ROBINSONS LAND CORPORATION
43rd FLOOR ROBINSONS EQUITABLE TOWER ADB AVE. COR. POVEDA RD. ORTIGAS CENTER, PASIG CITY
TEL. NO.: 633-7631, 637-1670, 240-8801 FAX NO.: 633-9387 OR 633-9207

March 2, 2012

PHILIPPINE STOCK EXCHANGE, INC.
Philippine Stock Exchange Center
Exchange Road, Ortigas Center
Pasig City, Metro Manila
Attention: Ms. Janet A. Encarnacion
Head, Disclosure Department

PHILIPPINE DEALING AND EXCHANGE CORP.
37/F, Tower 1, The Enterprise Center
6766 Ayala Avenue corner Paseo de Roxas, Makati City
Attention: Mr. Cesar B. Crisol
President and Chief Operating Officer

Gentlemen:

Please find attached SEC Form 20-IS (Preliminary Information Statement) of Robinsons Land Corporation for the annual stockholders' meeting to be held on April 18, 2012 which we have filed with the Securities and Exchange Commission.

Thank you.

Very truly yours,

Rrivera

ROSALINDA F. RIVERA
Corporate Secretary

/lbo

COVER SHEET

9 3 2 6 9 - A

SEC Registration Number

ROBINSONS LAND CORPORATION

(Company's Full Name)

43rd Floor, Robinsons Equitable Tower, ADB Avenue corner Poveda Road, Ortigas Center, Pasig City

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

Atty. Rosalinda F. Rivera
Corporate Secretary

(Contact Person)

633-7631 to 40

(Company Telephone Number)

0 9	3 0
Month	*Day*

(Fiscal Year)

20-IS

(Form Type)

First Tuesday of April

Month *Day*

(Annual Meeting)

Preliminary Information Statement
Volume 1 of 5

N/A

(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.

ROBINSONS LAND CORPORATION

43rd FLOOR ROBINSONS EQUITABLE TOWER ADB AVE. COR. POVEDA RD. ORTIGAS CENTER, PASIG CITY
TEL. NO.: 633-7631, 637-1670, 240-8801 FAX NO.: 633-9387 OR 633-9207

NOTICE OF ANNUAL MEETING OF STOCKHOLDERS

April 18, 2012

Notice is hereby given that the Annual Meeting of the Stockholders of ROBINSONS LAND CORPORATION will be held on April 18, 2012 at 5:00 p.m. at the Ruby Ballroom of Crowne Plaza Galleria Manila, Ortigas Avenue corner Asian Development Bank Avenue, Quezon City, Metro Manila

The Agenda for the meeting is as follows:

1. Proof of notice of the meeting and existence of a quorum.

2. Reading and approval of the minutes of the Annual Meeting of the Stockholders held on May 11, 2011.

3. Presentation of annual report and approval of financial statements for the preceding year.

4. Approval of the Plan of Merger of Robinsons Inn, Inc. and Robinsons Realty and Management Corporation with and into the Corporation.

5. Election of Board of Directors.

6. Election of External Auditors.

7. Ratification of all acts of the Board of Directors and Management since the last annual meeting.

8. Consideration of such other matters as may properly come during the meeting.

9. Adjournment.

For convenience in registering your attendance, please have available some form of identification, such as Voter's I.D. or Driver's License.

Pursuant to Section 2, Article VII of the Amended By-Laws of Robinsons Land Corporation, proxies must be received by the Corporate Secretary for inspection and recording not later than five (5) working days before the time set for the meeting, or not later than April 11, 2012. We are not, however, soliciting proxies.

Registration starts at 4:00 p.m. and will close at exactly 5:15 p.m. Only stockholders of record as of March 14, 2012 shall be entitled to vote.

By Authority of the Chairman:

RRivera

ROSALINDA F. RIVERA
Corporate Secretary

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 20-IS
Information Statement Pursuant to Section 20
of the Securities Regulation Code

SEC-CFD
FEB 22 2012
BY
TIME 4:37PM

1. Check the appropriate box:

✓ Preliminary Information Statement

Definitive Information Statement

2.	Name of Registrant as specified in its charter	:	**ROBINSONS LAND CORPORATION (the "Corporation")**
3.	Province, country or other jurisdiction of incorporation or organization	:	**Metro Manila, Philippines**
4.	SEC Identification Number	:	**SEC Registration No. 93269-A**
5.	BIR Tax Identification Code:	:	**TIN No. 000-361-376-000**
6.	Address of principal office	:	**43/F Robinsons Equitable Tower ADB Avenue corner Poveda Road. Ortigas Center, Pasig City, Metro Manila**
7.	Registrant's telephone number, including area code	:	**(632) 633-7631 to 40**
8.	Date, time and place of the meeting of security holders	:	**April 18, 2012 5:00 P.M. Ruby Ballroom Crowne Plaza Galleria Manila Ortigas Avenue corner ADB Avenue Quezon City**
9.	Approximate date on which copies of the Information Statement are first to be sent or given to security holders	:	**March 23, 2012**

10. Securities registered pursuant to Sections 8 and 12 of the Code or Sections 4 and 8 of the RSA (information on number of shares and amount of debt is applicable only to corporate registrants):

Title of Each Class	Number of Shares of Common Stock Outstanding or Amount of Debt Outstanding (as of January 31, 2012)
Common Stock, P 1.00 par value	**P4,093,830,685**

11. Are any or all of registrant's securities listed on a Stock Exchange?

Yes ✓ No _______

Robinsons Land Corporation's common stock is listed on the Philippine Stock Exchange.

Date, Time and Place of Meeting of Security Holders

Date Time and Place of Meeting	:	**April 18, 2012** **5:00 P.M.** **Ruby Ballroom** **Crowne Plaza Galleria Manila** **Ortigas Avenue corner ADB Avenue** **Quezon City**
Complete Mailing Address of Principal Office	:	**43/F Robinsons Equitable Tower** **ADB Avenue corner Poveda Road.** **Ortigas Center, Pasig City, Metro Manila**
Approximate date on which copies of the Information Statement are first to be sent or given to security holders	:	**March 23, 2012**

Dissenters' Right of Appraisal

Any stockholder of the Corporation may exercise his appraisal right against the proposed actions which qualify as instances giving rise to the exercise of such right pursuant to and subject to the compliance with the requirements and procedure set forth under Title X of the Corporation Code of the Philippines. Any stockholder of a corporation shall have the right to dissent and demand payment of the fair value of his shares in the following instances: (a) in case any amendment to the articles of incorporation has the effect of changing or restricting the rights of any stockholder or class of shares, or of authorizing preferences in any respect superior to those of outstanding shares of any class, or of extending or shortening the term of corporate existence; (b) in case of sale or lease, exchange, transfer, mortgage, pledge of other disposition of all or substantially all of the corporate property and assets as provided in the Code; and (c) in case of merger or consolidation.

The appraisal right may be exercised by any stockholder who shall have voted against the proposed corporate action, by making a written demand on the corporation within thirty (30) days after the date on which the vote was taken for payment of the fair value of his shares: *Provided,* That failure to make the demand within such period shall be deemed a waiver of appraisal right. If the proposed corporate action is implemented or affected, the corporation shall pay to such stockholder, upon surrender of the certificate or certificates of stock representing his shares, the fair thereof as of the day prior to the date on which the vote was taken, excluding any appreciation or depreciation in anticipation of such corporate action.

If within a period of sixty (60) days from the date the corporate action was approved by the stockholders, the withdrawing stockholder and the corporation cannot agree on the fair value of the shares, it shall be determined and appraised by three (3) disinterested persons, one of whom shall be named by the stockholder, another by the corporation, and the third by the two thus chosen. The findings of the majority of the appraisers shall be final, and their award shall be paid by the corporation within thirty (30) days after such award is made: *Provided,* That no payment shall be made to any dissenting stockholder unless the corporation has unrestricted retained earnings in the books to cover such payment: and *Provided, further,* That upon payment by the corporation of the agreed or awarded price, the stockholder shall forthwith transfer his shares to the corporation.

THE STOCKHOLDER MUST VOTE AGAINST THE PROPOSED CORPORATE ACTION IN ORDER TO AVAIL HIMSELF OF THE APPRAISAL RIGHT.

Interest of Certain Persons in or Opposition to Matters to be acted upon

None of the following persons have any substantial interest, direct or indirect, in any matter to be acted upon other than election to office:

1. **Directors or officers of the Corporation at any time since the beginning of the last fiscal year;**

2. **Nominees for election as directors of the Corporation;**

3. **Associate of any of the foregoing persons.**

Voting Securities and Principal Holders Thereof

(a) The Corporation has 4,093,830,685 outstanding shares as of January 31, 2012. Every stockholder shall be entitled to one vote for each share of stock held as of the established record date.

(b) All stockholders of record as of March 14, 2012 are entitled to notice and to vote at the Corporation's Annual Meeting of the Stockholders.

(c) Article VII, Section 8 of the By-Laws of the Corporation states that for purposes of determining the stockholders entitled to notice of, or to vote or be voted at any meeting of stockholders or any adjournments thereof, or entitled to receive payment of any dividends or other distribution or allotment of any rights, or for the purpose of any other lawful action, or for making any other proper determination of stockholders, the Board of Directors may provide that the stock and transfer books be closed for a stated period, which shall not be more than sixty (60) days nor less than thirty (30) days before the date of such meeting. In lieu of closing the stock and transfer books, the Board of Directors may fix in advance a date as the record date for any such determination of stockholders. A determination of stockholders of record entitled to notice of or to vote or be voted at a meeting of stockholders shall apply to any adjournment of the meeting; provided, however, that the Board of Directors may fix a new record date for the adjourned meeting.

Election of Directors

Article II, Section 1 (a) of the By-Laws provides that the directors of the Corporation shall be elected by plurality vote at the annual meeting of the stockholders for the year at which a quorum is present. At each election for directors, every stockholder shall have the right to vote, in person or by proxy, the number of shares owned by him for as many persons as there are directors to be elected, or to cumulate his votes by giving one candidate as many votes as the number of such directors multiplied by the number of his shares shall equal, or by distributing such votes as the same principle among any number of candidates.

The report attached to this SEC Form 20-IS captioned "2011 Annual Report" is the management report to stockholders required under SRC Rule 20 to accompany the SEC Form 20-IS and is hereinafter referred to as the "Management Report".

Security Ownership of Certain Record and Beneficial Owners and Management

Security Ownership of Certain Record and Beneficial Owners of more than 5% of the Corporation's voting securities as of January 31, 2012

Title of Class	Names and addresses of record owners and relationship with the Corporation	Names of beneficial owner and relationship with record owner	Citizenship	No. of shares held	% to total outstanding
Common	JG Summit Holdings, Inc. 43/F Robinsons Equitable Tower, ADB Avenue corner Poveda Road, Pasig City (stockholder)	same as record owner (see note 1)	Filipino	2,496,114,787	60.97%
Common	PCD Nominee Corporation (Non-Filipino) GF MKSE Building 6767 Ayala Avenue, Makati City (stockholder)	PCD Participants and their clients (see note 2)	Non-Filipino	921,431,461	22.51%
Common	PCD Nominee Corporation (Filipino) GF MKSE Building 6767 Ayala Avenue, Makati City (stockholder)	PCD Participants and their clients (see note 2)	Filipino	641,345,608	15.67%

Notes:

[1] As of January 31, 2012, Mr. John Gokongwei, Jr., Chairman Emeritus of JG Summit Holdings, Inc. (JGSHI), held 1,007,539,915 shares representing 14.82% of the total outstanding shares of JGSHI. The Chairman and the President of JGSHI are both empowered under its by-laws to vote any and all shares owned by JGSHI, except as otherwise directed by its board of directors. The incumbent Chairman and Chief Executive Officer and President and Chief Operating Officer of JGSHI are Mr. James L. Go and Mr. Lance Y. Gokongwei, respectively.

[2] PCD Nominee Corporation is the registered owner of the shares in the books of the Corporation's transfer agent. PCD Nominee Corporation is a corporation wholly owned by the Philippine Depository and Trust Corporation, Inc. (formerly the Philippine Central Depository) ("PDTC"), whose sole purpose is to act as nominee and legal title holder of all shares of stock lodged in the PDTC. PDTC is a private corporation organized to establish a central depository in the Philippines and introduce scripless or book-entry trading in the Philippines. Under the current PDTC system, only participants (brokers and custodians) will be recognized by PDTC as the beneficial owners of the lodged shares. Each beneficial owner of shares through his participant will be the beneficial owner to the extent of the number of shares held by such participant in the records of the PCD Nominee.

Out of the PCD Nominee Corporation (Non-Filipino) account, "The Hongkong and Shanghai Banking Corp. Ltd. – Clients' Acct." holds for various trust accounts the following shares of the Corporation as of January 31, 2012:

	No. of shares held	% to total outstanding
The Hongkong and Shanghai Banking Corp. Ltd. – Clients' Acct.	594,405,439	14.52%

The securities are voted by the trustee's designated officers who are not known to the Corporation.

Out of the PCD Nominee Corporation (Filipino) account, "ATR-Kim Eng Securities, Inc." holds for various trust accounts the following shares of the Corporation as of January 31, 2012:

	No. of shares held	% to total outstanding
ATR-Kim Eng Securities, Inc.	232,724,335	5.68%

The securities are voted by the trustee's designated officers who are not known to the Corporation.

Security Ownership of Management as of January 31, 2012

Title of Class	Name of beneficial owner	Position	Amount & nature of beneficial ownership (Direct)	Citizenship	% to Total Outstanding
A. Executive Officers [1]					
Common	1. James L. Go	Chairman and Chief Executive Officer, Director	1,685,994	Filipino	0.04%
Common	2. Frederick D. Go	President and Chief Operating Officer, Director	337,501	Filipino	0.01%
Common	3. Henry L. Yap	General Manager	90,000	Filipino	*
	Sub-Total		2,113,495		0.05%
B. Other directors, executive officers and nominees					
Common	4. John L. Gokongwei, Jr.	Chairman Emeritus	14,119,081[2]	Filipino	0.34%
Common	5. Lance Y. Gokongwei	Vice Chairman and Deputy Chief Executive Officer	804,001	Filipino	0.02%
Common	6. Patrick Henry C. Go	Director	10,000	Filipino	*
Common	7. Robina Y. Gokongwei-Pe	Director	540,000	Filipino	0.01%
Common	8. Johnson Robert G. Go, Jr.	Director	1	Filipino	*
Common	9. Artemio V. Panganiban	Director (Independent)	150,001	Filipino	*
Common	10. Roberto F. de Ocampo	Director (Independent)	1	Filipino	*
Common	11. Emmanuel C. Rojas, Jr.	Director (Independent)	901	Filipino	*
Common	12. Rodolfo T. Malit	First Vice President	153,000	Filipino	*
	Sub-Total		15,776,986		0.39%
C. All directors and executive officers & nominees as a group unnamed			17,890,481		0.44%

Notes:

[1] As defined under Part IV (B)(1)(b) of SRC Rule 12, the "named executive officers" to be listed refer to the Chief Executive Officer and those that are the four (4) most highly compensated executive officers as of January 31, 2012.

[2] Sum of shares in the name of "John Gokongwei, Jr." for 12,187,081, "John L. Gokongwei, Jr." for 450,000 and "Elizabeth Y. Gokongwei and/or John Gokongwei" for 1,482,000.

* less than 0.01%

Voting Trust Holder of 5% or more - as of January 31, 2012

There are no persons holding more than 5% of a class under a voting trust or similar agreement.

