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 Mall Admin Office, Lower West Lane Robinsons Galleria EDSA corner Ortigas Avenue Ugong Norte, 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 March 05, 2025 for the complete and official submission of reports and/or documents through the Electronic Filing and Submission Tool (eFAST); 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 2026 at Pasig City.

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

SUBSCRIBED AND SWORN to before me this NOV 06 2026 at Pasig City affiant exhibiting to me his [ ]

Doc. No. 218;
Page No. 45;
Book No. III;
Series of 2026.

MARIE ATHENA C. YBAÑEZ * NOTARY PUBLIC ROLL NO. 83739 * PASIG CITY & PATEROS, PHILIPPINES *

MARIE ATHENA C. YBAÑEZ
Appointment No. 025 (2026-2027)
Notary Public for Pasig City and Pateros
Until December 31, 2027
Attorney's Roll No. 83739
15th Floor, Robinsons Cyberscape Alpha, Sapphire and Garnet Roads, Ortigas Center, Pasig City
PTR Receipt No.3963296; 01.06.2026; Pasig City
IBP Receipt No. 575480; 12.29.2025; Iloilo
MCLE Compliance No. VIII-0038717; 04.14.2028

COVER SHEET

9	3	2	6	9	-	A

SEC Registration Number

ROBINSONS LAND CORPORATION

(Company's Full Name)

Mall Admin Office, Lower West Lane Robinsons Galleria EDSA corner Ortigas Avenue Ugong Norte Quezon City 1110

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

Atty. Juan Antonio M. Evangelista
Corporate Secretary
(Contact Person)

8397-1888
(Company Telephone Number)

1 2 **3 1**
Month *Day*
(Fiscal Year)

17 - C
(Form Type)

Any day in 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. **November 06, 2026**
(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** 6. (SEC Use Only)
(Province, country or other jurisdiction of incorporation) Industry Classification Code:

7. **Mall Admin Office, Lower West Lane, Robinsons Galleria, EDSA corner Ortigas Avenue, Ugong Norte, Quezon City** **1110**
(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	**4,805,105,288**
Registered Bonds	**18,000,000,000**

SEC FORM 17-C

ROBINSONS LAND CORPORATION

11. **Item 9 – Other Matters**

RLC DELIVERS 11% GROWTH IN 9M 2026 NET INCOME AS EBITDA EXCEEDS ₱20 BILLION

- Net income grew 11% to ₱13.4 billion; EBITDA surpassed ₱20 billion.
- Revenues increased 8% to ₱38.5 billion on broad-based business growth.
- Logistics remained the fastest-growing segment, with EBIT up 43%.
- Strong balance sheet maintained with net debt-to-equity of just 0.10x.
- ₱14.6 billion deployed in capex to support future earnings growth.

(Manila, Philippines, 6 November 2026) – Robinsons Land Corporation (RLC) sustained its growth momentum in the first nine months of 2026, with consolidated net income rising 11% year-on-year to ₱13.4 billion, driven by the continued expansion of its recurring income portfolio and resilient performance across its diversified businesses.

Consolidated revenues grew 8% to ₱38.5 billion, while EBITDA increased 6% to ₱20.2 billion. Income before tax reached ₱14.5 billion, up 11%, while net income attributable to equity holders of the parent rose 4% to ₱10.6 billion despite higher contributions from joint venture partners. For the third quarter alone, revenues increased 4% to ₱13.1 billion, while consolidated net income grew 9% to ₱4.4 billion.

RLC maintained a strong balance sheet and ample financial flexibility. Total assets reached ₱281.1 billion, while total equity increased to ₱197.4 billion. Interest-bearing debt declined 15% to ₱33.6 billion, resulting in a conservative Net Debt-to-Equity ratio of 0.10x and Net Debt-to-EBITDA ratio of 0.7x. Cash and cash equivalents stood at ₱14.6 billion as of end-September 2026. During the period, RLC generated ₱8.1 billion in free cash flow after investing ₱14.6 billion in capital expenditures to support future growth.

"RLC delivered another period of solid earnings growth, underpinned by the resilience of our recurring income businesses and the strength of our balance sheet. The continued expansion of our malls, offices, hotels, and logistics portfolio provides us with a growing and stable earnings base, while our development businesses create additional value through strategic project execution. As we continue to invest for future growth, we remain focused on delivering sustainable returns and long-term value for our shareholders."
- Mybelle V. Aragon-GoBio, President and Chief Executive Officer

MALLS
RLC's malls business remained the Group's largest earnings contributor, generating ₱15.4 billion in revenues, ₱9.1 billion in EBITDA, and ₱6.3 billion in EBIT during the first nine months of 2026, representing year-on-year growth of 6%, 4%, and 4%, respectively. In the third quarter alone, revenues increased 5% to ₱5.3 billion, while EBITDA and EBIT rose 5% to ₱3.1 billion and ₱2.2 billion, respectively, driven by higher revenues from existing and newly opened malls despite inclement weather during the quarter.

The portfolio comprised 57 malls with 1.7 million square meters of gross leasable area (GLA) and a 94% occupancy rate. During the quarter, RLC opened the 17,000-square-meter Robinsons Dumaguete Expansion, which commenced operations with an impressive 99% occupancy rate, further enhancing the Company's recurring income base.

