ROBINSONS LAND CORPORATION

YOUR DREAMS. OUR FOUNDATION.

QUARTERLY INVESTORS' BRIEFING

12 February 2013

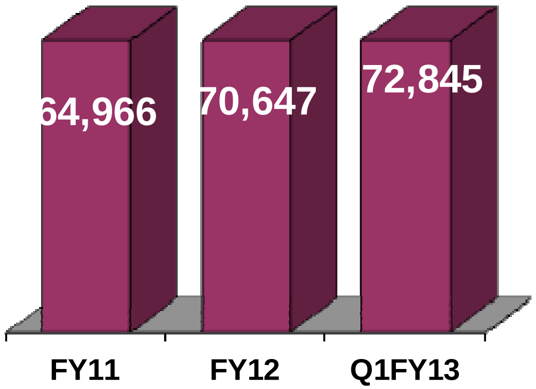
FINANCIAL HIGHLIGHTS – Q1 FY2013

PhP MM	REVENUES	%Total RLC	YoY	EBITDA	%Total RLC	YoY	EBIT	%Total RLC	YoY
	3,726	100%	10%	**2,025**	100%	9%	**1,459**	100%	9%
malls	**1,772**	47%	9%	**1,282**	63%	9%	**870**	60%	9%
offices	**358**	10%	6%	**353**	17%	5%	**256**	17%	4%
hotels	**398**	11%	17%	**132**	7%	24%	**84**	6%	43%
residential	**1,198**	32%	9%	**258**	13%	9%	**249**	17%	9%

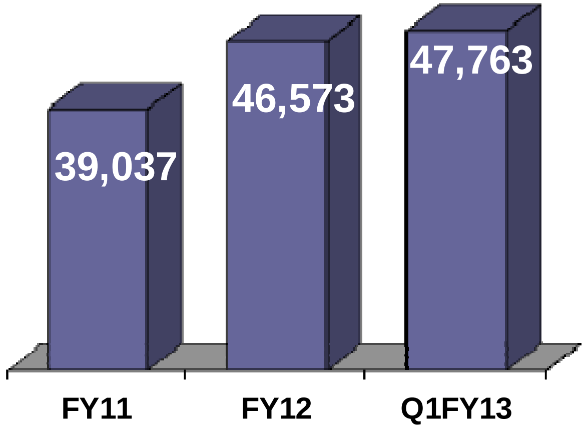
ROBINSONS LAND CORPORATION

STRONG BALANCE SHEET POSITION

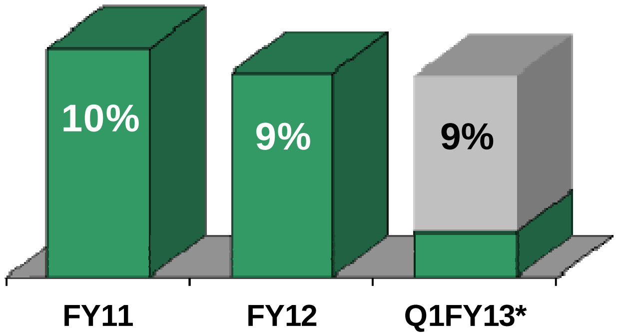
TOTAL ASSETS (PhP MM)



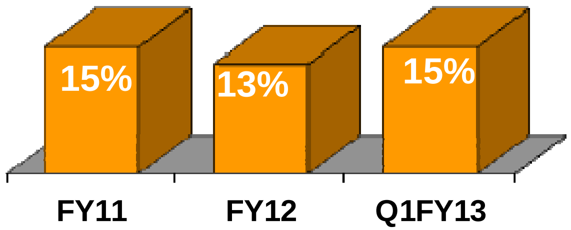
SHAREHOLDER'S EQUITY (PhP Mm)



