



Robinsons Otis



Robinsons Midtown



Robinsons Davao

## Commercial Centers Division

*We consistently create innovative and outstanding lifestyle products.*

**T**he Commercial Centers Division develops, leases, and manages shopping malls strategically located in major localities in the Philippines. In fiscal year 2008, it opened 2 new malls: Robinsons Otis and Robinsons Cabanatuan. The Division is gearing up for the opening of new malls next fiscal year, starting with Robinsons Pulilan and Tagaytay which already opened in October 2008. Three other malls will follow, 1 in Visayas and 2 in Mindanao, bringing total malls to 26 by the end of fiscal year 2009.

• Robinsons Galleria	Quezon City	• Robinsons Town Mall	Laguna
• Robinsons Place	Manila	• Robinsons Luisita	Tarlac <sup>1</sup>
• Robinsons Otis	Manila	• Robinsons Place	Iloilo
• Robinsons Place Angeles	Pampanga	• Robinsons Starmills	Pampanga
• Robinsons Metro East	Pasig	• Robinsons Sta. Rosa Market	Sta. Rosa
• Robinsons Cybergate	Bacolod	• Robinsons	Cagayan de Oro
• Robinsons Nova Market	Novaliches	• Robinsons Place	Dasmariñas
• Robinsons	Cainta	• Robinsons Place	Lipa
• Forum Robinsons	Pioneer	• Robinsons Place*	Dumaguete
• Robinsons Place	Bacolod	• Robinsons Place*	Tacloban
• Robinsons Place	Cabanatuan	• Robinsons Cybergate*	Cebu City
• Robinsons Place	Imus	• Robinsons Place*	Davao
• Robinsons Place	Pulilan	• Robinsons Place*	General Santos
• Robinsons Place	Cebu	• Robinsons Place*	Laoag
• Robinsons Place	Tagaytay		

\* Construction on-going

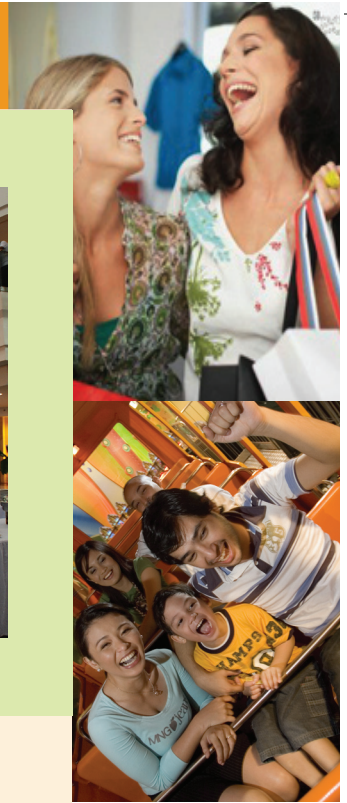
<sup>1</sup> In 2007, Robinsons Land Corporation acquired Luisita Mall in Tarlac and redeveloped it as Robinsons Luisita.

## **ROBINSONS PLACE** *Manila*

*The opening of the Midtown wing in Robinsons Place Manila was a major move of RLC to cater to the high-end patrons of the mall. With over 28,000 square meters of leasable spaces exclusively for well-known international and local brands, Midtown offers first class shopping experience to select customers.*



Robinsons Midtown



## **ROBINSONS** *Sta. Rosa Market*

*Inspired by the success of Nova Market (repositioning of Robinsons Place Novaliches), the division also re-launched Robinsons Place Sta. Rosa in October as Robinsons Sta. Rosa Market to accommodate the growing number of value-conscious shoppers.*



## **ROBINSONS** *Starmills Pampanga*

*With the intent of capturing and maintaining loyalty of customers by promoting the local trade, Robinsons Starmills Pampanga launched "Fiesta Kapampangan", a food strip where Pampagueños and visitors to the region get to enjoy the famed Pampanga cuisine.*







AmiSa



The Trion Towers



Woodsville Viverde Mansions

## Residential Buildings Division

*We transform land into quality residential developments that create superior value for both our customers and shareholders.*

**T**he Residential Buildings Division is the company's business unit that is responsible for residential, leisure and retirement projects which cater to the middle to upscale segments of the market.

Working in synergy with the other units of Robinsons Land Corporation, the division has created a number of successful mixed-use communities in key metro locations—Ortigas Center in Pasig, Pioneer in Mandaluyong, and Ermita in Manila. Pursuant to building up its portfolio of such developments, the Residential Buildings Division has augmented its landbank of landmark plots of land.