Changes in Control

There has been no change in the control of the Corporation since the beginning of its last fiscal year.

The information as of September 30, 2011 on "Security Ownership of Certain Beneficial Owners and Management" are found on Item 10, pages 36 to 37 of the Management Report.

<u>Mergers, Consolidations, Acquisitions and Similar Matters</u>

Robinsons Inn, Inc. (RII) and Robinsons Realty and Management Corporation (RRMC), subsidiaries of the Corporation, will be merged with and into the Corporation.

Name, address and telephone number of the principal executive offices of RII and RRMC

Robinsons Inn, Inc. (RII)
Padre Faura corner Maria Orosa Street,
Ermita, Manila
Tel. 395-2581/3952582

Robinsons Realty and Management Corparation (RRMC)
Galleria Corporate Center, EDSA corner Ortigas Ave.,
Quezon City
Tel. 395-2581/395-2582

Brief Description of the general nature of the business conducted by RII and RRMC

RII, a wholly-owned subsidiary of the Corporation, was incorporated on October 19, 1988 and has registered share capital of 25,000,000. RII's principal business is to engage in the development and operation of apartelles, inns, condominiums, aprtments and other allied businesses and to acquire, purchase, sell, assign or lease land, buildings and other improvements.

RRMC, was registered with the Philippine Securities and Exchange Commission on May 16, 1988 primarily to acquire by purchase, lease, donation or otherwise, and to own, use, improve, develop, subdivide, sell, mortgage, exchange, lease and hold for investment or otherwise, real estate of all kinds.

Summary of the material features of the proposed merger

1. RII and RRMC shall be merged with and into the Corporation with the Corporation being the surviving corporation. The Plan of Merger is attached herewith as Annex "G".

2. RII and RRMC shall be dissolved and all their assets and rights, privileges, immunities and franchises as well as their liabilities and obligations as of September 30, 2012 shall be transferred to the Corporation.

3. No shares of the Corporation shall be issued in exchange for the net assets of RII and RRMC considering that RII and RRMC are wholly owned subsidiaries of the Corporation.

4. Under the merger, the Corporation will assume all the assets and liabilities of RII and RRMC to allow the integration of administrative functions of these companies. Consequently, the merger will eliminate the duplication of functions, attain greater efficiency and economy in the management of their operations, enable the more productive use of their properties, and achieve more favorable financing and credit facilities which would result in greater efficiency and economy in management and operations and stem business losses to the advantage and welfare of the constituent corporations and their common ultimate stockholders.

5. The basis of the assets of RII and RRMC to be transferred to the Corporation shall be the carrying value of the assets in the books of RII and RRMC increased by the amount of gain, recognized by them, if any.

Dividend in arrears

There are no dividends in arrears accruing to the stockholders of the Corporation.

Comparative history

The operating and financial highlights of RII and RRMC during the last three (3) fiscal years as follows:

	RLC			RII			RRMC		
	2011	2010	2009	2011	2010	2009	2011	2010	2009
Net Sales	13,199,120,113	11,191,298,552	10,686,145,699	-	-	-	375,564	354,048	389,400
Income from continuing operations	3,944,446,156	3,570,109,113	3,254,018,636	(16,754)	(17,142)	(16,354)	360,422	338,906	374,258
Long-term obligations (financial)	12,000,000,000	15,000,000,000	15,000,000,000	-	-	-	-	-	-
Book Value per share	9.48	10.09	9.29	6.76	6.76	6.77	1.80	1.74	1.68
Cash dividends declared per share	0.36	0.48	0.25	-	-	-	-	-	-
Income per share from continuing operations	1.15	1.20	1.09	(0.00)	(0.00)	(0.00)	0.06	0.05	0.06

Regulatory Requirements

Subsequent to the approval of the stockholders, the Corporation will seek the approval of the Securities and Exchange Commission prior to the execution of the merger. A ruling from the Bureau of Internal Revenue (BIR) that the merger of RII and RRMC with and into the Corporation qualify as a tax-free upstream merger pursuant to Section 40 (c) (2) of the Tax Code will likewise be obtained.

Report opinion or appraisal from an outside party relating to the merger

There are no reports, opinions, or appraisals relating to the merger which have been received from an outside party.

Past, present or proposed material contracts, arrangements, understanding, relationship, negotiation or transaction during the past two fiscal years between the other person or its affiliates and the registrant or its affiliates such as those concerning a merger, consolidation or acquisition; a tender offer or other acquisition of securities; an election of directors; or sale or other transfer of a material amount of assets.

1. **The Corporation, in its regular conduct of business, has transactions with its major stockholder, JG Summit Holdings, Inc. and its affiliated companies consisting principally of lease arrangements and advances principally for working capital, including construction costs.**
2. **On February 16, 2011, the Board of Directors ratified and confirmed the stock rights offering of up to 1,364,610,228 common shares of the Corporation at an offer price of P10.00 per offer share.**

Additional Information Required:

1. Business Overview of the Corporation, RII and RRMC (see attached Annex "A")

2. Legal Proceedings of the Corporation and its subsidiaries (see attached Annex "B")

3. Market Price, Dividends and Principal Stockholders of the Corporation (see attached Annex "C")

4. Financial statements of the Corporation, RII and RRMC (see attached Annex "D")

5. Management's Discussion and Analysis (MD&A) or Plan of Operations of the Corporation, RII and RRMC (see attached Annex "E")

6. Changes in and Disagreements with Accountants on Accounting and Financial Disclosure

   None

7. Directors and Executive Officers of the Corporation, RII and RRMC (see attached Annex "F")

Directors and Executive Officers

Directors and Executive Officers

Information required hereunder is incorporated by reference to the section entitled "Directors and Executive Officers of the Registrant" on Item 14, pages 38 to 44 of the Management Report.

The incumbent directors of the Corporation are expected to be nominated by management for re-election this year.

The members of the Nomination Committee of the Corporation are the following:

1) John L. Gokongwei, Jr.
2) James L. Go – Chairman
3) Lance Y. Gokongwei
4) Johnson Robert G. Go, Jr.
5) Roberto F. de Ocampo (Independent Director)

Information required by the SEC under SRC Rule 38 on the nomination and election of Independent Directors.

The following criteria and guidelines shall be observed in the pre-screening, short listing, and nomination of Independent Directors**:**

A. Definition

1. An independent director is a person who, apart from his fees and shareholdings, is independent of management and free from any business or other relationship which could, or could reasonably be perceived to, materially interfere with his exercise of independent judgment in carrying out his responsibilities as a director in the corporation and includes, among others, any person who:

1.1 Is not a director or officer or substantial stockholder of the corporation or of its related companies or any of its substantial shareholders except when the same shall be an independent director of any of the foregoing;

1.2 Does not own more than two percent (2%) of the shares of the corporation and/or its related companies or any of its substantial shareholders;

1.3 Is not a relative of any director, officer or substantial shareholder of the corporation, any of its related companies or any of its substantial shareholders. For this purpose, relatives include spouse, parent, child, brother, sister, and the spouse of such child, brother or sister;

1.4 Is not acting as a nominee or representative of any director or substantial shareholder of the corporation, and/or any of its related companies and/or any of its substantial shareholders, pursuant to a Deed of Trust or under any contract or arrangement;

1.5 Has not been employed in any executive capacity by the corporation, any of its related companies and/or by any of its substantial shareholders within the last two (2) years;

1.6 Is not retained, either personally or through his firm or any similar entity, as professional adviser, by the corporation, any of its related companies and/or any of its substantial shareholders, within the last two (2) years; or

1.7 Has not engaged and does not engage in any transaction with the corporation and/or with any of its related companies and/or with any of its substantial shareholders, whether by himself and/or with other persons and/or through a firm of which he is a partner and/or a company of which he is a director or substantial shareholder, other than transactions which are conducted at arms length and are immaterial.

2. No person convicted by final judgment of an offense punishable by imprisonment for a period exceeding six (6) years, or a violation of this Code, committed within five (5) years prior to the date of his election, shall qualify as an independent director. This is without prejudice to other disqualifications which the Corporation's Manual on Corporate Governance provides.

3. Any controversy or issue arising from the selection, nomination or election of independent directors shall be resolved by the Commission by appointing independent directors from the list of nominees submitted by the stockholders.

4. When used in relation to a company subject to the requirements above:

4.1 Related company means another company which is: (a) its holding company, (b) its subsidiary, or (c) a subsidiary of its holding company; and

4.2 Substantial shareholder means any person who is directly or indirectly the beneficial owner of more than ten percent (10%) of any class of its equity security.

B. Qualifications and Disqualifications of Independent Directors

1. An independent director shall have the following qualifications:

1.1 He shall have at least one (1) share of stock of the corporation;

1.2 He shall be at least a college graduate or he has sufficient management experience to substitute for such formal education or he shall have been engaged or exposed to the business of the corporation for at least five (5) years;

1.3 He shall be twenty one (21) years old up to seventy (70) years old, however, due consideration shall be given to qualified independent directors up to the age of eighty (80);

1.4 He shall have been proven to possess integrity and probity; and

1.5 He shall be assiduous.

2. No person enumerated under Section II (5) of the Code of Corporate Governance shall qualify as an independent director. He shall likewise be disqualified during his tenure under the following instances or causes:

2.1 He becomes an officer or employee of the corporation where he is such member of the board of directors/trustees, or becomes any of the persons enumerated under letter (A) hereof;

2.2 His beneficial security ownership exceeds two percent (2%) of the outstanding capital stock of the corporation where he is such director;

2.3 Fails, without any justifiable cause, to attend at least 50% of the total number of Board meetings during his incumbency unless such absences are due to grave illness or death of an immediate family;

2.4 Such other disqualifications that the Corporate Governance Manual provides.

C. Number of Independent Directors

All companies are encouraged to have independent directors. However, issuers of registered securities and public companies are required to have at least two (2) independent directors or at least twenty percent (20%) of its board size, whichever is the lesser.

D. Nomination and Election of Independent Directors

1. The Nomination Committee (the “Committee”) shall have at least three (3) members, one of whom is an independent director. It shall promulgate the guidelines or criteria to govern the conduct of the nomination. The same shall be properly disclosed in the corporation’s information or proxy statement or such other reports required to be submitted to the Commission.

2. Nomination of independent director/s shall be conducted by the Committee prior to a stockholders’ meeting. All recommendations shall be signed by the nominating stockholders together with the acceptance and conformity by the would-be nominees.

3. The Committee shall pre-screen the qualifications and prepare a final list of all candidates and put in place screening policies and parameters to enable it to effectively review the qualifications of the nominees for independent director/s.

4. After the nomination, the Committee shall prepare a Final List of Candidates which shall contain all the information about all the nominees for independent directors, as required under Part IV (A) and (C) of Annex "C" of SRC Rule 12, which list, shall be made available to the Commission and to all stockholders through the filing and distribution of the Information

Statement, in accordance with SRC Rule 20, or in such other reports the Corporation is required to submit to the Commission. The name of the person or group of persons who recommended the nomination of the independent director shall be identified in such report including any relationship with the nominee.

5. Only nominees whose names appear on the Final List of Candidates shall be eligible for election as independent director/s. No other nomination shall be entertained after the Final List of Candidates shall have been prepared. No further nominations shall be entertained nor allowed on the floor during the actual annual stockholders' meeting.

6. Election of Independent Director/s

6.1 Except as those required under this Rule and subject to pertinent existing laws, rules and regulations of the Commission, the conduct of the election of independent director/s shall be made in accordance with the standard election procedures of the company or its by-laws.

6.2 It shall be the responsibility of the Chairman of the Meeting to inform all stockholders in attendance of the mandatory requirement of electing independent director/s. He shall ensure that an independent director/s are elected during the stockholders' meeting.

6.3 Specific slot/s for independent directors shall not be filled-up by unqualified nominees.

6.4 In case of failure of election for independent director/s, the Chairman of the Meeting shall call a separate election during the same meeting to fill up the vacancy.

E. Termination/Cessation of Independent Directorship

In case of resignation, disqualification or cessation of independent directorship and only after notice has been made with the Commission within five (5) days from such resignation, disqualification or cessation, the vacancy shall be filled by the vote of at least a majority of the remaining directors, if still constituting a quorum, upon the nomination of the Committee otherwise, said vacancies shall be filled by the stockholders in a regular or special meeting called for that purpose. An independent director so elected to fill a vacancy shall serve only for the unexpired term of his predecessor in office.

Presented below is the Final List of Candidates for Independent Directors:

1. ***Artemio V. Panganiban,*** 74**,** was elected as an independent director of RLC on May 14, 2008. He is concurrently an adviser, consultant and/or independent director of several business, civic, non-government and religious groups. He also writes a regular column in the Philippine Daily Inquirer. He was formerly the Chief Justice of the Philippines and previously held positions in government as Chairperson of the Presidential Electoral Tribunal, the Judicial and Bar Council and the Philippine Judicial Academy. Prior to becoming Chief Justice, he was Justice of the Supreme Court of the Philippines (1995-2005), Chairperson of the Third Division of the Supreme Court (2004-2005), Chairperson of the House of Representatives Electoral Tribunal (2004-2005), Consultant of the Judicial and Bar Council (2004-2005) and Chairperson of eight Supreme Court Committees (1998-2005). He authored over ten (10) books. Retired Chief Justice Panganiban obtained his Bachelor of Laws degree, cum laude, from the Far Eastern University. He was conferred the title Doctor of Laws (Honoris Causa) by the University of Iloilo in 1997, the Far Eastern University in 2002, the University of Cebu in 2006, the Angeles University in 2006, and the Bulacan State University in 2006.

2. ***Roberto F. de Ocampo,*** *65*, was elected as an independent director of RLC on May 28, 2003. He is the immediate past President of the Asian Institute of Management (AIM), one of Asia's leading international business management graduate schools based in the Philippines. He is currently a member of the AIM Board of Trustees and is Chairman of the Board of Advisors of the RFO Center for Public Finance and Regional Economic Cooperation (an ADB Regional Knowledge Hub). He served as Secretary of Finance of the Republic of the Philippines from 1994-1998 during the presidency of Fidel V. Ramos, and was previously Chairman and Chief Executive Officer of the Development Bank of the Philippines during the presidency of Cory Aquino. Dr. de Ocampo graduated from De La Salle College and Ateneo University in Manila, received an MBA from the University of Michigan, holds a post-graduate diploma from the London School of Economics, and has four doctorate degrees (Honoris Causa) by the De La Salle University in Business Administration, by the University of Angeles City in Public Administration, by the Philippine Women's University in Laws, and by the San Beda College in Humane Letters. Dr. de Ocampo was a member of the Board Governors of the World Bank, IMF, and ADB and was Chairman of the APEC and ASEAN Finance Ministers in 1997-98. He is the recipient of many international awards including Finance Minister of the Year, Philippine Legion of Honor, ADFIAP Man of the Year, Chevalier of the Legion of Honor of France, Ten

Outstanding Young Men Award, several Who's Who Awards and the 2006 Asian HRD Award for Outstanding Contribution to Society. He is also a member /Advisory Board Member of a number of important global institutions including The Conference Board, the Trilateral Commission, the BOAO Forum for Asia and the Emerging Markets Forum.