RETURN ON EQUITY



CURRENT NET DEBT TO EQUITY

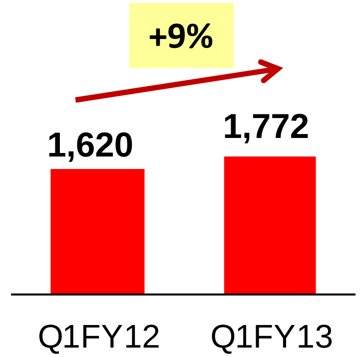


*Annualized

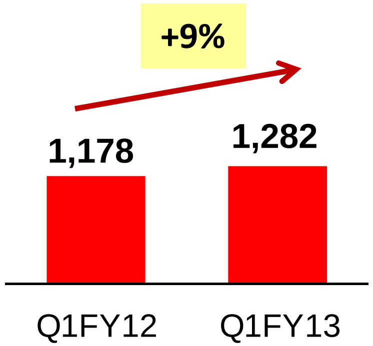
ROBINSONS LAND CORPORATION

ROBINSONS MALLS

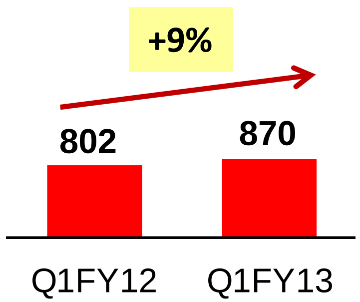
REVENUES



EBITDA

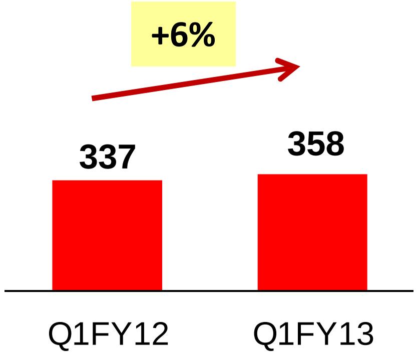


EBIT

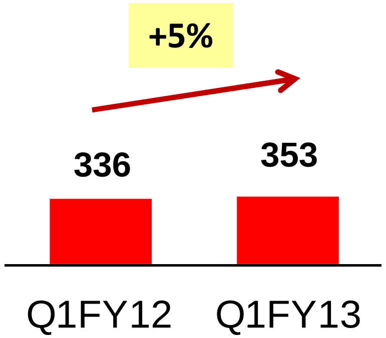


- Second largest mall operator in the Philippines with **32** malls
- **910,000** sqm gross leasable space as of December 31, 2012
- **95.4%** latest occupancy