OFFICES

RLC's Office segment continued to generate stable recurring earnings, posting ₱6.6 billion in revenues, ₱5.2 billion in EBITDA, and ₱4.2 billion in EBIT during the first nine months of 2026, representing growth of 5%, 5%, and 4%, respectively. Third-quarter revenues and EBITDA likewise increased by approximately 4%, supported by healthy leasing activity across the portfolio.

As of September 2026, the portfolio consisted of 35 office buildings with 897,000 square meters of GLA and an 87% occupancy rate. During the period, RLC completed Cybergate Dumaguete, a 7,000-square-meter office building that commenced operations fully leased, and expanded its flexible workspace platform with two new *work.able* centers, bringing total capacity to 5,064 seats across 19 centers.

HOTELS

The Hotels segment generated ₱5.0 billion in revenues, ₱1.5 billion in EBITDA, and ₱789 million in EBIT during the first nine months of 2026, representing year-on-year growth of 5%, 7%, and 3%, respectively. Performance continued to benefit from healthy demand across business travel, meetings, events, and leisure segments. Third-quarter results were temporarily impacted by the closure of Summit Hotel General Santos following the earthquake, resulting in a 6% decline in revenues and a 5% decline in EBITDA.

The segment's portfolio comprises 27 owned hotel properties under 10 brands, with more than 4,000 room keys and an average occupancy rate of 64%.

LOGISTICS (RLX)

RLX remained RLC's fastest-growing business unit, with revenues increasing 31% to ₱863 million, EBITDA rising 33% to ₱797 million, and EBIT surging 43% to ₱627 million during the first nine months of 2026. Growth was driven by the ramp-up of newly completed facilities and additional leased space across the portfolio, supported by a low base in the same period last year.

Momentum further accelerated in the third quarter, with revenues, EBITDA, and EBIT growing 44%, 46%, and 61%, respectively. As of September 2026, RLX operated 15 industrial facilities totaling approximately 328,000 square meters of GLA, reinforcing its position as one of the country's leading industrial facility providers.

RESIDENTIAL

The Residential segment generated ₱10.1 billion in revenues, ₱3.1 billion in EBITDA, and ₱3.0 billion in EBIT during the first nine months of 2026, representing growth of 15%, 9%, and 9%, respectively. Revenue recognition from project completions and prior-period sales continued to support earnings growth during the period. Third-quarter revenues increased by 6%, while EBITDA and EBIT decreased by approximately 5%, largely due to project timing and revenue recognition mix. Equity earnings from joint ventures reached ₱956 million for the period. Combined reservation sales from RLC's core projects and joint ventures amounted to ₱19.24 billion.

DESTINATION ESTATES

Destination Estates generated ₱717 million in revenues and ₱428 million in EBITDA during the first nine months of 2026, representing year-on-year growth of 6% and 7%, respectively. Performance was supported by continued development and estate-related activities across the portfolio.

Third-quarter results were relatively softer, with revenues increasing 1% while EBITDA declined 2% year-on-year, reflecting the timing of estate-related revenues. Nonetheless, the segment remained profitable and cash-generative during the period.

ROBINSONS SPORTS AND LEISURE (RSL)

As part of its strategy to deepen customer engagement and drive higher traffic across its commercial properties, Robinsons Sports and Leisure (RSL), RLC's newest business division, is developing a portfolio of destination sports, wellness, and entertainment concepts. Its pipeline includes GX Sports, Helios Beta, new Pickleball venues, the Helios Pickleball Center, and the NUSTAR Grand Theater, all designed to broaden RLC's lifestyle offerings and create new demand drivers across its ecosystem. These investments are expected to strengthen foot traffic, extend customer dwell time, and support the long-term growth of the Company's recurring income platform.

CAPITAL EXPENDITURES

RLC invested ₱14.6 billion in capital expenditures during the first nine months of 2026, including ₱12.3 billion for investment and development projects excluding landbank acquisitions. Investments were allocated primarily to Malls (37%), Residential (29%), Offices (17%), Hotels (9%), Logistics (5%), and Destination Estates (3%), supporting the continued expansion of the Company's recurring income portfolio and long-term growth initiatives.

###

Robinsons Land Corporation continues to adapt and thrive in dynamic market conditions, positioning itself as a leader in the real estate industry in the Philippines.

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

Mr. Rommel L. Rodrigo rommel.rodrigo@robinsonsland.com;
Ms. Cialeit Denisse Ann Fabro cialeitdenisseann.fabro@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 is a subsidiary of JG Summit Holdings, Inc. RLC's diverse portfolio includes residential, commercial, and mixed-use developments, as well as hotels, offices, and industrial facilities. The company is committed to providing quality and innovative real estate solutions to its customers and stakeholders.

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)



November 06, 2026
(Date)

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

06 November 2026

Philippine Stock Exchange, Inc.
To: **Mr. John S. Edralin**
Head, 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 & Securities Regulation Department
17/F SEC Headquarters, 7907 Makati Avenue
Barangay Bel-Air, Makati City

Re: Robinsons Land Corporation's 9M/3Q CY2026 Earnings Results

Dear Mesdames and Gentleman:

Please see attached press release of Robinsons Land Corporation's 9M/3Q CY2026 Earnings Results

Thank you.

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

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

Mr. Rommel L. Rodrigo — rommel.rodrigo@robinsonsland.com;
Ms. Cialeit Denisse Ann Fabro — cialeitdenisseann.fabro@robinsonsland.com;
investor.relations@robinsonsland.com

Tel. no#: +632 8397 1888 loc 31536

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