3. ***Emmanuel C. Rojas, Jr.***, 75, was elected as a director of RLC on September 28, 2005 and is presently an independent director of the Company. He had been a Consultant and Corporate Secretary of RLC until May 27, 2003. He was also a Consultant and Corporate Secretary of JG Summit Holdings, Inc., Universal Robina Corporation, CFC Corporation, and JG Summit Petrochemical Corporation. Mr. Rojas retired from his position as First Vice President for Tax Administration under the compulsory retirement policy of the Company upon reaching the age of 60. He also served in various other head positions in administration, audit, controllership and treasurership for the various companies in the Group. A Certified Public Accountant, Mr. Rojas practiced with Fleming and Williamson and SGV & Co. prior to joining the Group in 1962.

The Certification of Independent Directors executed by the above-mentioned independent directors are attached hereto as Annex "H", Annex "I" and Annex "J", respectively.

The name of the person who recommended the nomination of the foregoing candidates for Independent Directors is as follows:

JG Summit Holdings, Inc. - controlling shareholder of the Corporation owning 60.97% of the Corporation's total outstanding capital stock.

None of the candidates for independent directors of the Corporation are related to JG Summit Holdings, Inc.

Significant Employees

There are no persons who are not executive officers of the Corporation who are expected by the Corporation to make a significant contribution to the business.

Family Relationships

James L. Go is the brother of John Gokongwei, Jr.
Lance Y. Gokongwei is the son of John Gokongwei, Jr.
Robina Y. Gokongwei-Pe is the daughter of John Gokongwei, Jr.
Johnson Robert G. Go, Jr. is the nephew of John Gokongwei, Jr.
Frederick D. Go is the nephew of John Gokongwei, Jr.
Patrick Henry C. Go is the nephew of John Gokongwei, Jr.

Involvement in Certain Legal Proceedings of directors and executive officers

None of the members of the Board of Directors and Executive Officers of the Corporation are involved in any of the following events for the past five (5) years and up to the date of this SEC Form 20-IS:

1. **Any bankruptcy petition filed by or against any business of which such director or executive officer was a general partner or executive officer either at the time of the bankruptcy or within two years prior to that time;**

2. **Any conviction by final judgment;**

3. **Being subject to any order, judgment, or decree, not subsequently reversed, suspended or vacated, of any court of competent jurisdiction, domestic or foreign, permanently or temporarily enjoining, barring, suspending or otherwise limiting his involvement in any type of business, securities, commodities or banking activities; and**

4. **Being found by a domestic or foreign court of competent jurisdiction (in a civil action), the Commission or comparable foreign body, or a domestic or foreign exchange or other organized trading market or self regulatory organization, to have violated a securities or commodities law or regulation, and the judgment has not been reversed, suspended, or vacated.**

Certain Relationships and Related Party Transactions

The Corporation, in its regular conduct of business, had engaged in transactions with its major stockholder, JG Summit Holdings, Inc. and its subsidiaries. (See Note 20 pages 42-44 of the Audited Consolidated Financial Statements as of September 30, 2011 attached to the Management Report)

Information on the parent of the Corporation, the basis of control, and the percentage of voting securities owned as of January 31, 2012:

Parent Company	Number of Shares Held	% Held
JG Summit Holdings, Inc.	2,496,114,787	60.97%

Compensation of directors and executive officers

Summary Compensation Table

The following tables identify the Corporation's Chief Executive Officer and the six most highly compensated executive officers and summarize their aggregate compensation for the two most recent fiscal years and the ensuing year.

		Fiscal Year 2010			
		Salary	*Bonus*	*Others*	*Total*
A. CEO and six (6) most highly compensated executive officers		P 25,848,026	P 210,000	P 20,000	P 26,078,026
Name	*Position*				
1. James L. Go	Director, Chairman and Chief Executive Officer				
2. Frederick D.Go	Director, President and Chief Operating Officer				
3. Cornelio S. Mapa, Jr.	General Manager				
4. Henry L. Yap	General Manager				
5. Anicio G. Villanueva	Vice President				
6. Thomas Lee O	Vice-President				
7. Raoul E. Littaua	Senior Vice President				
B. All other officers and directors as a group unnamed		P 21,226,435	P 1,890,000	P 140,000	23,256,435

		Fiscal Year 2011			
		Salary	*Bonus*	*Others*	*Total*
A. CEO and six (6) most highly compensated executive officers		P 27,808,492	P 300,000	P 20,000	P 28,128,492
Name	*Position*				
1. James L. Go	Director, Chairman and Chief Executive Officer				
2. Frederick D.Go	Director, President and Chief Operating Officer				
3. Arlene G. Magtibay	General Manager				
4. Henry L. Yap	General Manager				
5. Anicio G. Villanueva	Vice President				
6. Thomas Lee O	Vice-President				
7. Raoul Littaua	Senior Vice President				
B. All other officers and directors as a group unnamed		P 26,861,671	P 2,700,000	P 330,000	P 29,891,671

		Estimated Fiscal Year 2012			
		Salary	*Bonus*	*Others*	*Total*
A. CEO and six (6) most highly compensated executive officers		P 28,746,119	P 300,000	P 20,000	P 29,066,119
Name	*Position*				
1. James L. Go	Director, Chairman and Chief Executive Officer				
2. Frederick D.Go	Director, President and Chief Operating Officer				
3. Arlene Magtibay	General Manager				
4. Henry L. Yap	General Manager				
5. Anicio G. Villanueva	Vice President				
6. Thomas Lee O	Vice-President				
7. Mary Maylanie Precilla	Vice-President				
B. All other officers and directors as a group unnamed		P 29,752,035	P 2,700,000	P 760,000	P 33,212,035*
** Estimated*					

Standard Arrangements

Other than payment of reasonable per diem, there are no standard arrangements pursuant to which directors of the Corporation are compensated, or are to be compensated, directly or indirectly, for any services provided as a director for the last completed fiscal year and the ensuing year.

Other Arrangements

There are no other arrangements pursuant to which any director of the Corporation was compensated, or is to be compensated, directly or indirectly, during the Corporation's last completed fiscal year, and the ensuing year, for any service provided as a director.

Employment Contracts and Termination of Employment and Change-in-Control Arrangement

There are no special employment contracts between the Corporation and the named executive officers.

There are no compensatory plan or arrangement with respect to a named executive officer.

Warrants and Options Outstanding

There are no outstanding warrants or options held by the Corporation's CEO, the named executive officers, and all officers and directors as a group.

<u>Appointment of Independent Public Accountants</u>

The Corporation's independent public accountant is the accounting firm of SyCip, Gorres, Velayo & Co. (SGV & Co.) The same accounting firm is tabled for reappointment for the current year at the annual meeting of stockholders. The representatives of the principal accountant have always been present at prior years' meetings and are expected to be present at the current year's annual meeting of stockholders. They may also make a statement and respond to appropriate questions with respect to matters for which their services were engaged.

The current handling partner of SGV & Co. has been engaged by the Corporation as of the fiscal year 2011 and is expected to be rotated every five (5) years in accordance with SRC Rule 68, as amended.

The members of the Audit Committee of the Corporation are the following:

1) John L. Gokongwei, Jr.
2) James L. Go
3) Lance Y. Gokongwei
4) Johnson Robert G. Go, Jr.
5) Emmanuel C. Rojas, Jr. (Independent Director) – Chairman
6) Roberto F. de Ocampo (Independent Director)

<u>Action with respect to reports</u>

The following are included in the agenda of the Annual Meeting of the Stockholders for the approval of the stockholders:

1. **Reading and approval of the Minutes of the Annual Meeting of the Stockholders held on May 11, 2011.**

2. **Presentation of Annual Report and approval of Financial Statements for the preceding year.**

3. **Approval of the Plan of Merger of Robinsons Inn, Inc. and Robinsons Realty and Management Corporation with and into the Corporation.**

4. **Election of Board of Directors.**

5. **Election of External Auditors.**

6. **Ratification of all acts of the Board of Directors and Management since the last annual meeting.**

A summary of the matters approved and recorded in the Annual Meeting of the Stockholders last May 11, 2011 is as follows: a) reading and approval of the minutes of the annual meeting of the stockholders held on April 15, 2010; b) presentation of annual report and approval of financial statements for the preceding year; c) election of Board of Directors of the Corporation; d) election of external auditors; and f) ratification of all acts of the Board of Directors and Management since the last annual meeting.

Brief description of material matters approved by the Board of Directors and Management and disclosed to the SEC and PSE since the last Annual Meeting of the Stockholders held on May 11, 2011 for ratification by the stockholders:

Date of Board Approval	Description
May 11, 2011	**Results of the Organizational Meeting of the Board of Directors.**
February 21, 2012	**Approval of the merger of Robinsons Inn, Inc. and Robinsons Realty and Management Corporation with and into the Corporation.**

Voting Procedures

The vote required for approval or election:

Pursuant to Article VII, Section 3 of the By-Laws of the Corporation, no stockholders' meeting shall be competent to decide any matter or transact any business, unless a majority of the outstanding capital stock is presented or represented thereat, except in those cases in which the Corporation law requires the affirmative vote of a greater proportion.

As provided under Article VII, Section 7 paragraph 2 of the By-Laws of the Corporation, a quorum at any meeting of the stockholders shall consist of a majority of the subscribed capital stock of the Corporation represented in person or by proxy, and a majority of such quorum shall decide any question that may come before the meeting, save and except in those several matters in which the laws of the Philippines require the affirmative vote of a greater proportion.

The method by which votes will be counted:

Article VII, Section 4 of the By-Laws provides that "voting upon all questions at all meetings of the stockholders shall be by shares of stock and not per capital".

Article VII, Section 2 of the By-Laws, also provides that stockholders may vote at all meetings the number of shares registered in their respective names, either in person or by proxy duly given in writing and duly presented to and received by the Corporate Secretary for inspection and recording not later than five (5) working days before the time set for the meeting, except such period shall be reduced to one (1) working day for meetings that are adjourned due to lack of the necessary quorum. No proxy bearing a signature which is not legally acknowledged by the Corporate Secretary shall be honored at the meetings. Proxies shall be valid and effective for five (5) years, unless the proxy provides for a shorter period, and shall be suspended for any meeting wherein the stockholder appears in person.

Pursuant to Article II, Section 1 of the By-Laws, the directors of the Corporation shall be elected by plurality vote at the annual meeting of the stockholders for that year at which a quorum is present. At each election for directors, every stockholder shall have the right to vote, in person or by proxy, the number of shares owned by him for as many persons as there are directors to be elected, or to cumulate his votes by giving one candidate as many votes as the number of such directors multiplied by the number of his shares shall equal, or by distributing such votes on the same principle among any number of candidates.

The Secretary shall record all the votes and proceedings of the stockholders and of the Directors in a book kept for that purpose.

Additional Information Required by the SEC Pursuant to paragraph (4) of SRC Rule 20 (Disclosures to stockholders prior to meeting)

Changes in and Disagreements with Accountants

None.

Market Price for the Corporation's Common Equity and Related Stockholder Matters

The information on market prices, holders, dividends and other related stockholder matters as of September 30, 2011 are incorporated by reference to pages 28 to 29 of the Management Report.

Restriction that Limits the Payment of Dividends on Common Shares

None.

Recent Sales of Unregistered or Exempt Securities, Including Recent Issuance of Securities Constituting an Exempt Transaction

On February 16, 2011, the Board of Directors ratified and confirmed the stock rights offering of up to 1,364,610,228 common shares of the Corporation at an offer price of P10.00 per offer share.

Additional information as of January 31, 2012 are as follows:

1. Market Price

Fiscal Year 2011	**High**	**Low**
First Quarter (Oct. to Dec. 2011)	**P12.52**	**P10.00**

The market price of the Corporation's common equity as of February 14, 2012 is P14.38.

2. The number of shareholders of record as of January 31, 2012 was 1,172.

Common shares outstanding as of January 31, 2012 were 4,093,830,685 shares with a par value of P1.00 per share.

3. List of the Top 20 Stockholders of the Corporation as of January 31, 2012:

Name	No. of Shares Held	% of Ownership
1. JG Summit Holdings, Inc.	2,496,114,787	60.97
2. PCD Nominee Corporation (Non-Filipino)	921,431,461	22.51
3. PCD Nominee Corporation (Filipino)	641,345,608	15.67
4. Elizabeth Yu	8,737,200	0.21
5. John Gokongwei, Jr.	8,124,721	0.20
6. Cebu Liberty Lumber	2,203,200	0.05
7. James L. Go	1,685,994	0.04
8. Elizabeth Y. Gokongwei &/or John Gokongwei, Jr.	988,000	0.02
9. Alberto Mendoza &/or Jeanie Mendoza	532,800	0.01
10. Elizabeth Yu Gokongwei	499,500	0.01
11. Robina Yu Gokongwei	360,000	0.01
12. Frederick Dy Go	337,501	0.01
13. Samuel C. Uy	324,000	0.01
14. John L. Gokongwei, Jr.	300,000	0.01
15. Valentin Khoe	217,800	0.01
16. Ong Tiong	204,996	0.01
17.G & L Securities	202,400	0.01
18. Lisa Yu Gokongwei	180,000	0.00
18. Henry Dy	180,000	0.00
19. FEBTC #103-00507	156,240	0.00
20. Ching Tiong Keng and/or Cynthia D. Ching	150,000	0.00
20.Francisco L. Benedicto	150,000	0.00
Total	4,084,426,208	99.77

<u>Discussion on compliance with leading practices on corporate governance</u>

The Corporation adheres to the principles and practices of good corporate governance, as embodied in its Corporate Governance Manual, Code of Business Conduct and related SEC Circulars. The Corporation adopted a revised Corporate Governance Manual, in accordance with SEC Memorandum Circular No. 6 (Series of 2009) dated June 22, 2009. Continuous improvement and monitoring of governance and management policies have been undertaken to ensure that the Corporation observes good governance and management policies. This is to assure the shareholders that the Corporation conducts its business with the highest level of integrity, transparency and accountability. A Certification of Compliance with the Manual on Corporate Governance is submitted by the Corporation every year to the SEC and PSE. Beginning January 30, 2012, the Corporation likewise submitted a Corporate Governance Disclosure Report to the PSE.

The Corporation likewise consistently strives to raise its financial reporting standards by adopting and implementing prescribes Philippine Financial Reporting Standards.

ROBINSONS LAND CORPORATION, AS REGISTRANT, WILL PROVIDE WITHOUT CHARGE, UPON WRITTEN REQUEST, A COPY OF THE REGISTRANT'S ANNUAL REPORT ON SEC FORM 17-A. SUCH WRITTEN REQUESTS SHOULD BE DIRECTED TO THE CORPORATE SECRETARY, 40/F ROBINSONS EQUITABLE TOWER, ADB AVENUE CORNER POVEDA ROAD, ORTIGAS CENTER, PASIG CITY, METRO MANILA, PHILIPPINES.

SIGNATURE PAGE

After reasonable inquiry and to the best of my knowledge, I certify that the information set out in this report is true, complete and correct. This report is signed in the City of Pasig on February 21, 2012.

ROBINSONS LAND CORPORATION

RFRivera

ROSALINDA F. RIVERA
CORPORATE SECRETARY

Information Required by the SEC Pursuant to SRC Rule 20

PART I - BUSINESS AND GENERAL INFORMATION

Item 1. Business

a) Overview

Robinsons Land Corporation (the Parent Company) is a stock corporation organized under the laws of the Philippines and has four wholly-owned consolidated subsidiaries, a 51%-owned company, and an 80%-owned company.

The Company's principal executive office is located at 43rd Floor Robinsons Equitable Tower, ADB Avenue Ortigas Center, Pasig City.

The Group has 1,539 and 1,421 employees as of September 30, 2011 and 2010, respectively.