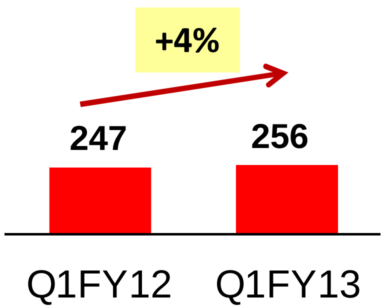
REVENUES



EBITDA

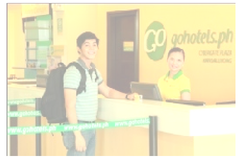


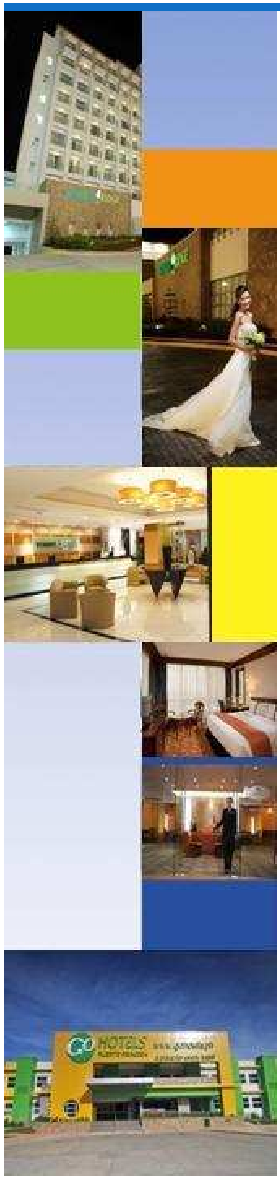
EBIT

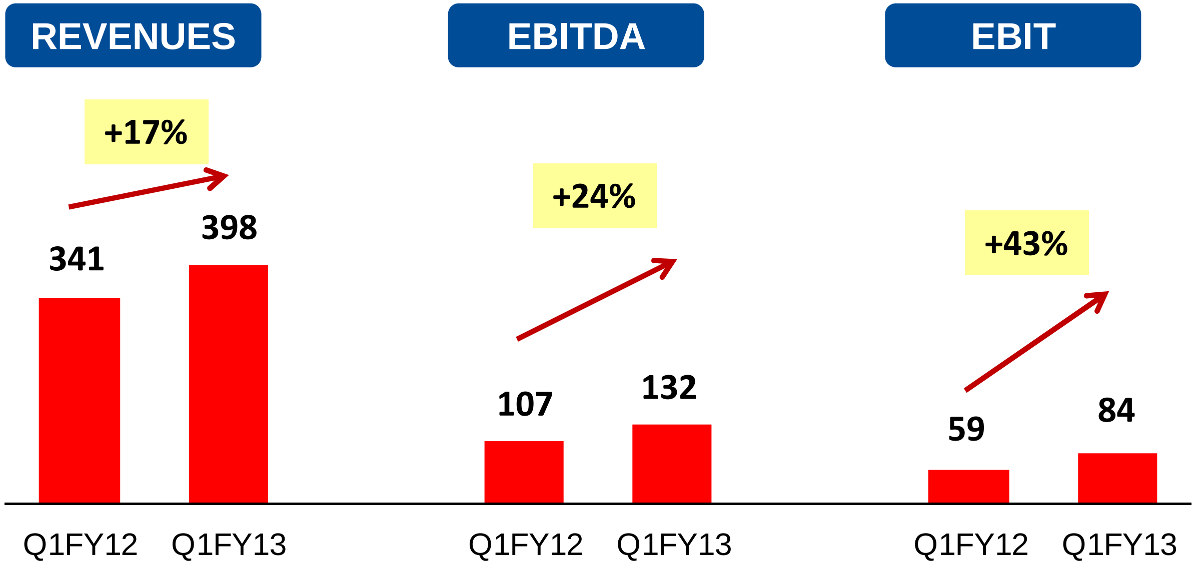


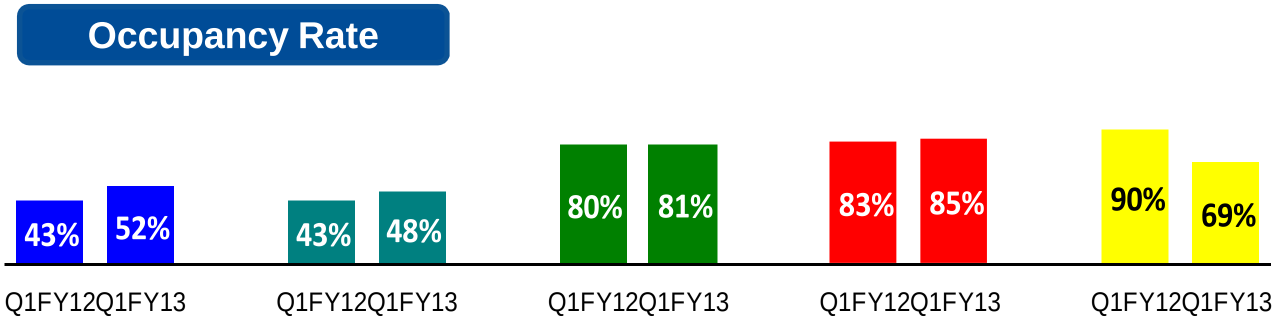
- One of the Philippine's leading BPO office space provider with **193,000 sqm** net leasable space
- Total occupancy for **8** completed buildings is **99.9%**
- We continue to be a leading provider of office spaces to BPOs in the Philippines, with **78%** of our office building space allocated for BPOs