It has strengthened its Customer Services group to ensure that customer needs and concerns are pro-actively met and satisfied. The business unit has likewise formed a Customer Asset Management Services group to assist investors and buyers in their tenancy, renovation, and maintenance needs.

- **Bloomfields**
- **Galleria Regency**
- **Robinsons Place Residences**
- **Adriatico Residences\***
- **Otis 888 Residences\***
- **One Gateway Place\***
- **Gateway Garden Heights\***
- **Gateway Garden Ridge\***
- **Gateway Regency\***
- **Sonata Private Residences\***

Quezon City  
Quezon City  
Manila City  
Manila City  
Manila City  
Mandaluyong City  
Mandaluyong City  
Mandaluyong City  
Mandaluyong City  
Mandaluyong City

- **East of Galleria\***
- **Fifth Avenue Place\***
- **McKinley Park Residences\***
- **The Fort Residences\***
- **The Trion Towers\***
- **Woodsville Viverde Mansions\***
- **AmiSa\***

Pasig City  
Taguig City  
Taguig City  
Taguig City  
Taguig City  
Paranaque City  
Cebu City

\* On-going projects

## SONATA Private Residences



Sonata Private Residences

A one-hectare property located in the Ortigas Center was acquired by the division and is envisioned to be a mixed-use complex. The first phase of the development consists of two upscale residential condominiums, dubbed the **Sonata Private Residences**. Plans for the mixed-use facility will include an office building and a hotel/serviced apartments.



## MAGNOLIA Project

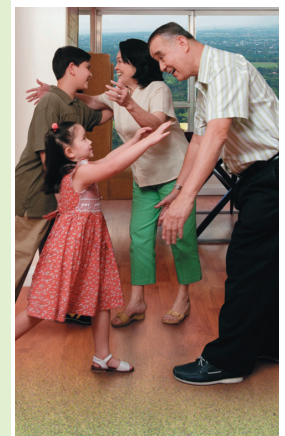
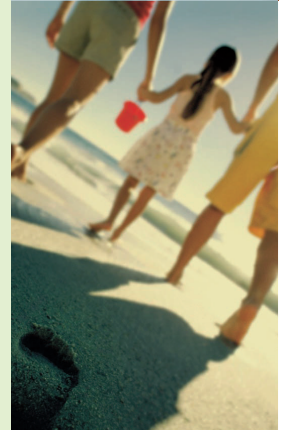
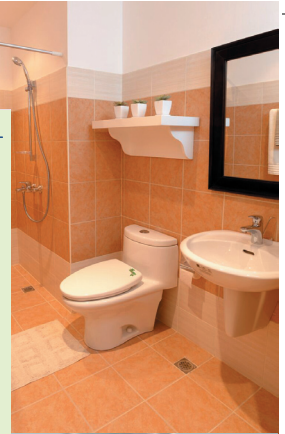
The former site of the popular Magnolia Ice Cream House, a five-hectare plot located at the corner of Aurora Boulevard and Doña Hemady Avenue in Quezon City, was likewise acquired by the group and is intended to be developed into a community of residential condominiums anchored by a lifestyle mall with a wide range of facilities and amenities.



Sonata Private Residences

## PROPERTY DEVELOPER of Choice

Over the years, the Residential Buildings Division has built a reputation of reliability by completing its projects on time and per committed specifications. Living up to its moniker Property Developer of Choice, the group constantly seeks to enhance the value of its developments by continually setting new standards for customer satisfaction.







Robinsons Cybergate 2



Robinsons Equitable Tower



Robinsons Summit Center

## Office Buildings Division

*We provide business solutions that revolutionize the way people work and live.*

**R**LC's Office Buildings Division is a leading provider of office space to Business Process Outsourcing companies in the country. Combined with the commercial centers division, RLC is the largest landlord of the best and biggest Business Process Outsourcing companies in the Philippines. With the expected growth of the BPO industry, the division continues to build its pipeline of premier office buildings in the main business districts of Metro Manila.

At the end of the fiscal year, the Office Buildings Division has six buildings located in all the major business districts.

- |                                      |                  |
|--------------------------------------|------------------|
| • Galleria Corporate Center          | Quezon City      |
| • Robinsons Equitable Tower          | Pasig City       |
| • Robinsons Summit Center            | Makati City      |
| • Robinsons Cybergate Center Tower 1 | Mandaluyong City |
| • Robinsons Cybergate Center Tower 2 | Mandaluyong City |
| • Robinsons Cybergate Center Tower 3 | Mandaluyong City |
| • Robinsons Cybergate Plaza*         | Mandaluyong City |

\* Completion in the 4th Quarter of 2009