RLC is one of the Philippines' leading real estate developers in terms of revenues, number of projects and total project size. It is engaged in the development and operation of shopping malls and hotels, and the development of mixed-use properties, office and residential buildings, as well as land and residential housing developments, including socialized housing projects located in key cities and other urban areas nationwide. RLC adopts a diversified business model, with both an "investment" component, in which the Company develops, owns and operates commercial real estate projects (principally shopping malls, office buildings and hotels) and a "development" component, in which RLC develops residential real estate projects for sale (principally residential condominiums, upper-middle to high-end residential developments and low-and-middle-cost lots and houses in its subdivision developments).

RLC's operations are divided into its four business divisions:

- The Commercial Centers Division develops, leases and manages shopping malls throughout the Philippines. As of September 30, 2011, RLC operated 29 shopping malls, comprising six malls in Metro Manila and 23 malls in other urban areas throughout the Philippines, and had another 7 new malls and 3 expansion projects that are in the planning and development stage scheduled for completion in the next two years.

- The Residential Division develops and sells residential developments for sale/pre-sale. As of September 30, 2011, RLC's Residential Division had completed 33 residential projects, 51 ongoing projects, and 7 projects awaiting the receipt of License to Sell (LS). It currently has several projects in various stages for future development that are scheduled for completion in the next one to five years.

- The Office Buildings Division develops office buildings for lease. As of September 30, 2011, this division has completed eight office buildings, located in Metro Manila and Cebu City. These offices projects are primarily developed as investment properties, to be leased to tenants by the Company.

- The Hotels Division owns and operates hotels within Metro Manila, Cebu City, Tagaytay City and Mandaluyong City. RLC's Hotels Division currently has a portfolio of five hotels, the Crowne Plaza Manila Galleria, Holiday Inn Manila Galleria, Summit Circle Cebu (formerly Cebu Midtown Hotel), Tagaytay Summit Ridge Hotel and Go Hotel.

RLC was incorporated on June 4, 1980 as the real estate investment arm of JG Summit Holdings Inc. ("JG Summit"), and its shares were offered to the public in an intital public offfering and were subsequently listed in the Manila Stock Exchange and Makati Stock Exchange (predecessors of the Philippine Stock Exchange) on October 16, 1989. The Company had succesful follow-on offering of primary and secondary shares in October 2006 where a total of 932.8 million shares were offered to domestic and international investors, generating

USD 223 million or ₱10.87 Billion in proceeds. Of this amount, approximately ₱5.3 Billion was raised from the primary portion, intended to be used to fund its capital expenditure programs for fiscal year 2007. The additional shares were listed on October 4, 2006. JG Summit, RLC's controlling shareholder, owned approximately 60.97% of RLC's outstanding shares as of fiscal year 2011.

On November 19, 2010, the Board of Directors approved the increase in the authorized capital stock of RLC from three billion common shares into eight billion two hundred million commons shares, with a par value of one peso per share.

In line with the foregoing, the Board of Directors also approved on February 16, 2011 a 1:2 stock rights offering to stockholders of record as of March 30, 2011 (ex - date March 25, 2011). Accordingly, the Company received subscriptions for 1,364,610,228 shares at an offer price of ₱10 per share on April 11-15, 2011.

The SEC approved the increase in capital stock on May 17, 2011.

b) Business

RLC has four business divisions – Commercial Centers, Residential, Office Buildings, and Hotels.

i. Commercial Centers Division

RLC's Commercial Centers Division develops, leases and manages shopping malls throughout the Philippines. The Commercial Centers Division accounted for ₱6.23 Billion or 47% of RLC's revenues and ₱4.44 Billion or 62% of RLC's EBITDA in fiscal year 2011 and ₱5.74 Billion or 51% of RLC's revenues and ₱ 4.14 Billion or 65% of RLC's EBITDA in fiscal year 2010. As of September 30, 2011, the Company's Commercial Centers Division had assets, valued on a historical cost less depreciation basis, of ₱39.28 Billion.

During fiscal year 2011, the Commercial Centers Division completed the redevelopment of its flagship malls, namely Robinsons Galleria and Robinsons Place Manila. The Division also had an ongoing redevelopment in Robinsons Metro East and expansion of its malls in Bacolod and Tacloban. It currently operates 29 shopping malls, comprising six malls in Metro Manila and 23 malls in other urban areas throughout the Philippines, with a gross floor area of approximately 1.508 million square meters.

As of September 30, 2011, RLC had a portfolio of 29 shopping malls:

Name, Location		Fiscal Year opened	Approximate gross floor area
			(in '000 sq.m.)
Metro Manila			
Robinsons Galleria	EDSA corner Ortigas Avenue, Quezon City	1991	221
Robinsons Place Manila	M. Adriatico Street, Ermita, Manila	1998	241
Robinsons Nova Market	Quirino Highway, Novaliches, Quezon City	2001	56
Robinsons Metro East	Marcos Highway, Brgy. Dela Paz, Pasig City	2002	119
Forum Robinsons	EDSA Corner Pioneer Road, Mandaluyong City	2005	55
Robinsons Otis	P.M. Guanzon St., Paco, Manila	2008	32
Outside Metro Manila			
Robinsons Place Bacolod	Lacson Street, Mandalagan, Bacolod City	1997	48
Robinsons Place Imus	Aguinaldo Highway, Tanzang Luma V, Imus, Cavite	1999	65
Robinsons Place Cebu	Fuente Osmena, Bo. Capitol, Cebu City	2000	17
Robinsons Town Mall Los Baños	Lopez Avenue, Batong Malaki, Los Baños, Laguna	2000	10

Robinsons Place Iloilo	Quezon-Ledesma Street, Rojas Village, Iloilo City	2002	75
Robinsons Star Mills Pampanga	San Jose, San Fernando, Pampanga	2002	62
Robinsons Santa Rosa Market	Old Nat'l Hi-way, Brgy Tagapo, Sta Rosa, Laguna	2003	37
Robinsons Place Dasmariñas	Pala-Pala, Dasmarinas, Cavite	2003	96
Robinsons Cagayan de Oro	Limketkai Complex, Lapasan, Cagayan De Oro City	2003	18
Robinsons Place Lipa	Mataas Na Lupa, Lipa City, Batangas	2004	59
Robinsons Place Cainta	Ortigas Avenue Extension, Junction, Cainta, Rizal	2004	31
Robinsons Place Angeles	McArthur Hi-way, Balibago, Angeles City, Pampanga	2004	31
Robinsons Cybergate Bacolod	Barrio Tangub, National Road, Bacolod City	2005	18
Robinsons Luisita	McArthur Highway, Brgy. San Miguel, Tarlac City	2007	17
Robinsons Cabanatuan	Km. 3, Maharlika Highway, Cabanatuan City	2008	18
Robinsons Pulilan	Trinidad Highway, Brgy. Cutcot, Pulilan, Bulacan	2009	12
Summit Ridge Tagaytay	Km. 58, Tagaytay-Nasugbu Road, Tagaytay City	2009	14
Robinsons Cybergate Davao	J. P. Laurel Avenue, Davao City	2009	14
Robinsons Place Tacloban	National Highway, Marasbaras, Tacloban City	2009	31
Robinsons Place General Santos	Jose Catolico Sr. Ave., Lagao, General Santos City	2009	33
Robinsons Place Dumaguete	Calindagan Business Park, Dumaguete City	2010	38
Robinsons Ilocos Norte	Brgy. 1 San Francisco, San Nicolas, Ilocos Norte	2010	20
Robinsons Cybergate Cebu	Don Gil Garcia St., Capitol, Cebu City	2010	20
Total			1,508

The Commercial Centers Division's main revenue stream is derived from the lease of commercial spaces. Revenues from the Commercial Centers Division, which represent recurring lease rentals, comprise significant part of RLC's revenues. Historically, revenues from lease rentals have been a steady source of operating cash flows for the Company. RLC expects that the revenues and operating cash flows generated by the commercial centers business shall continue to be the driver for the Company's growth in the future.

As of fiscal year 2011, the Company had 7 new shopping malls and three expansion projects in the planning and development stage for completion in the next 2 years. The Company's business plan for the Commercial Centers Division over the next five years, subject to market conditions, is to sustain its growth momentum via development of new shopping malls and expansion of existing ones.

ii. Residential Division

The Residential Division focuses on the construction of residential condominium projects. The Division accounted for ₱4.56 Billion or 34% of RLC's revenues and ₱1.01 Billion or 14% of RLC's EBITDA in fiscal year 2011, and ₱3.22 Billion or 29% of RLC's revenues and ₱777.6 Million or 12% of RLC's EBITDA in fiscal year 2010. As of September 30, 2011, the Company's Residential Division had assets, valued on a historical cost less depreciation basis, of ₱18.20 Billion.

The Residential Division is categorized into four brands. The different brands differ in terms of target market, location, type of development and price ranges to allow clear differentiation among markets. These four brands are:

- Luxuria
- Robinsons Residences
- Robinsons Communities
- Robinsons Homes

1) LUXURIA

The Luxuria segment sells and develops prestigious residential developments in prime locations. Currently, there are nine (9) residential projects under the Luxuria portfolio, of which two (2) had been completed and seven (7) projects are under various stages of development. Projects under this segment are located in Cebu, Ortigas Center and Makati.

Key details of the Company's Luxuria residential projects are set forth in the table below:

Name	Storeys	Number of Units
Current projects		
AmiSa Private Residences Tower B [1]	18	155
AmiSa Private Residences Tower C [1]	18	191
Sonata Private Residences – Building 1 [1]	30	270
Sonata Private Residences – Building 2 [1]	30	270
Allegro at Sonata Place [1]	31	408
Signa Designer Residences Tower 1	30	312
Signa Designer Residences Tower 2	26	354
Completed Projects		
Galleria Regency [1] [2]	13	107
AmiSa Private Residences Tower A [1]	14	134

The Luxuria projects are detailed as follows:

1. ***Galleria Regency*** is part of the Galleria mixed-use development which includes the Robinsons Galleria mall, two office buildings (Galleria Corporate Center and Robinsons - Equitable Tower) and two hotels (the Crowne Plaza Manila Galleria and the Holiday Inn Manila Galleria).

2. ***AmiSa Private Residences Towers A, B and C*** are part of a mixed –use resort development in Mactan, Cebu that has been masterplanned to consist of six mid-rise residential condominiums, a hotel, and an entertainment center.

3. ***Sonata Private Residences – Buildings 1 and 2*** are part of a mixed-use community in Ortigas Center that has been masterplanned to consist of two (2) residential condominiums, and two (2) other components.

4. ***Signa Designer Residences Tower 1*** is part of a two tower development in Makati City. It is a joint venture project between Robinsons Land Corporation and Security Land Corporation.

5. ***The Allegro at Sonata Place*** is a part of a mixed-use community in Ortigas Center that has been planned together with the Sonata Private Residences Buildings 1 and 2, and one (1) other component.

The Company's Business Plan for its Luxuria Brand is to continue to acquire and launch properties in key central and strategic locations within Metro Manila ideal for low density vertical or horizontal developments. It sees potential to differentiate by combining prestigious addresses with distinctive features and amenities.

[1] *Part of a mixed-used development*
[2] *Located in a 33-storey building, 20 floors of which are occupied by the Crowne Plaza Hotel*

The Company intends to take advantage of these opportunities and believes its sales operations can absorb up to three projects a year. The following table sets forth RLC's existing land bank allocations for the development of new projects in the Luxuria segment as of September 30, 2011:

Location	Acquisition Date	Approximate gross land area [1]
		(in hectares)
Fort Bonifacio, Taguig City	March 2007 [2]	1.0
Total		1.0

2) ROBINSONS RESIDENCES

Projects under Robinsons Residences are strategically located within business districts and emerging cities and mostly are mixed-use developments.

As of September 30, 2011, Robinsons Residences segment had a portfolio of 23 residential projects, of which 13 had been completed and 10 projects are under various stages of development.

Key details of Company's residential projects under the Robinsons Residences brand are as follows:

Name	Storeys	Number of Units
Current projects		
The Trion Towers – Building 1	49	736
The Trion Towers – Building 2 ………………………………..	49	721
Gateway Regency [3]..	32	336
The Magnolia Residences Tower A [1]	36	386
The Magnolia Residences Tower B [1]	38	419
The Sapphire Residences Tower 1	37	408
Woodsville Residences	2	117
Vimana Verde Residences Tower B	5	20
Vimana Verde Residences Tower C	5	45
Azalea Place Cebu..	25	408
Completed Projects		
Robinsons Place Residences 1 [1]	38	388
Robinsons Place Residences 2 [1]	38	388
One Gateway Place [1]	28	459
Gateway Garden Heights [1]..	32	554
One Adriatico Place [1]	38	601
Two Adriatico Place [1]	38	589
Three Adriatico Place [1]..	38	594
Fifth Avenue Place	38	691
Otis 888 Residences [1]	3	195

[1] *"Gross Land Area" means the total area of land acquired by the Company*
[2] *This indicates the date the purchase agreement was executed between RLC and the landowner*

[3] *Part of a mixed-use development*

Name	Storeys	Number of Units
Current projects		
McKinley Park Residences	44	394
East of Galleria	44	745
The Fort Residences	30	223
Vimana Verde Residences Tower A	5	20

The Robinsons Residences projects are detailed as follows:

1. ***One Gateway Place, Gateway Garden Heights and Gateway Regency*** are part of the Pioneer mixed-use development, which includes the Robinsons Forum – Pioneer mall, four office buildings (Robinsons Cybergate Center Tower 1, Robinsons Cybergate Center Tower 2, Robinsons Cybergate Center Tower 3 and Robinsons Cybergate Plaza) and Go Hotels;

2. ***One Adriatico Place, Two Adriatico Place, Three Adriatico Place and Robinsons Place Residences 1 and 2*** are part of the Ermita mixed-use development, which includes the Robinsons Place Manila mall.

3. ***Otis 888 Residences*** is part of a mixed-used development in Paco, Manila, which includes a mall;

4. ***The Magnolia Residences Towers A and B*** are part of a mixed – use development on what was the former Magnolia Ice Cream Plant in New Manila, Quezon City. It has been masterplanned to consist of a shopping mall and four (4) residential buildings.

5. ***Fifth Avenue Place*** is a 38-storey development in Fort Bonifacio Global City. Composed of 693 units, it is the first completed project of RLC in the area.

6. ***McKinley Park Residences*** is a 43-storey development in Fort Bonifacio Global City. It is composed of 394 units.

7. ***The Fort Residences*** is a 28-storey development in Fort Bonifacio Global City. It is composed of 243 units - flat and loft type.

8. ***The Trion Towers 1 and 2*** are part of a three tower development in Fort Bonifacio Global City. It is the fourth project of RLC in the area.

9. ***East of Galleria*** is a one tower development located at Topaz Street, Ortigas Center. It is conveniently located near RLC’s Robinsons Galleria mall.

10. ***Woodsville Residences*** is the townhouse development under the Robinsons Residences portfolio. It is strategically located in Merville, Paranaque.

11. ***The Sapphire Tower 1*** is a two tower development located in Sapphire Road, Ortigas Center. It is also conveniently located near RLC’s Robinsons Galleria mall.

12. ***Vimana Verde Residences Towers A, B and C*** is a three building development located in St. Martin Street, Valle Verde, Pasig City.

13. ***Azalea Place Cebu*** is a 25-storey development located along Gorordo Avenue, Cebu City. It is composed of 408 units.

The Company’s Business Plan for its Robinsons Residences is to cater to urban professionals with projects geared towards a live-work-play lifestyle that this market values. It capitalizes on the company’s expertise in delivering mixed-use mid- to high-rise developments located within business districts and emerging cities.