HOTELS DIVISION









SUMMIT CIRCLE Hotel

SUMMIT RIDGE

Holiday Inn MANILA GALLERIA

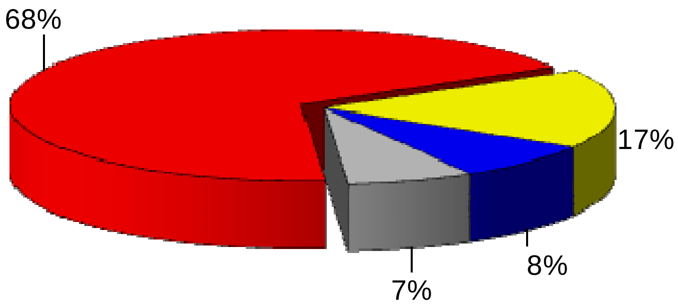
CROWNE PLAZA MANILA GALLERIA THE PLACE TO MEET.

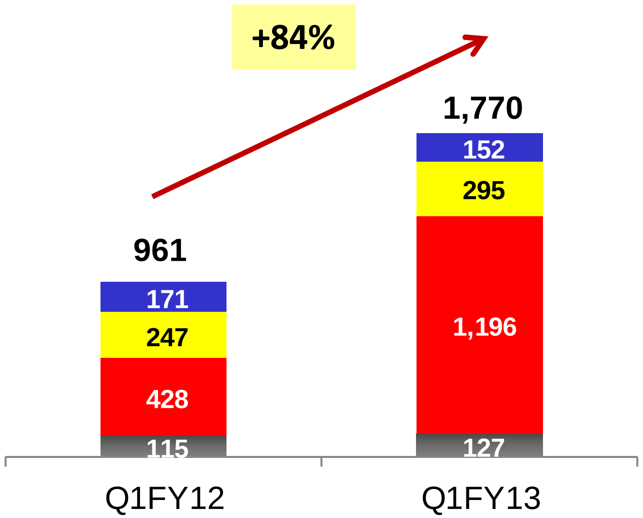
gohotels.ph

ROBINSONS LAND CORPORATION

RESIDENTIAL DIVISION

SALES TAKE-UP



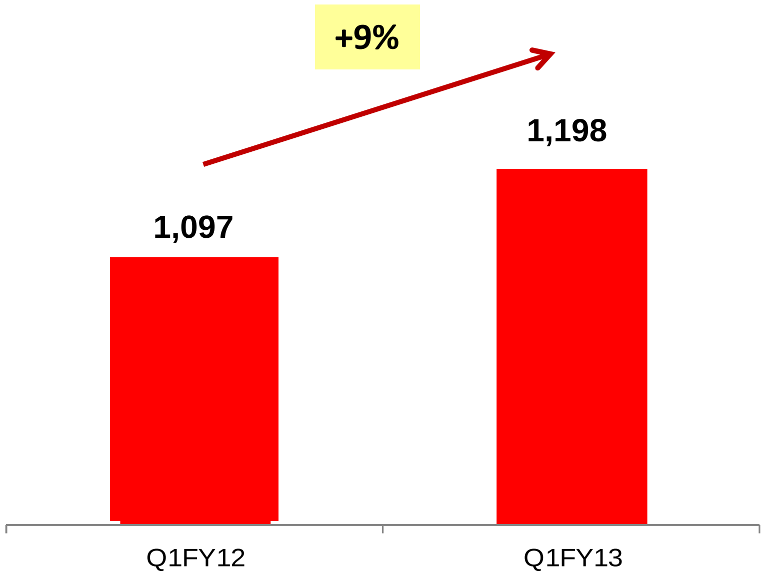


ROBINSONS LUXURIA | ROBINSONS RESIDENCES | ROBINSONS COMMUNITIES | Robinsons Homes

- Net pre-sales Q1FY13 at PhP1.77B, 84% higher than same period last year
- 4 Expansion projects in Q1FY2013
  - Communities - Axis Residences
    - Acacia Escalades
  - Homes - Bloomfields Cagayan De Oro Ph2
    - Bloomfields General Santos Ph 2

