

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 5, 2019
2. SEC Identification Number
93269-A
3. BIR Tax Identification No.
000361376000
4. Exact name of issuer as specified in its charter
Robinsons Land Corporation
5. Province, country or other jurisdiction of incorporation
Metro Manila
6. Industry Classification Code(SEC Use Only)
7. Address of principal office
Level 2 Galleria Corporate Center EDSA cor. Ortigas Ave. Quezon City
Postal Code
1100
8. Issuer's telephone number, including area code
6337631 to 40
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	5,193,830,685

11. Indicate the item numbers reported herein
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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

Press Release

Background/Description of the Disclosure

Please see attached a press release entitled "Robinsons Land Net Income up 12% to PHP7.31bn in 9M19".

Other Relevant Information

N/A

Filed on behalf by:

Name	Rosalinda Rivera
Designation	Corporate Secretary



Press Release: Robinsons Land Net Income up 12% to PHP7.31bn in 9M19

(5 November 2019) - Robinsons Land Corp. (RLC), one of the Philippines' leading real estate companies, posted a 12% increase in its consolidated net income for the first nine months of 2019 (9M19) to PHP7.31 billion from PHP6.56 billion of the previous year. RLC's consolidated revenues ballooned by 40% to PHP31.18 billion versus PHP22.24 billion same period last year as third quarter saw the Company start to realize revenues from its Chengdu Ban Bien Jie project in China. Consolidated EBITDA and EBIT for the first nine months were up by 12% and 11% to PHP14.03 billion and PHP10.44 billion, respectively.

RLC's investment portfolio which accounts for 47% of RLC's total revenues and is underpinned by the Company's rental incomes continues to post steady revenue growth of 14% year-on-year. The development portfolio contributed 53% of the company's revenue and saw a significant revenue growth of 78%, driven mainly by the China project as well as RLC's domestic residential businesses.

"This validates the company's commitment to deliver earnings growth across all business segments we participate in. We continue to work towards improving future results for our shareholders", said RLC President and CEO Frederick Go.

Rental businesses provide steady growth

RLC's consolidated mall revenues increased by 10% to PHP9.70 billion in the first nine months of the year from PHP8.81 billion last year supported by steady revenues from existing malls which grew by 7% and contributions from the malls that were opened last year.

As of September 2019, Robinsons Land has a total of 52 malls with the opening of Galleria South in San Pedro, Laguna last July. Robinsons Galleria South was cited as a contemporary lifestyle mall filled with artwork and modern design features. This is the company's third center under the Galleria premium mall brand.

Revenues from the Office Buildings division reached PHP 3.55 billion, 27% higher than last year. This was mainly due to the higher rental revenues from existing buildings and successful leasing activities of new buildings namely, *Cyberscape Sigma*, *Cyberscape Gamma*, *Exxa Tower*, and *Zeta Tower*. The Company is gearing up to open *Cyberscape Omega* in the Ortigas Central business district and *Giga Tower* in the Bridgetowne Estate soon.

RLC's Hotels and Resorts (RHR) Division revenues was up by 14% to PHP1.69 billion, due to the contribution from new hotels opened this year and last year, namely *Summit Hotel Tacloban*, *Go Hotel Iligan* and *Dusit Thani*. Go Hotel Iligan is very well-received by the market, while Dusit Thani Mactan Cebu has opened most of its deluxe guestrooms to the excitement of the foreign and local travel market. Dusit Thani's Benjarong Thai restaurant and the Spa have also been opened recently.

The warehouse business under the Industrial and Integrated Developments Division (IID) registered revenues of PHP77 million in the first nine months of the year. Currently, IID has industrial leasable space located in Sucat, Muntinlupa and will turnover at the end of the year another one located in Calamba, Laguna.

Domestic residential property development registers robust pre-sales growth

RLC's Residential Division posted strong performance in the third quarter of the year as net pre-sales surged 65% to PHP6.34 billion from PHP3.85 billion same period in 2018 resulting to record-breaking net pre-sales of PHP15.99 billion in the first nine months of the year, up 42% year-on-year. This was attributable to new project launches both in second and third quarters namely *The Sapphire Bloc East Tower*, *Galleria Residences Cebu Tower 3*, *Cirrus* and *Sync* coupled with sales of existing inventory. Pre-sales levels were very encouraging as the new projects, especially those in the Bridgetowne Estate and in the Ortigas CBD, were warmly received by the market. Realized revenues for the first nine months of the year increased by 9% to PHP7.10 billion, contributing 23% to the Company's consolidated revenues.

China project starts to realize revenue and contributing significantly

RLC started to realize revenues from the Chengdu Ban Bien Jie project in China with the amount of PHP8.84 billion and contributed 28% to RLC's consolidated revenue. The revenue came from Phase 1 residential high-rise apartments which was fully sold earlier this year with a total number of 795 condominium units. RLC will continue to realize earnings in China in the years to come.

Latest developments during the third quarter of the year

RLC officially launched Bridgetowne last September, its first township project development. It is a destination estate with an area of 30 hectares, situated in the heart of east of Metro Manila. Bridgetowne lies in the localities of both Quezon City and Pasig City and is separated by the Marikina river. The official launch was attended by RLC's senior management, stakeholders, key government officials, Quezon City Mayor Joy Belmonte and Pasig City Mayor Vico Sotto. Bridgetowne aims to be a self-sustained community with sufficient open space and a place where all of RLC's various businesses will be located.

Also, in September, the joint venture between RLC and Shang Properties officially launched *Aurelia Residences*, a luxury high-end residential project located at one of the most coveted addresses in the Philippines. Aurelia is a limited collection of 285 bespoke residences situated at the heart of Bonifacio Global City, the fastest-growing central business district in the Philippines.

For the first nine months of the year, RLC spent PHP18.69 billion in capital expenditure for its Philippine operations for the development of malls, offices, hotels and warehouse facilities, acquisition of land and construction of its residential projects.

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