The Company intends to take advantage of these opportunities and believes its sales operations can absorb up to three projects a year. The following table sets forth RLC's existing land bank allocations for the development of new projects in the residential condominiums division as of September 30, 2011:

Location	Acquisition Date	Approximate gross land area [1]
		(in hectares)
Maxilom Avenue, Cebu City	September 2008	1.0
Pasay City	September 2010 [2]	0.8
Mejore	September 2011	4.4
Total		6.2

3) ROBINSONS COMMUNITIES

Robinsons Communities is the residential brand of RLC which caters to the needs of early nesters, young mobile achievers and families coming from the B to BB segment who wish to live independently and comfortably close to places of work, study, and recreation. Robinsons Communities provides convenient community living via its quality, affordable condo homes that offer open spaces, functional amenities and complementing commercial spaces. Most of Robinsons Communities' projects are conveniently located near major gateways, highly developed cities, and central business districts to provide easy access to schools, work places, and vital institutions.

As of September 30, 2011, Robinsons Communities had completed thirteen (13) residential condominium projects and five (5) subdivision projects. It has various projects on-going in different stages that are scheduled for completion in the next one to four years.

Robinsons Communities is currently focusing on the development of both Mid-rise and High-rise residential condominium projects that primarily offer compact units with price levels below P3.0 million. As of September 30, 2011, the brand had a portfolio of 29 residential projects, 24 of which are condominium buildings and 5 are subdivisions. All its condominium projects are located in Metro Manila while the subdivisions are in Novaliches, Tagaytay, Cebu and Davao.

Key details of Company's residential projects under Robinsons Communities are set forth in the table below:

PROJECT NAME	NUMBER OF RESIDENTIAL FLOORS	NUMBER OF RESIDENTIAL UNITS
Current Projects		
Escalades at 20th Avenue - Tower 3	10	120
Escalades at 20th Avenue - Tower 4	10	120
Escalades at 20th Avenue - Tower 5	10	120
Escalades at 20th Avenue - Tower 6	10	120
Escalades South Metro - Tower A	9	176
Escalades South Metro - Tower B	9	176
The Pearl Place - Tower A	34	673

[1] *"Gross Land Area" means the total area of land acquired by the Company*
[2] *This indicates the date the purchase agreement was executed between RLC and the landowner.*

Wellington Courtyard - Bldg D	6	41
Wellington Courtyard - Bldg E	6	38
Acacia Escalades - Building A	10	383
Axis Residences - Tower A	36	916

Completed Projects

Escalades at 20th Avenue - Tower 1	10	120
Escalades at 20th Avenue - Tower 2	10	120
Wellington Courtyard - Bldg A	6	34
Wellington Courtyard - Bldg B	6	34
Wellington Courtyard - Bldg C	6	45
Gateway Garden Ridge	30	373
Woodsville Viverde Mansions - Bldg 1	9	96
Woodsville Viverde Mansions - Bldg 2	9	72
Woodsville Viverde Mansions - Bldg 3	11	96
Woodsville Viverde Mansions - Bldg 4	13	72
Woodsville Viverde Mansions - Bldg 5	9	96
Woodsville Viverde Mansions - Bldg 8	9	108
Woodsville Viverde Mansions - Bldg 6	9	96
Bloomfields Tagaytay		107
Bloomfields Davao		315
Bloomfields Novaliches		461
Blue Coast Residences		70
Centennial Place		50

The Robinsons Communities projects are detailed as follows:

1. ***Woodsville Viverde Mansions Buildings 1 to 6 and 8*** is a mixed use development located South of Metro Manila. It includes a village mall, a cluster of residential mid-rise buildings, and horizontal housing enclaves.

2. ***Escalades at 20th Avenue Buildings 1 to 6*** - A mid-rise residential building complex featuring a Tropical-inspired central garden, strategically located along 20th Avenue and nearby Aurora Boulevard. A total of 720 units, 120 per building; Building 1 consists of 12 storeys composed of 10 residential floors, upper ground amenity floor and lower ground parking. While Building 2 to 6 are composed of 10 residential floors and a ground parking area.

3. ***The Wellington Courtyard Buildings A to E*** - Country-style in design, another vacation condominium in Tagaytay City within the 1-hectare property of OMICO Corporation. This project of residential Low-Rise Buildings (LRBs) covers two Phases, Phase I (2 LRBs) and Phase II (3 LRBs). These LRBs, with approximately 192 units, feature cozy one-to-two bedroom units with average floor area of 30 to 65 square meters, which cost approximately P2 million to P4 million. To be pursued separately by the OMICO Corporation, a commercial strip will be developed at the frontage of the property.

4. ***Gateway Garden Ridge*** is part of the Pioneer mixed use development in Mandaluyong which includes the Forum Robinsons mall and three office buildings (Robinsons Cybergate Center Tower 1, Robinsons Cybergate Center Tower 2 and Robinsons Cybergate Center Tower 3).

5. ***Escalades South Metro*** is a residential development located in Sucat, Muntinlupa. Comprising of six (6) mid-rise residential buildings, it also boasts of generous open spaces with 75% of total land area allocated to amenities and facilities. Project amenities include a central clubhouse, swimming pool, and adequate play spaces for the kids.

6. ***The Pearl Place*** is a two-tower high-rise residential development located at the heart of Ortigas Center, Pasig City. Primarily intended for start-up families and urban professionals, The Pearl Place boasts of affordable compact residential units in a modern setting. The development contains various amenities at the 6th floor, Summit Lounge at the 40th floor of Tower A and retail spaces at the ground floor.

7. ***Axis Residences*** is a high-rise residential development located in Pioneer St., Mandaluyong City. The project is a joint venture project between Federal Land Inc. and Robinsons Land Corporation. It boasts of compact units that primarily caters to the housing needs of young urban professionals, investors and start up families.

8. ***Acacia Escalades*** is a mid-rise residential development located at the corner of Calle Industria and Amang Rodriguez, Brgy. Manggahan, Pasig City. The project comprise two (2) mid-rise buildings and is envisioned to have a commercial component within the community.

9. ***Bloomfields Novaliches*** is a horizontal residential development situated behind Robinsons Place - Novaliches mall.

10. ***Bloomfields Davao*** - Following the success of Robinsons Highlands, RLC continued to maintain its strong presence in the region by signing up a joint venture agreement with Security Bank Corp. to develop and market their 10-hectare prime property in Lanang, Davao City. The project will showcase an American flower-field concept to benefit an exclusive 318-household upscale community. The subdivision will include 200-square meter residential lots and a few commercial strips.

11. ***Bloomfields Tagaytay*** - This is an exclusive residential community within a 6.5-hectare mixed use development of RLC, accentuated at the frontage with a street mall, a hotel and covered badminton courts. Set in an American flower-field theme, the community will have 107 residential lots at a generous 240 square meter minimum lot cut. The 4.4-hectare residential portion of the project has been substantially sold out, after its launching in April 2005, and is currently at about 50% completion.

12. ***Blue Coast Residences*** - A nature-endowed residential resort community located in the Mactan Island of Cebu, within 3.37-hectare, where you can experience the picturesque sea view, the fresh tropical breeze and a variety of nature adventure. With 70 lots at lot cuts ranging from 96 to 400 square meters. The project is less than 5 minutes drive from the Mactan International Airport.

13. ***Centennial Place*** - This is a 0.5-hectare upscale townhouse development located in Bgy. Horseshoe, C. Benitez Street, Quezon City. It consists of fifty (50) 200 square-meter townhouses, with lots ranging from 65 to 70 square meters. House construction has been completed while the units have been practically sold out.

The Company's Business Plan for its Robinsons Communities brand is to develop new projects in response to actual and anticipated market demand. The Company recognizes that there is significant potential for growth in the affordable to middle-cost condominium developments. The Company intends to take advantage of these opportunities and believes its sales operations can absorb up to three new projects a year. It plans to acquire additional properties through purchase or joint venture. The following table sets forth RLC's existing land bank allocations for the development of new projects for Robinsons Communities as of September 30, 2011:

Location	Acquisition Date	Approximate land area [1]
		(in hectares)
Cubao, Quezon City	2004	0.3308
Cubao, Quezon City	2008	0.2242
Merville, Parañaque	March 2006 [2]	3.2226
Sucat, Muntinlupa [3]	November 2002	1.5452
Manggahan, Pasig City	2010	0.3946

3) ROBINSONS HOMES

Robinsons Homes is one of the four (4) residential brands of Robinsons Land Corporation (RLC). It offers choice lots in themed subdivisions with option for house construction to satisfy every Filipino's dream of owning his own home.

As of September 30, 2011, Robinsons Homes has 30 projects in its portfolio. Twenty three (23) of these projects are on-going, while seven (7) are awating for the receipt of License to Sell (LS) to launch. Among the on-going projects, seventeen (17) have been substantially completed and sold. Key details of RLC's projects in Robinsons Homes as of fiscal year 2011 are set forth in the table below:

Name	Location	Started [4]	Approximate Gross Land Area [5]	Number of Lots/Units
			(in hectares)	
Robinsons Homes East	Antipolo City	August 1995	41.0	3,735
Robinsons Vineyard	Cavite	May 1996	71.8	2,899
South Square Village	Cavite	August 1998	26.7	3,958
San Lorenzo Homes	Antipolo City	September 1999	2.8	372
Robinsons Highlands	Davao City	May 1999	46.0	815
Manchester Midlands	Cavite	July 2000	13.9	999
Robinsons Hillsborough Pointe´	Cagayan De Oro City	November 2002	20.0	318
Forest Parkhomes	Angeles City	August 2004	8.9	319
San Jose Estates	Antipolo City	May 2005	1.8	80
Robinsons Residenza Milano	Batangas City	August 2005	7.3	357
Fernwood Parkhomes	Pampanga	November 2005	14.5	654
Rosewood Parkhomes	Angeles City	November 2005	3.0	116
Richmond Hills	Cagayan De Oro City	May 2005	8.3	282
Mirada Dos	Pampanga	September 2006	4.5	181
Brighton Parkplace	Laoag City	December 2006	5.0	172
Brighton Parkplace North	Laoag City	April 2007	3.8	89

[1] *"Land Area" means the area of land available for project expansion or future project development.*
[2] *The date indicates when the purchase agreement was executed between RLC and the landowner.*
[3] *This property is part of a mixed-use development of RLC, and represents the unused residential portion only.*
[4] *The Company considers a project "started" when it has obtained permits necessary that allow it to pre-sell lots.*
[5] *"Gross Land Area" means the total area of land acquired by the Company*

Name	Location	Started (4)	Approximate Gross Land Area (5)	Number of Lots/Units
			(in hectares)	
Montclair Highlands	Davao City	July 2007	15.3	351
Aspen Heights................................	Consolacion, Cebu	July 2007	25.0	583
Fresno Parkview	Cagayan de Oro City	February 2008	15.0	501
St. Bernice Estates	Antipolo City	March 2008	3.4	212
Hanalei Heights	Laoag City	March 2011	22.2	558
Forest Parkhomes North	Angeles City	March 2011	7.0	276
Grand Tierra..................................	Tarlac	May 2011	18.3	674
Sitio Andalucia	Bantay, Ilocos Sur	-	7.5	236
Monte Del Sol………………………	Misamis Oriental	-	3.3	256
Nizanta Gardens	Davao City	-	12.9	477
Costa Verde ……………………….	Davao City	-	15.0	1,104
St. Judith Hills	Antipolo City	-	9.6	390
Bloomfields Heights Lipa	Lipa, Batangas	-	12.4	340
Bloomfields General Santos……….	General Santos City	-	33.0	755

The Robinsons Homes portfolio of projects are described as follows:

1. ***Robinsons Homes East*.** A 41-hectare, self-contained community development located in Bo. San Jose, Antipolo City, Rizal. The development consists of three (3) enclaves: a.) Robinsons Homes East, a project of about 3,000 mixed houseand-lot packages; b.) San Jose Heights, a subdivision of more than 200 townhouse units, with option for lot-only purchase; and finally, c.) Robinsons Commercial Arcade, a 14-unit shop houses containing a total of 190 square meters per unit of leasable space, and 8 commercial lots of at least 216 square meters each.

2. ***Robinsons Vineyard*.** An 71.8-hectare joint-venture project with Vine Development Corporation located in Dasmariñas, Cavite. It consists of about 2,900 residential lots with an average lot size of approximately 120 square meters each. Although middle-cost lots are the main products being offered in Vineyard, Robinsons Homes is also offering its clients the option for house and lot packages.

3. ***South Square Village*.** This is a 26.7-hectare socialized housing project located in General Trias, Cavite. On the average, each housing unit has a floor area of 20 square meters lying on a minimum 32 square meter lot. The project has almost 4,000 residential units. Southsquare Plaza, a commercial development within the subdivision, offers lots only, with minimum lot area of 100 square meters.

4. ***San Lorenzo Homes*.** This is a 2.8-hectare expansion project of Robinsons Home East. It is a 372-unit neighborhood of 2-storey houses with floor area of 48 square meters, built on a minimum 40 square-meter lot. This project has been fully completed.

5. ***Robinsons Highlands*.** This is a 46.0-hectare, middle-cost residential development project located in Buhangin, Davao City, which was undertaken in joint venture with Lopzcom Realty Corporation. This project consists of three (3) enclaves, namely Robinsons Highlands, Highland Crest, and Highlands Peak. Average lot cut is 180 square meters.

6. ***Manchester Midlands in Grosvenor Place*.** This is a 13.9-hectare residential/commercial development project located in Tanza, Cavite. It consists of 999 lots with average lot cut of 120 square meters.

7. ***Robinsons Hillsborough Pointé*****.** This is a 20-hectare joint venture development project with Pueblo de Oro Development Corporation. The project is situated within the 360-hectare Pueblo de Oro Township project in Cagayan de Oro City. RLC's share in the joint venture is 318 lots in four (4) phases, which have been fully completed. The lots have an average size of 150 square meters.

8. ***Forest Parkhomes*****.** A mid-cost residential subdivision in Bgy. Pampang, Angeles City, Pampanga. Forest Parkhomes is RLC's first housing venture in the North. The project is a joint venture with Don Pepe Henson Enterprises, Inc.. It offers 319 units with a minimum area of 150 square meters.

9. ***San Jose Estates*****.** This is a 2-hectare residential enclave in front of Robinsons Homes East in Antipolo City; the project consists of 80 units. Minimum cuts for residential lots is 120 square meters per unit.

10. ***Robinsons Residenza Milano*****.** Set in the rustic village of San Isidro, Batangas City, this 7.3-hectare Italian-inspired residential subdivision primarily caters to OFWs in Italy. The community, which is the division's first venture in Batangas, has 357 households with a minimum lot cut of 100 square meters per unit.

11. ***Fernwood Parkhomes*****.** This 14.5-hectare residential development in the industrial town of Mabalacat, Pampanga is strategically located right next to Sta. Ines exit of the NLEX. In partnership with Mayen Development Corp. and Mayen Paper Inc., this Mediterranean-greens-inspired subdivision has a residential community of 654 households, each with a minimum 120 square meter lot cut, and a commercial development along its frontage.

12. ***Rosewood Parkhomes.*** Located along Fil-Am Friendship Highway in Barrio Cutcut, Angeles City, this 3-hectare American flower-field themed joint venture project with Ms. Rosalie Henson-Naguiat, offers exclusivity to 116 units. Product offering is lot-only, with option for housing, where the average-per-unit lot cut is 150 square meters for residential and 195 square meters for commercial.