RESIDENTIAL DIVISION

REALIZED REVENUES

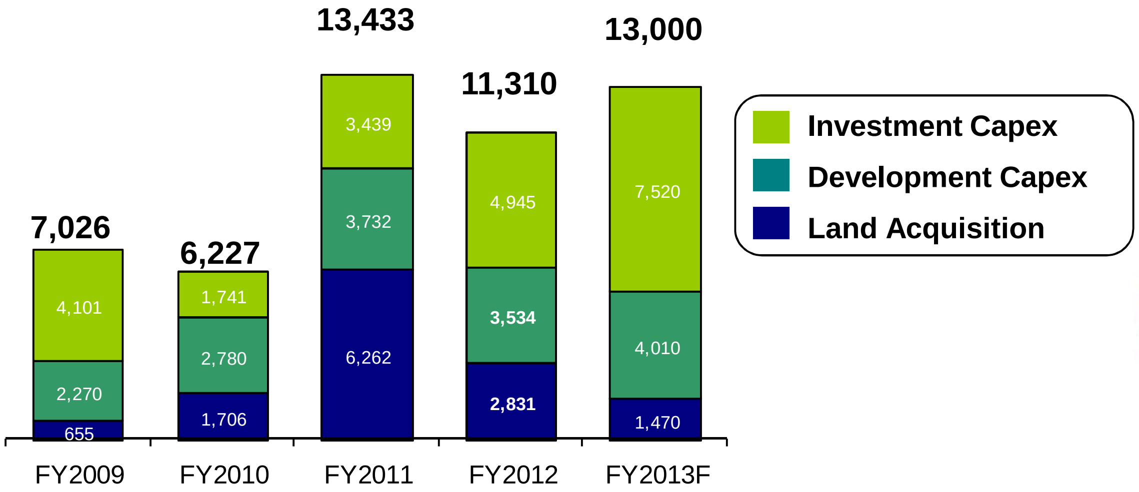


- Realized Revenues amounted to PhP1.2B
- EBITDA amounted to PhP258M
- EBIT amounted to PhP248M

ROBINSONS LAND CORPORATION

CAPITAL EXPENDITURE AND LANDBANK

CAPITAL EXPENDITURE

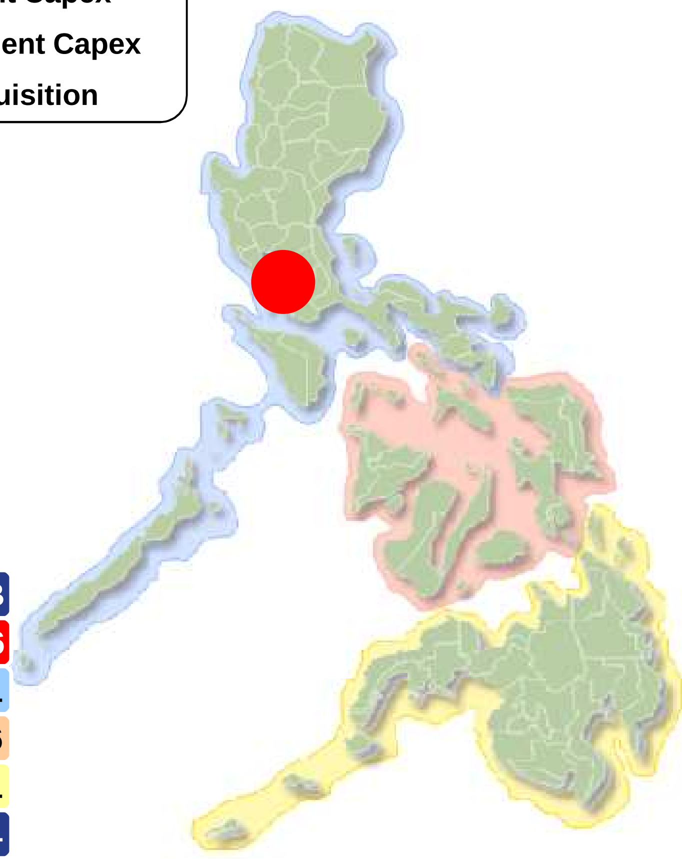


LANDBANK as of 31 December 2012

SUMMARY	Area (has.)
Malls	157.6
Condominiums*	24.8
Offices*	1.5
Homes*	380.9
Hotels	6.0
TOTAL	570.9

