83 billion in capital expenditures and currently holds a landbank of 838 hectares, sufficient for over 10 years of development.

On 24 September 2024, RLC received approximately 4.98 billion RCR shares in exchange for 13 RLC assets—comprising 11 malls and 2 office facilities valued at Php33.92 billion. These assets were valued by an independent third-party property valuer. This marked the single largest multi-asset infusion by a Philippine REIT Company by far. RCR now holds a total of 828 thousand square meters of gross leasable space, composed of 17 office assets with 539 thousand square meters of leasable space and 12 mall assets with 289 thousand square meters of leasable space.

###

For further information, please contact:

Rommel L. Rodrigo
Head of Investor Relations
Robinsons Land Corporation

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

Tel. no#: +632 8397 1888 loc 31356

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)

A handwritten signature in black ink, appearing to read "Kerwin Max S. Tan". The signature is written in a cursive, slightly slanted style.

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

November 6, 2024
(Date)



6 November 2024

Philippine Stock Exchange, Inc.

To: **Atty. Stefanie Ann B. Go**

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 9M CY2024 Net Earnings Results**

Dear Mesdames and Gentlemen:

Please see attached press release on Robinsons Land Corporation.

Thank you.

KERWIN MAX S. TAN

CFO, Chief Risk Officer and Compliance Officer
Robinsons Land Corporation



9M CY2024 Net Income Attributable to Parent Increases by 13% YoY to PHP10.01Bn

Nine Months 2024 Key Highlights:

- NIAT attributable to parent had a solid increase of 13%, while consolidated revenues was Php31.42 billion up 4%YoY; 3Q2024 net income registered Php2.76 billion
- RLC's investment portfolio was the primary driver of financial performance, contributing 77%, 82%, and 77% to consolidated revenues, EBITDA & EBIT, respectively
- Residential net pre-sales for 9M24 reached Php3.13 billion

(Manila, 6 November 2024) – Robinsons Land Corporation (RLC) achieved a Php10.01 billion profit in the first nine months of CY2024 driven by strong performance across its Investment Properties. Net income attributable to parent rose by 13% year-on-year. Third-quarter net income was Php2.76 billion, Consolidated revenues for the first nine months also increased by 4% to Php31.42 billion compared to the same period last year.

Both consolidated EBITDA and EBIT posted substantial year-on-year growth, rising by 7% to Php17.79 billion and Php13.56 billion, respectively. EBITDA margin improved to 57%, up from 55% in the same period last year.

RLC's investment portfolio achieved impressive double-digit topline growth in the first nine months of 2024. Composed of the malls, offices, hotels and warehouse segments, revenues jumped 14% versus same period last year to Php24.05 billion, contributing 77% of consolidated revenues.

Its development portfolio recorded Php7.37 billion in realized revenues for the same period, driven by revenue recognition from residential division, deferred land sales recognition and earnings from equity shares in joint venture projects.

As of 30 September 2024, RLC has maintained financial stability, with cash and cash equivalents totaling Php7.40 billion and a net gearing ratio of 31.76%. Our total assets remained steady at Php252 billion, while Shareholders' Equity closed at Php157 billion, and book value to Php29.80 per share.

"Our earnings for the first nine months have demonstrated agility, with continued positive growth in our bottom line. This performance is a testament to the strength and diversity of our business within RLC. We remain optimistic about our overall growth prospects, as our business segments are resilient and sustainable." said RLC Chairman, President, and CEO, Lance Gokongwei.

Robinsons Malls achieved a 12% increase in revenues in the first nine months of the year, reaching Php13.16 billion, driven by strong rental income, higher occupancy from new malls,



rental escalations in fixed rent and increase in tenant sales propelled by heightened consumer spending. EBITDA grew by 13% to Php7.90 billion, while EBIT saw a 20% year-on-year increase to Php5.35 billion. Rental revenues also rose by 13%, amounting to Php9.35 billion. In July, we opened Opus Mall at our Bridgetowne Estate, marking our entry into the upscale market and bringing our mall portfolio to 55 lifestyle centers. Total mall leasable space now stands at 1.68 million square meters, featuring over 8,500 retailers.

Robinsons Offices improved topline result with a 7% rise in revenues to Php5.92 billion in the first nine months of 2024. This better performance is primarily driven by the rental growth in majority of its high-quality office developments and with occupancy rate maintained at 86% during the period. Meanwhile, EBITDA and EBIT registered Php4.78 billion and Php3.93 billion, respectively.

Robinsons Hotels and Resorts (RHR) continues its upward trajectory with robust growth across all brands, driven by international brands and the Fili Hotel, along with a robust contribution from food and beverage, which accounted for 36% of total revenues in the first nine months of the year. RHR revenues surged by 33% to Php4.32 billion compared to the same period last year. Additionally, both EBITDA soared by 62% to Php1.28 billion and EBIT ballooned by 129% to Php685 million. The company's portfolio includes 26 hotel facilities with over 4,000 room keys.

Robinsons Logistics and Industrial Facilities (RLX) saw a 36% increase in year on year revenues, reaching Php649 million. EBITDA rose 34% to Php596 million, while EBIT jumped 39% to Php465 million. Recently completed was RLX Sierra 2 located in our Sierra Valley Estate. RLX's expanding portfolio consists of ten (10) industrial facilities strategically located around Metro Manila including Sucat, Muntinlupa, Sierra Valley in Cainta, San Fernando, and Mexico in Pampanga, as well as in Calamba, Laguna - providing a total of 244,000 sqm of gross leasable space.

Meanwhile **Robinsons Destination Estate (RDE)** recorded property development revenues of Php867 million for the first nine months of the year from the deferred sale of parcels of land to joint venture entities. EBITDA and EBIT reached at Php516 million and Php513 million, respectively.

The residential division, **RLC Residences**, recorded Php3.13 billion in net sales for the first nine months of the year.

During the third quarter, RLC Residences launched three projects: Mira Tower 2 in Cubao, Quezon City, offering 538 units with a sales value of Php4.40 billion; Le Pont Tower 2 in Bridgetowne Estate, featuring 644 units and a total saleable value of Php13.30 billion; and Sierra Valley Garden Tower 5 in Sierra Valley Destination Estates, providing 502 units with a sales value of Php3.30 billion.

The residential division generated Php6.46 billion in realized revenues, which includes Php2.00 billion from our equity share in joint venture projects for the period ended September 2024. EBITDA and EBIT were recorded at Php2.69 billion and Php2.6 billion, respectively.

Meanwhile, net sales from joint venture projects registered at Php10.65 billion.



During the first nine months of the year, RLC invested Php17.83 billion in capital expenditures and currently holds a landbank of 838 hectares, sufficient for over 10 years of development.

On 24 September 2024, RLC received approximately 4.98 billion RCR shares in exchange for 13 RLC assets—comprising 11 malls and 2 office facilities valued at Php33.92 billion. These assets were valued by an independent third-party property valuer. This marked the single largest multi-asset infusion by a Philippine REIT Company by far. RCR now holds a total of 828 thousand square meters of gross leasable space, composed of 17 office assets with 539 thousand square meters of leasable space and 12 mall assets with 289 thousand square meters of leasable space.

###

For further information, please contact:

Rommel L. Rodrigo
Head of Investor Relations
Robinsons Land Corporation

Email: rommel.rodrido@robinsonslan.com
investor.relations@robinsonslan.com

Tel. no#: +632 8397 1888 loc 31356