13. ***Richmond Hills.*** Located within an 8.3-hectare property of Dongallo Family, this mid-cost subdivision in Brgy. Camaman-an, Cagayan De Oro City, offers both the scenic view of the urban core and the serene and exclusive living of modern community. Approximately offering a total of 282 lots with option for housing and with an average lot cut of 150 square meters.

14. ***Monte del Sol.*** A 3.3-hectare residential subdivision located at El Salvador, Misamis Oriental. This offers 256 lots, with lot areas ranging from 72 to 250 square meters.

15. ***Mirada Dos.*** Spanish-themed clustered parkhomes in Northern Luzon within the 4.5-hectare property of the Miranda Family. Located at MacArthur Highway, Barangay Sindalan, San Fernando, Pampanga, it is a mid-cost residential/commercial subdivision with 181 lots; lot area ranges from 150 to 230 square meters.

16. ***Costa Verde.*** This 15-hectare mid-cost residential subdivision in Bago Gallera, Davao, offers 1104 lots at an average lot cut of 120 square meters. The property is 12 kms away from Davao City downtown area and 1 km from Sta Lucia's South Pacific Golf and Leisure Estates.

17. ***Forest Parkhomes North.*** An expansion of Forest Parkhomes, another exclusive prime residential community located at Barangay Pampang, Angeles City, Pampanga. This is a mid-cost residential subdivision with approximately 276 lots at an average lot cut of 150 square meters.

18. ***Hanalei Heights.*** A 22.2-hectare prime residential enclave located just a few kilometers away from Laoag International Airport and the famous Fort Ilocandia Hotel Complex. With approximately 558 lots at an average lot cut of 120 square meters, the project is located at Barangay Balacad, Laoag City, Ilocos Norte.

19. ***Brighton Parkplace.*** A 5.0-hectare joint venture project with the Ablan Family, this 172 mid-cost residential development is located at Bgy. Gabu, Laoag City, Ilocos Norte. With predominant lot cuts ranging from 150 to 200 square meters, it is less than a kilometer away from the Laoag International Airport.

20. ***Brighton Parkplace North.*** A 3.8-hectare joint venture project with the Lazo Family, this 89-unit mid-cost subdivision is located at Bgy. Cavit, Laoag City, Ilocos Norte. Lot cuts range from 195 to 445 square meters.

21. ***Montclair Highlands.*** A 15.3-hectare joint venture project with the Abrina Family, this 351-unit mid-cost residential cum commercial development is located at Diversion Road, Buhangin, Davao City. Lot cuts range from 192 to 440 square meters.

22. ***Aspen Heights.*** A 25.0-hectare joint venture project with Lopzcom Realty Corp., this mid-cost development, located in Barangays Tolo-tolo and Danglag, Consolacion, Cebu, offers 583 units with predominant lot cut of 120 square meters.

23. ***Sitio Andalucia*.** A joint venture project with BCS Realty Holdings with an initial development of 7.5 hectares, which is part of a 44.5-hectare property located in Bantay, Ilocos Sur. This mid-cost residential subdivision offers 236 units with minimum lot cuts of 200 square meters.

24. ***Fresno Parkview*.** A 15.0-hectare joint venture project with Phinma Property Holdings Corporation, this mid-cost development is located in Bgy Lumbia, Cagayan de Oro. It offers 501 residential units with predominant lot cut of 150 square meters.

25. ***St. Bernice Estates*.** Adjacent to the San Jose Estates, this 3.4-hectare residential project along the Antipolo-Teresa Highway in Bgy. San Jose, Antipolo City, offers 212 residential units with options for lot-only and house-and-lot package.

26. ***Nizanta Gardens*.** A project of Asian-inspired architecture located in Barangays Tigatto and Waan, Davao City, this 12.9-hectare property is a joint venture project with Lapanday Prime Development Corporation. Lot cuts range from 150 to 220 sqm.

27. ***Grand Tierra*.** A 18.3-hectare joint venture project with the Coronel-Zarate Families, this western-ranch-inspired residential development in Capas, Tarlac offers 674 lots with predominant lot cut of 140 sqm.

28. ***Bloomfields Heights Lipa.*** A 12.4-hectare premium residential development located in Brgy. Tibig, Lipa City, Batangas. Strategically located, it is inspired by a modern tropical theme that offers 340 residential units. With a typical lot area of 192 square meters that offers naturally wide-open spaces and exclusive amenities, it compliments a sophisticated lifestyle.

29. ***St. Judith Hills.*** A 9.6-hectare mid-cost development located in Brgy. San Jose, Antipolo City. It is a mediterranean-western themed subdivision with 279 residential lots and 111 townhouse units, with lot cuts of approximately 150 square meters per unit.

30. ***Bloomfields General Santos.*** A 33-hectare residential development located in Brgy. Labangal, General Santos City. This tropical oasis in the heart of the city offers 755 residential and commercial lots with lot cuts ranging from approximately 200 to 600 square meters.

Some of these developments include lots zoned for commercial use. For projects undertaken through joint venture arrangements, these commercial lots are allocated equitably between RLC and its joint venture partners.

As of September 30, 2011, RLC was awaiting the receipt of License to Sell (LS) to launch seven (7) new projects by Robinsons Homes. These projects, Monte Del Sol, Costa Verde, Sitio Andalucia, Nizanta Gardens, Bloomfields General Santos, St. Judith Hills and Bloomfields Heights Lipa, will comprise a total of approximately 3,500 units.

The Company's Business Plan for Robinsons Homes, subject to market conditions, is to launch at least three (3) new projects per year. To this end, the Company is expanding the geographic region in which it seeks land, primarily by pursuing joint venture opportunities in select regional areas. As of September 30, 2011, it was in various stages of negotiations for the acquisition of approximately 110 hectares in key regional cities throughout the Philippines.

i. Office Buildings Division

RLC's Office Buildings Division develops office buildings for lease. The Office Buildings Division accounted for ₱1.35 Billion or 10% of RLC's revenues and ₱1.30 Billion or 18% of RLC's EBITDA in fiscal year 2011, and ₱ 1.18 Billion or 10% of RLC's revenues and ₱1.14 Billion or 18% of RLC's EBITDA in fiscal year 2010. As of September 30, 2011, the Company's Office Buildings Division had assets, valued on a historical cost less depreciation basis, of ₱5.66 Billion.

RLC engages outside architects and engineers for the design of its office buildings developments. One recent trend affecting the Company's office tower design is the increasing presence of customer call centers and BPOs in the Philippines. The Company has secured a number of major customer call centers and BPOs as long-term tenants in its office building space and has focused on attracting their business, including custom-designing its office space with call center and BPO design requirements in mind. The Company believes, based on its own market research, that it is a leading provider of office space to BPOs in the Philippines.

As of September 30, 2011, the Office Buildings Division has completed eight office buildings, and is developing two additional buildings. The Company's completed office building projects are located in Metro Manila and Cebu City, and are described below.

Name,	Location	Size & Designation	Approximate gross floor area
Galleria Corporate Center	Along EDSA corner Ortigas Avenue, Quezon City	30-storey	30,000 sq.m
Robinsons-Equitable Tower	Corner of ADB and Poveda Streets, Pasig City	45-storey	82,000 sq.m
Robinsons Summit Center	Ayala Avenue, Makati City	37-storey	61,000 sq.m
Robinsons Cybergate Center Tower 1	Pioneer Street, Mandaluyong City	18-storey	35,000 sq.m
Robinsons Cybergate Center Tower 2	Pioneer Street, Mandaluyong City	27-storey	58,000 sq.m
Robinsons Cybergate Center Tower 3	Pioneer Street, Mandaluyong City	27-storey	56,000 sq.m
Robinsons Cybergate Plaza	EDSA, Mandaluyong City	12-storey	52,000 sq.m
Robinsons Cybergate Cebu	Fuente Osmena, Bo. Capitol, Cebu City	3-storey	7,000 sq.m

The Company's current office buildings are described as follows:

1. ***Galleria Corporate Center.*** This is a 30-storey office tower located along EDSA corner Ortigas Avenue in Quezon City which is directly connected to the Robinsons Galleria shopping mall. The office tower has an approximate gross floor area of 30,000 square meters and an approximate net floor area (comprising only leasable space) of 25,000 square meters. As of September 30, 2011, approximately 83% of the Galleria Corporate Center had been sold while the remaining areas, which are owned by RLC, had a 100% occupancy rate.

2. ***Robinsons-Equitable Tower***. This is a 45-storey office tower located at the corner of ADB Avenue and Poveda Street in Pasig City. The office tower has an approximate gross floor area of 82,000 square meters and an approximate net floor area (comprising only leasable space) of 52,000 square meters. As of September 30, 2011, RLC had sold approximately 76% of the net floor area within Robinsons-Equitable Tower and retains the rest for lease. Robinsons-Equitable Tower had a 99% occupancy rate as of September 30, 2011.

3. ***Robinsons Summit Center.*** This is a 37-storey office tower located along Ayala Avenue in the Makati central business district. The office tower has an approximate gross floor area of 61,000 square meters and an approximate net floor area (comprising only leasable space) of 31,000 square meters. RLC owns and is currently leasing out substantially all of the net floor area of this building. Robinsons Summit Center had a 100% occupancy rate as of September 30, 2011.

4. ***Robinsons Cybergate Center Tower 1***. This is an 18-storey office building complex located at Pioneer St., Mandaluyong. The office building has an approximate gross floor area of 35,000 square meters and an approximate net floor area (comprising only leasable space) of 27,000 square meters. RLC owns 100% of the net floor area. Robinsons Cybergate Center Tower 1 had a 100% occupancy rate as of September 30, 2011.

5. ***Robinsons Cybergate Center Tower 2***. This is a 27-storey office building, located in the Pioneer mixed-use complex next to Robinsons Cybergate Center Tower 1. The office building has an approximate gross floor area of 58,000 square meters and an approximate net floor area (comprising only leasable space) of 44,000 square meters. RLC owns 100% of the net floor area. Robinsons Cybergate Center Tower 2 had a 100% occupancy rate as of September 30, 2011.

6. ***Robinsons Cybergate Center Tower 3***. This is a 27-storey office buildings, located in the Pioneer mixed-use complex. The office has an approximate gross floor area of 56,000 square meters and an approximate net floor area (comprising only leasable space) of 42,000 square meters. The building was substantially completed by March 31, 2008. RLC owns 100% of the net floor area. Robinsons Cybergate Center Tower 3 had a 98.5% occupancy rate as of September 30, 2011.

7. ***Robinsons Cybergate Plaza.*** This is a 12-storey building, located within the Pioneer mixed-use complex, along EDSA. The building has 2 hotel floors with an approximate area of 7,000 square meters and small-cut retail spaces at the ground floor. The office floors are located at the 2^{nd}, 7^{th} to 12^{th} floors with a gross leasable area of approximately 25,000 square meters. RLC owns 100% of the net floor area. Robinsons Cybergate Plaza had a 100% occupancy rate as of September 30, 2011.

8. ***Robinsons Cybergate Cebu***. This is a mixed-use building with a mall and office space located in Fuente Osmena Circle, Cebu City. The office space comprise three floors located on top of the mall, with a gross floor area of approximately 7,000 square meters. The office floors had been substantially completed by August 2010. As of September 30, 2011, the office floors had an occupancy rate of 100%.

iv. Hotels

RLC's hotels division owns and operates hotels within Metro Manila, Tagaytay City and Cebu City. For this period, RLC has several Go Hotels under construction and aims to develop additional hotels within its mixed-use developments. RLC's hotels division currently has a portfolio of five hotels. As of September 30, 2011, the Company's Hotels Division had assets, valued on a historical cost less depreciation basis, of ₱1.98 Billion.

The hotels division accounted for ₱1.21 Billion or 9% of RLC's revenues and ₱387.3 Million or 5% of RLC's EBITDA in fiscal year 2011, and ₱1.15 Billion or 10% of RLC's revenues and ₱353.7 Million or 6% of RLC's EBITDA in fiscal year 2010.

Although the hotels division is an important part of RLC's business, the Company considers its primary value to be as a complement to its other developments. It is studying plans to increase its presence in this market segment with its Go Hotels and the possible expansion of its Summit Hotels.

The table below sets out certain key details of RLC's hotel portfolio as of September 30, 2011:

HOTEL	LOCATION	CLASSIFICATION	NUMBER OF ROOMS
Crowne Plaza Manila Galleria …	Ortigas Avenue, Cor ADB Avenue, Quezon City	De Luxe	263
Holiday Inn Manila Galleria	One ADB Avenue, Ortigas Center, Pasig City	De Luxe	285
Summit Circle Cebu (formerly Cebu Midtown Hotel)	Fuente Osmena, Bo. Capitol, Cebu City	Standard	210
Summit Ridge Hotel ……………..	Aguinaldo Highway, Tagaytay City	De Luxe	108
Go Hotel …………………………..	EDSA, Mandaluyong City	Tourist Inn	223

As of September 30, 2011, the Company's Hotels Division has an average occupancy rate of 71%.

RLC's Crowne Plaza and Holiday Inn hotels are managed by Holiday Inn (Philippines), Inc., a subsidiary of the InterContinental Hotels Group ("InterContinental"), pursuant to a long-term management contract. The contract, which commenced in 2003, has a term of ten years and is extendible at the option of RLC for a further ten years. Holiday Inn has the sole and exclusive right to control the operational activities of each hotel. Holiday Inn's key management duties include, inter alia, handling all personnel matters, including those pertaining to the general manager and financial controller of each hotel, carrying out accounting and budgeting activities in consultation with RLC and operating each hotel in accordance with the operating standards for the appropriate hotel brand. It must also carry out advertising activities in connection with the international sales and marketing programs of the Holiday Inn and Crowne Plaza hotel chains (including use of web-based reservations systems). Holiday Inn receives management and incentive fees for managing these two properties. RLC employs all hotel employees except for key management personnel, including the general manager and financial controller of each hotel and other key personnel as determined by Holiday Inn.
RLC manages the Summit Circle Cebu (formerly Cebu Midtown Hotel), Tagaytay Summit Ridge Hotel and Go Hotel directly.

c) Significant Subsidiaries

As of September 30, 2011, RLC has four wholly-owned subsidiaries, a 51%-owned subsidiary and an 80%-owned subsidiary, all of which are consolidated with the Company's financial statements.

On March 4, 2009, the Securities and Exchange Commission (SEC) approved the plan of merger of the Parent Company with wholly-owned subsidiaries, Robinsons Homes, Inc. (RHI), Trion Homes Development Corporation (THDC) and Manila Midtown Hotels and Land Corporation (MMHLC). The merger resulted to enhanced operating efficiencies and economies, increased financial strength through pooling of resources and more favorable financing and credit facilities. No Parent Company shares were issued in exchange for the net assets of RHI, THDC and MMHLC.

The merger was accounted for similar to a pooling of interest method because the combined entities were under common control, therefore, has no effect on the consolidated financial statements. The subsidiaries after the merger are RII, RRMC, RCL, RPMMC and AAI.

Key details of each of RLC's operating subsidiary companies are set forth below.

1. ***Robinson's Inn, Inc.*** Robinson's Inn, Inc. (RII) was incorporated on October 19, 1988, has a registered share capital of 25,000,000 and is 100% owned by RLC. RII's principal business is to engage in the development and operation of apartelles, inns, motels, condominiums, apartments and other allied business, and to acquire, purchase, sell, assign or lease land, buildings and other improvements. RII is part of the Company's hotels division, and runs the Robinsons Apartelle which closed operations effective August 31, 2007.