ESTIMATED VALUE	PhP B
Metro Manila	11.6
Luzon	6.1
Visayas	3.6
Mindanao	1.1
TOTAL	22.4

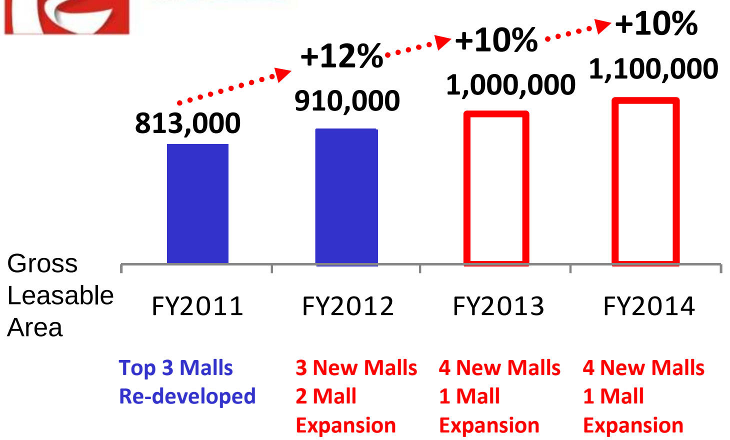
*Some properties with Joint Venture partners



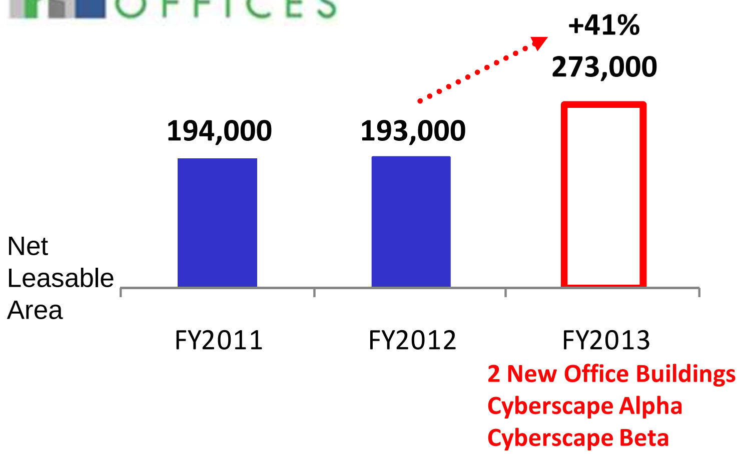
ROBINSONS LAND CORPORATION

MOVING FORWARD – Future Plans & Strategies

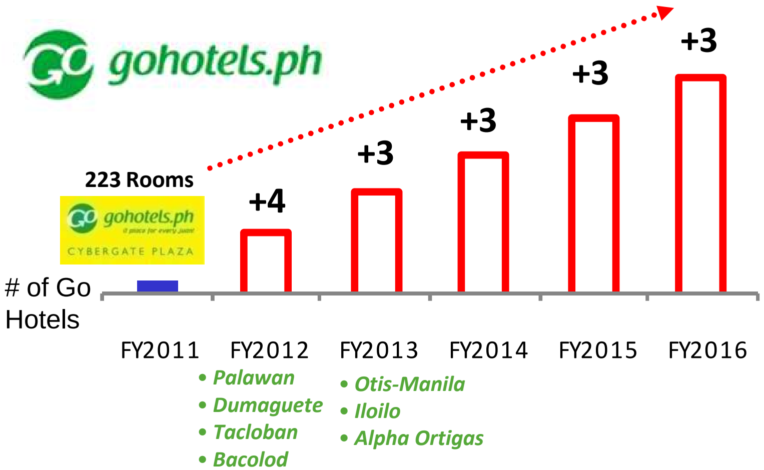
ROBINSONS MALLS



ROBINSONS OFFICES



Hotels Division



Residential Division

Sustain current sales levels

ROBINSONS LUXURIA

ROBINSONS RESIDENCES

ROBINSONS COMMUNITIES

Robinsons Homes