2. ***Robinsons Realty and Management Corporation.*** Robinsons Realty and Management Corporation (RRMC) was registered with the Philippine Securities and Exchange Commission on May 16, 1988 primarily to acquire by purchase, lease, donation or otherwise, and to own, use , improve, develop, subdivide, sell, mortgage, exchange, lease and hold for investment or otherwise, real estate of all kinds.

3. ***Robinsons (Cayman) Limited.*** Robinsons (Cayman) Limited (RCL) was incorporated in Cayman Islands, British West Indies on March 25, 1997 with a registered authorized capital stock of US$50,000.00 at $1.00 per share, 1,000 shares of which is subscribed and paid up by the Parent Company. The company acts as a real estate agent on the international market, among others, for the Residential Division.

4. ***Robinsons Properties Marketing and Management Corporation.*** Robinsons Properties Marketing and Management Corporation (RPMMC) was incorporated on November 25,1998, has a registered share capital of 1,000,000 and is 100%-owned by the Parent Company. RPMMC is part of the Company's residential division. RPMMC manages the marketing of the portfolio of residential and office units that are available for sale through the residential division's Robinsons Communities, Robinsons Residences, and Luxuria Brands. RPMMC's primary purpose is to acquire, own, use, sell, exchange, lease and develop real property of all kinds, and to market, manage or otherwise sell and convey buildings, houses, apartments and other structures of whatever kind together with their appurtenances.

5. ***Altus Angeles, Inc.*** Altus Angeles, Inc. (AAI) was incorporated on October 30, 2002, has a registered share capital of 400,000 and is 51%-owned by the Parent Company. AAI is a joint venture within the Company's Commercial Centers Division. AAI's principal business is to establish, manage and maintain commercial complexes, offer such services and merchandise of all kinds and to do and perform such acts as necessary or incidental to the accomplishment of the foregoing corporate business objects insofar as may be allowed by applicable rules and regulations.

6. ***Altus San Nicolas Corp.*** Altus San Nicolas Corp. (ASNC) was incorporated on March 28, 2007, has a registered share capital of 40,000,000 and is 80%-owned by the Parent Company. ASNC is a joint venture within the Company's Commercial Centers Division. ASNC's principal business is to establish, manage and maintain a commercial complex and to enter into all kinds of contracts, agreements, and obligations for the leasing of commercial space or the disposition, sale of goods and merchandise of all kinds and perform such acts and things necessary or incidental to the accomplishment of the foregoing corporate business and objects as may be allowed by applicable laws, rules and regulations, without engaging in retail business.

d) Competition

i. Commercial Centers Division

RLC has two major competitors in its commercial centers division--SM Prime Holdings, Inc. (SM) and Ayala Land, Inc. (ALI). Each of these companies has certain distinct advantages over RLC, including SM's considerably larger mall portfolio and ALI's access to prime real estate in the heart of Metro Manila. In terms of total assets and equity accounts as of September 30, 2011, SM has

₱123.5 Billion and ₱61.8 Billion while ALI has ₱143.7 Billion and ₱70.2 Billion, respectively. There are a number of other players in the shopping mall business in the Philippines, but they are significantly smaller and, because of the high barriers to entry into the business (which include cost, branding, reputation, scale and access to prime real estate), RLC expects that it will continue to compete principally with these two major companies in this market sector for the foreseeable future. RLC has, however, recently seen an increase in the development of specialty malls by companies that are not traditional players in the industry, and it is unclear whether or how this trend might affect the competitive landscape. Shopping mall operators also face competition from specialty stores, general merchandise stores, discount stores, warehouse outlets and street markets.

RLC believes its strength is in its mixed-use, retail, commercial and residential developments. RLC operates on the basis of its flexibility in developing malls with different sizes depending on the retail appetite of the market per location. It is focused on balancing its core tenant mix and providing a more distinctive shopping mall experience to its loyal customers, as well as its ability to leverage the brand equity and drawing power of its affiliated companies in the retail trade business.

ii. Residential Division

1. ***Luxuria***

The Luxuria segment continues to develop projects that caters to the high-end market. It strives to compete with developers who have already established their names in tapping this slice of the market. RLC, being new in this segment of the market, continues to learn from the strong players. There is also competition with regards to the buyers to tap, since it is only a small portion of real estate market. ALI and Megaworld Corporation (Megaworld) competes primarily with RLC under this market segment. Mega's total assets and equity accounts as of September 30, 2011 amounted to ₱127.4 Billion and ₱ 71.1 Billion, respectively.

2. ***Robinsons Residences***

RLC's close competitors (ALI and Megaworld) under this segment targets the same market and offers similar products. There are also small players who try to compete for this segment of the market. But because of the significant barriers to entry into the business, such as requirements for industry-specific technological know-how, the considerable capital expenditure required for the acquisition and development of land, the reputation needed to be able to adopt a pre-sale model and the requirement of a large and experienced sales and distribution network, RLC continues to be one of the leading choices of potential buyers.

3. ***Robinsons Communities***

RLC Robinsons Communities in particular, has numerous competitors in the middle income segment. This is in part a function of the fact that as compared to other business areas, RLC does not enjoy the same "early mover" advantage. Currently, Robinsons Communities' competitors include companies like Avida Land (AL), Filinvest Land (FL), SM Development Corporation (SMDC) and DMCI Homes. Total assets and equity accounts of these companies amounted to ₱66.7 Billion and ₱42.4 Billion for FL, and ₱52.8 Billion and ₱33.3 Billion for SMDC, respectively. Based on public records and independent industry reports and its own market knowledge, the Company believes that it is among the top five middle-ranged condominium developers in the Philippines in terms of revenues from sales. The Company believes that it can successfully compete in this market segment on the basis of its brand name, technical expertise, financial standing and track record of successfully completed, quality projects.

4. ***Robinsons Homes***

Recognizing the growing housing market in the Philippines, RLC continues to embark on building subdivisions through its Robinsons Homes brand. For families coming from the C – B segment aspiring to own their first home or upgrade to a better abode and neighborhood, Robinsons Homes provides them themed, master planned, secure and gated horizontal subdivisions in key urbanized cities nationwide ideal to start the good life. In order to cater to varying market profiles, Robinsons Homes launched its three sub-brands namely: *Springdale* for start-up families, *Brighton* for growing families and *Bloomfields* for full nesters.

It stands in close competition with ALI, FL and Vista Land (VL). Total assets and equity accounts of VL amounted to ₱66.6 Billion and ₱39.8 Billion, respectively.

Robinsons Homes competes on the basis of location. It is a nationwide residential subdivision developer with projects in Laoag, Tarlac, Pampanga, Antipolo, Cavite, Batangas, Cebu, Cagayan de Oro, Davao and General Santos. Robinsons Homes is creating not just subdivisions but is forming nurturing communities with lifestyle amenities and support developments in response to the changing lifestyle of Filipinos.

The Company believes that its market specific branding, reliability to deliver and consistent quality products at an affordable price has contributed to its ability to generate sales and its overall success.

iii. Office Buildings Division

The Company believes that competition for office space is principally on the basis of location, availability of space and quality of office space. The biggest competitors of the Company under this segment are ALI and Megaworld. The Company competes in this market on the basis of the strategic locations of its buildings, including their proximity to the Company's malls and residences as part of mixed-use developments, and has also began to design its office space with BPO- and call center-specific requirements in mind, in order to better serve that market and make its office buildings more attractive to those potential tenants. The Company also believes that its established reputation for completing projects on time and at the committed specifications, as well as delivering quality products at good value has contributed to its ability to retain the services of its exclusive and non-exclusive brokers and to its overall success.

iv. Hotels Division

Philippine Tourism is highly influenced by general political and economic conditions within the country. The Philippines as a destination, benefits in terms of competitiveness in pricing – Hotel, ticket taxes and airline, natural resources & eco-tourism, though concerns are still safety and security / travel advisories and health and hygiene. The hotel business has seen a continued stabilized situation due to remittances from Filipino overseas workers, the continued booming of business outsource processing & IT infrastructure projects in the Philippines, and the continuous drive of the local tour operators in developing affordable tour packages. Year 2011 poses a 12% growth in tourism arrival YTD, continually driven by key feeder markets from Korea, US and Japan

Tourism outlook in the Philippines, especially Metro Manila seems optimistic with several hotels opening in the Makati, Ortigas and Fort Bonifacio CBD. Major competitors within Ortigas area, where the Company's two hotels are situated, are Shangrila Plaza Edsa Hotel, Oakwoods, Linden Suites and Discovery Suites, among others. Consumers though are still driven by price, perceived value, quality of service and location of accommodation. In support of this, to further drive and strengthen share, RLC's Holiday Inn Manila Galleria has undergone a "Refresh" program, a global Holiday Inn campaign set out to drive consistency in the brand knowing that guests will receive the same quality service and experience in every Holiday Inn hotel. The Crowne Plaza Manila is also targeting on a new brand identity & guest experience hallmark by Q3 2012.

Summit Circle Cebu (formerly Cebu Midtown Hotel), on the other hand, has just completed renovating all its rooms this year.

e) Sources and Availability of Raw Materials and Names of Principal Suppliers

Construction and development of malls, high-rise office and condominium units as well as land and housing construction are awarded to various reputable construction firms subject to a bidding process and management's evaluation of the price and qualifications of and its relationship with the relevant contractor. Most of the materials used for construction are provided by the contractors themselves in accordance with the underlying agreements, although sometimes the Company will undertake to procure the construction materials when it believes that it has an advantage in doing so. The Company typically will require the contractor to bid for a project on an itemized basis, including separating the costs for project materials that it intends to charge the Company. If the Company believes that it is able to acquire any of these materials (such as cement or steel) at a more competitive cost than is being quoted to it, it may remove these materials from the project bid and enter into a separate purchase order for the materials itself, to reduce project costs.

f) Employees and Labor

As of September 30, 2011, RLC and its subsidiaries had a total of 4,560 employees, including 1,539 permanent full-time managerial and support employees and approximately 3,021 contractual and agency employees, grouped by business divisions as follows:

Business	Permanent Employees	Contract Employees	Total Employees
Commercial Centers Division	632	2,099	2,731
Office Buildings Division	9	191	200
Residential Division	343	375	718
Hotels Division	555	356	911
Total	1,539	3,021	4,560

The 1,539 permanent full-time managerial and support employees of RLC and its subsidiaries as of September 30, 2011 can be broken down by function as follows:

FUNCTION	NO. OF EMPLOYEES
Operational	601
Administrative	662
Technical	276
Total	**1,539**

The Company foresees an increase in its manpower complement to 1,882 employees in the ensuing twelve months.

Almost all of the Company's hotels division employees are covered by a collective bargaining agreement which will mature on September 30, 2016 for Summit Circle Cebu (formerly Cebu Midtown Hotel) and September 30, 2015 for the Holiday Inn Manila Galleria hotel. The Company's other employees are not unionized or party to collective bargaining agreements with the Company.

g) Industry Risk

The Company conducts substantially all of its business activities in the Philippines and all of its major assets are located in the Philippines, which exposes the Company to the performance of the Philippine economy and to Philippine property market risk.

RLC derives substantially all of its revenue and operating profits from its property investment and development activities in the Philippines and its business is therefore highly dependent on the state of the Philippine economy and the Philippine property market. RLC has adopted a diversified business model with both an "investment" component, in which the Company develops, owns and operates real estate projects (principally shopping malls, high-rise office buildings and hotels) and a "development" component, in which RLC develops real estate projects for commercial sale (principally high-rise condominiums and horizontal residential subdivision developments).

Demand for, and prevailing prices of, shopping mall and office leases are, and the performance of the Philippine hotel business is, directly related to the strength of the Philippine economy and the overall levels of business activity in the Philippines. The Company's commercial centers division is also directly affected by social trends, changing spending patterns and consumer sentiment in the Philippines, which are in turn heavily influenced by economic, political and security conditions in the Philippines. On the development side of the Company's business, the Philippine property market has, in the past, been cyclical and property values have been affected by supply of and demand for comparable properties, the rate of economic growth in the Philippines and political developments. The Company is particularly reliant on business from OFWs and expatriate Filipinos, which constitutes a significant portion of the demand for its projects in the residential division. This also exposes the Company to the performance of specific economies in which these concentrated groups of potential customers are located, including the United States, Italy and Saudi Arabia. Demand for new residential housing projects in the Philippines, in particular, has also fluctuated in the past as a result of prevailing economic conditions (including overall growth levels and interest rates), the political and security situation in the Philippines and other related factors.

The Philippine economy generally, and the Philippine property market specifically, went through a sharp downturn brought about by the effects of the Asian financial crisis in the late 1990s. The abrupt drop in demand following the Asian financial crisis resulted in reduced levels of retail spending, poor consumer sentiment, a glut in the property market, depressed property prices and reduced demand for new residential projects. Although market conditions have recovered to a certain extent, there can be no assurance that this recovery will continue or that there will not be a recurrence of the conditions experienced during the Asian financial crisis of the late 1990s or similar conditions.

Considerable economic and political uncertainties currently exist in the Philippines that could have adverse effects on consumer spending habits, construction costs, availability of labor and materials and other factors affecting the Company and its businesses. Significant expenditures associated with investment in real estate, such as real estate taxes, maintenance costs and debt payments, generally cannot be correspondingly reduced if changes in the Philippine property market or the Philippine economy cause a decrease in revenues from the Company's properties. Because of RLC's business concentration in the Philippines, reduced levels of economic growth, adverse changes in the country's political or security situation, or weaker performance of the country's property development market generally could materially adversely affect RLC's profitability.

RLC operates in a highly competitive industry. The Company's future growth and development is dependent, in large part, on the availability of large tracts of land suitable for development. As the Company, particularly its commercial centers, office building and residential divisions, and its competitors attempt to locate sites for development, it may become more difficult to locate parcels of suitable size in locations and at prices acceptable to the Company, particularly in Metro Manila and other urban areas. To the extent that the Company is unable to acquire suitable land at acceptable prices, its growth prospects could be limited and its business and results of operations could be adversely affected.

A number of other commercial center and residential developers and real estate services companies, some with greater financial and other resources and more attractive land banks than the Company, compete with RLC in various aspects of its business. Competition from other real estate developers and real estate services companies may adversely affect RLC's ability to develop and sell its properties or attract and retain tenants, and continued development by these and other market participants could result in saturation of the market for real estate, and in particular shopping malls.

ADDITIONAL REQUIREMENTS AS TO CERTAIN ISSUES OR ISSUER

Not Applicable

Item 2. Properties

Over the years, the Company has invested in a number of properties located across the Philippines for existing and future development projects. All of these properties are fully owned by the Company and none of which are subject to any mortgage, lien or any form of encumbrance. The Company also enters into joint venture arrangements with land owners in order to optimize their capital resources. Not only does this encourage raw land development for future projects but it also provides them exclusive development and marketing rights.

The following are locations of the Company's properties:

Location	Use	Status
Land		
Metro Manila		
Manila	Mixed-use (mall/residential)	No encumbrances
Quezon City	Residential/ Mixed-use (mall/residential/hotel)	No encumbrances
Pasay City	Residential	No encumbrances
Mandaluyong City	Mixed-use (mall/hotel/residential)	No encumbrances
Makati City	Office Building	No encumbrances
Pasig City	Residential/ Mall/ Mixed-use (mall/hotel/residential/office)	No encumbrances
Paranaque City	Residential	No encumbrances
Muntinlupa City	Mixed-use (mall/residential)	No encumbrances
Taguig City	Residential	No encumbrances
Metro Manila area	Land bank	No encumbrances
Luzon		
La Union	Residential	No encumbrances
Pangasinan	Mall	No encumbrances
Bulacan	Mall	No encumbrances
Nueva Ecija	Mall	No encumbrances
Pampanga	Mall	No encumbrances
Tarlac	Mall	No encumbrances
Batangas	Mall/ Residential	No encumbrances
Cavite	Mall/ Residential/ Mixed-use (mall/hotel/residential)	No encumbrances
Laguna	Mall	No encumbrances
Palawan	Mixed-use (mall/hotel/residential)	No encumbrances
Rizal	Residential	No encumbrances
Luzon area	Land bank	No encumbrances
Visayas		
Iloilo City	Mall	No encumbrances
Bacolod City	Mall	No encumbrances
Cebu	Mixed-use (mall/hotel/residential)	No encumbrances
Negros Oriental	Mixed-use (mall/hotel)	No encumbrances
Leyte	Mall	No encumbrances

Visayas area	Land bank	No encumbrances
Mindanao		
Agusan Del Norte	Mall	No encumbrances
Cagayan De Oro City	Residential	No encumbrances
Davao City	Mall	No encumbrances
South Cotabato	Mall/ Residential	No encumbrances
Mindanao Area	Land bank	No encumbrances
Building and Improvements		
Metro Manila		
Manila	Mixed-use (mall/residential)	No encumbrances
Quezon City	Mixed-use (mall/hotel/residential)	No encumbrances
Mandaluyong City	Mixed-use (mall/hotel/residential)	No encumbrances
Makati City	Office Building	No encumbrances
Pasig City	Mixed-use (mall/hotel/residential)	No encumbrances
Luzon		
Ilocos Norte	Mall	No encumbrances
Bulacan	Mall	No encumbrances
Nueva Ecija	Mall	No encumbrances
Pampanga	Mall	No encumbrances
Tarlac	Mall	No encumbrances
Batangas	Mall	No encumbrances
Cavite	Mall/ Mixed-use (mall/hotel)	No encumbrances
Laguna	Mall	No encumbrances
Rizal	Mall	No encumbrances
Visayas		
Iloilo City	Mall	No encumbrances
Bacolod City	Mall	No encumbrances
Cebu	Mixed-use (mall/hotel/office)	No encumbrances
Negros Oriental	Mall	No encumbrances
Leyte	Mall	No encumbrances
Mindanao		
Cagayan De Oro City	Mall	No encumbrances
Davao City	Mall	No encumbrances
South Cotabato	Mall	No encumbrances

The Company owns all the properties upon which all of its existing commercial centers are located, except for the following: (i) Robinsons Place Iloilo, (ii) Robinsons Cagayan de Oro, (iii) Robinsons Cainta, and (iv) Robinsons Pulilan. These four properties are leased at prevailing market rates. The leases for the Iloilo and Cagayan de Oro properties are for 50 years each and commenced in October 2001 and December 2002, respectively. The leases for the Cainta and Pulilan properties are for 25 years each and commenced in December 2003 and January 2008, respectively. Renewal options for Cainta and Pulilan are available to the Company. Total rent expense amounted to ₱165 Million in 2011, ₱158 Million in 2010, and ₱156 Million in 2009.

Capital expenditure incurred for fiscal years 2011, 2010 and 2009 amounted to ₱13.9 Billion, ₱6.5 Billion and ₱6.3 Billion, respectively, representing about 104%, 57% and 59% of revenues in those years, respectively.

The Company has budgeted ₱13 Billion capital expenditures covering land and constructions for fiscal year 2012. These will be funded through cash from operations and borrowings. 38% is allocated for residential condos and housing units while 62% will be spent for malls, office buildings and hotels.

Item 3. Legal Proceedings

The Company and its subsidiaries and affiliates are subject to various civil and criminal lawsuits and legal actions arising in the ordinary course of business. In the opinion of RLC's management, none of the lawsuits or legal actions to which it is currently subject will materially affect the daily operations of its business nor will they have a material effect on the Company's consolidated financial position.

Item 4. Submission of Matters to A Vote of Security Holders

There were no matters submitted to a vote of security holders during the fourth quarter of the fiscal year covered by this report.

Item 5. Regulatory and Environmental Matters

a) Shopping Malls

Shopping mall centers are regulated by the local government unit of the city or municipality where the establishment is located. In line with this, mall operators must secure the required mayor's permit or municipal license before operating. In addition, no mall shall be made operational without complying first with the provisions of the fire code and other applicable local ordinances. Furthermore, shopping malls with food establishments must obtain a sanitary permit from the Department of Health. It is also compulsory for shopping malls discharging commercial waste water to apply for a waste water discharge permit from the DENR and to pay the fee incidental to the permit.

As a tourism-related establishment, shopping malls may obtain accreditation from the Department of Tourism. A shopping mall can only be accredited upon conformity with the minimum physical, staff and service requirements promulgated by the Department of Tourism.

b) Residential Condominium and Housing and Land Projects

Presidential Decree No. 957 as amended, is the principal statute which regulates the development and sale of real property as part of a condominium project or subdivision. Presidential Decree No. 957 covers subdivision projects and all areas included therein for residential, commercial, industrial and recreational purposes as well as condominium projects for residential or commercial purposes. The HLURB is the administrative agency of the Government which, together with local government units, enforces this decree and has jurisdiction to regulate the real estate trade and business.

All subdivision and condominium plans for residential, commercial, industrial and other development projects are subject to approval by the relevant local government unit in which the project is situated. The development of subdivision and condominium projects can commence only after the relevant government body has issued the development permit.

Further, all subdivision plans and condominium project plans are required to be filed with and approved by the HLURB. Approval of such plans is conditional on, among other things, the developer's financial, technical and administrative capabilities. Alterations of approved plans which affect significant areas of the project, such as infrastructure and public facilities, also require the prior approval of the relevant local government unit. Owners of or dealers in real estate projects are required to obtain licenses to sell before making sales or other dispositions of lots or real estate projects. Dealers, brokers and salesmen are also required to register with the HLURB. Project permits and licenses to sell may be suspended, cancelled or revoked by the HLURB by itself or upon a verified complaint from an interested party for reasons such as non-delivery of title to fully-paid buyers or deviation from approved plans. A license or permit to sell may only be suspended, cancelled or revoked afer a notice to the developer has been served and all parties have been given an opportunity to be heard in compliance with the HLURB's rules of procedure and other applicable laws. Subdivision or condominium units may be sold or offered for sale only after a license to sell has been issued by the HLURB. The license to sell may be issued only against a performance bond posted to guarantee the completion of the construction of the subdivision or condominium project and compliance with applicable laws and regulations.

There are essentially two different types of residential subdivision developments, which are distinguished by different development standards issued by the HLURB. The first type of subdivision, aimed at low-cost housing, must comply with Batas Pambansa Blg. 220, which allows for a higher density of building and relaxes some construction standards. Other subdivisions must comply with Presidential Decree 957, which set out standards for lower density developments. Both types of development must comply with standards regarding the suitability of the site, road access, necessary community facilities, open spaces, water supply, the sewage disposal system, electrical supply, lot sizes, the length of the housing blocks and house construction.

Under current regulations, a developer of a residential subdivision is required to reserve at least 30% of the gross land area of such subdivision for open space for common uses, which include roads and recreational facilities. A developer of a commercial subdivision is required to reserve at least 3.5% of the gross project area for parking and pedestrian malls.

Further, Republic Act No. 7279 requires developers of proposed subdivision projects to develop an area for socialized housing equivalent to at least 20% of the total subdivision area or total subdivision project cost, at the option of the developer, within the same or adjacent regions, whenever feasible, and in accordance with the standards set by the HLURB. Alternatively, the developer may opt to buy socialized housing bonds issued by various accredited government agencies or enter into joint venture arrangements with other developers engaged in socialized housing development. The Company has benefited from providing low-income housing or projects of such types which are financially assisted by the government. These policies and programs may be modified or discontinued in the future. The Government may also adopt regulations which may have the effect of increasing the cost of doing business for real estate developers. Under current law, income derived by domestic corporations from the development and sale of socialized housing which currently, among other things, must have a basic selling price of no more than ₱300,000, is exempt from project related income taxes. Under the current Investment Priorities Plan issued by the Board of Investments, mass housing projects including development and fabrication of housing components, are eligible for government incentives subject to certain policies and guidelines. In the future, since the sale of socialized housing units comprise a portion of homes sold by the Company, any changes in the tax treatment of income derived from the sale of socialized housing units may affect the effective rate of taxation of the Company.

c) Hotels

The Philippine Department of Tourism promulgated the Hotel Code of 1987 (the "Hotel Code") in order to govern the business and operation of all hotels in the Philippines. Investors that wish to operate a hotel must first register and apply for a license with the local government of the city or municipality where the hotel is located. For purposes of registration and licensing, hotels are classified into four groups: De Luxe Class, First Class, Standard Class and Economy Class. The Hotel Code provides minimum standards for the establishment, operation and maintenance of hotels depending on the hotel's classification.

A certificate of registration and license as a hotel will not be granted unless the relevant establishment has passed all the conditions of the Hotel Code, the Fire and Building Codes, Zoning Regulations and other municipal ordinances. Furthermore, hotels can only be opened for public patronage upon securing of a sanitary permit from the city or municipal health office having jurisdiction over the establishment. The Department of Tourism is the government agency which is tasked with the accreditation of hotels. The Department promulgates the minimum standards and procedures for hotel accreditation. While accreditation is non-compulsory, accredited hotels are given incentives by the Department of Tourism.

d) Zoning and Land Use

Under the agrarian reform law currently in effect in the Philippines and the regulations issued thereunder by the DAR, land classified for agricultural purposes as of or after 15 June 1988, cannot be converted to non-agricultural use without the prior approval of DAR.

Land use may be also limited by zoning ordinances enacted by local government units. Once enacted, land use may be restricted in accordance with a comprehensive land use plan approved by the relevant local government unit. Lands may be classified under zoning ordinances as commercial, industrial, residential or agricultural. While a procedure for change of allowed land use is available, this process may be lengthy and cumbersome.

e) Special Economic Zone

The Philippine Economic Zone Authority ("PEZA") is a government corporation that operates, administers and manages designated special economic zones ("Ecozones") around the country. Ecozones, which are generally created by proclamation of the President of the Philippines, are areas earmarked by the government for development into balanced agricultural, industrial, commercial, and tourist/recreational regions.

An Ecozone may contain any or all of the following: industrial estates, export processing zones, free trade zones, and tourist/recreational centers. PEZA registered enterprises locating in an Ecozone are entitled to fiscal and non-fiscal incentives such as income tax holidays and duty-free importation of equipment, machinery and raw materials.

Information technology ("IT") enterprises offering IT services (such as call centers, and business process outsourcing using electronic commerce) are entitled to fiscal and non-fiscal incentives if they are PEZA-registered locators in a PEZA-registered IT Park, IT Building, or Ecozone. An IT Park is an area which has been developed into a complex capable of providing infrastructures and other support facilities required by IT enterprises, as well as amenities required by professionals and workers involved in IT enterprises, or easy access to such amenities. An IT Building is an edifice, a portion or the whole of which, provides such infrastructure, facilities and amenities.

PEZA requirements for the registration of an IT Park or IT Building differ depending on whether it is located in or outside Metro Manila. These PEZA requirements include clearances or certifications issued by the city or municipal legislative council, the DAR, the National Water Resources Board, and the DENR.

The Company actively seeks PEZA registration of its buildings, as this provides significant benefits to the Company's tenants. PEZA registration provides significant tax incentives to those of the Company's customers that are PEZA-registered (they can, for example, avail themselves of income tax incentives such as income tax holidays or 5% gross income taxation), thereby making tenancy in the Company's PEZA-registered buildings potentially more attractive to them. As of fiscal year 2011, the Pioneer mixed-use complex was in a PEZA Ecozone, the Robinsons Equitable Tower and Robinsons Summit Center were PEZA-registered buildings. A number of malls are also PEZA-registered.

f) Effect of Existing or Probable Governmental Regulations on the Business

The existing regulatory and environmental/governmental regulations mentioned under "items 5a-e" as well as possible governmental regulations on the various business segments may affect the Company's profitability through possible reduction in revenues.

The Company spent about ₱4.6 Million for STP facilities for its 29 malls in compliance with environmental laws, more particularly on mall waste water discharge.

PART II - OPERATIONAL AND FINANCIAL INFORMATION

Item 6. Market Information

Data on the quarterly price movement of its shares for the past three fiscal years are set forth below.

	2011			2010			2009		
Quarter	**High**	**Low**	**Close**	**High**	**Low**	**Close**	**High**	**Low**	**Close**
1	16.30	15.26	16.30	13.00	12.75	13.00	4.90	4.70	4.90
2	11.62	11.52	11.52	14.50	14.25	14.50	4.60	4.50	4.50
3	12.04	11.96	12.00	15.00	14.50	14.75	6.80	6.70	6.80
4	11.30	11.00	11.30	16.10	16.04	16.06	10.75	10.25	10.50

Additional information as of December 31, 2011 are as follows:

Market Price:	**Fiscal Year 2012**	**High**	**Low**
	Oct. to Dec. 2011	₱11.46	₱11.28

The Company's common stock is traded in the Philippine Stock Exchange.

Item 7. Dividends

RLC declared cash dividends for each of the fiscal years 2011, 2010 and 2009.

For fiscal year 2011, the Company declared a cash dividend of ₱0.36 per share from unrestricted Retained Earnings as of September 30, 2010 to all stockholders on record as of May 31, 2011. The cash dividends were paid out on June 27, 2011.

For fiscal year 2010, the Company declared a cash dividend of ₱0.48 per share from unrestricted Retained Earnings as of September 30, 2009 to all stockholders on record as of May 5, 2010. The cash dividends were paid out on May 20, 2010.

For fiscal year 2009, the Company declared a cash dividend of ₱0.25 per share from unrestricted Retained Earnings as of September 30, 2008 to all stockholders on record as of May 15, 2009. The cash dividends were paid out on June 10, 2009.

RLC's retained earnings include accumulated equity in undistributed net earnings of subsidiaries amounting to ₱380 Million, ₱365 Million, and ₱345 Million in 2011, 2010 and 2009. These amounts are not available for dividend declaration until received in the form of dividends.

Item 8. Principal Shareholders

The following table sets forth the Company's top twenty shareholders and their corresponding number of shares held as of September 30, 2011:

	Name of Stockholders	No. of Shares Held	Percent to Total Outstanding
1	JG Summit Holdings, Inc.	2,496,114,787	60.97%
2	PCD Nominee Corporation (Non-Filipino)	911,153,213	22.26%
3	PCD Nominee Corporation (Filipino)	545,117,828	13.32%
4	PCD Nominee Corporation (Filipino)	86,451,718	2.11%
5	Elizabeth Yu	13,105,800	0.32%
6	John Gokongwei, Jr.	12,187,081	0.30%
7	PCD Nominee Corporation (Non-Filipino)	10,271,048	0.25%
8	Cebu Liberty Lumber	2,203,200	0.05%
9	James L. Go	1,685,994	0.04%
10	Elizabeth Y. Gokongwei &/or John Gokongwei, Jr.	1,482,000	0.04%
11	Robina Y. Gokongwei-Pe	540,000	0.01%
12	Alberto Mendoza &/or Jeanie Mendoza	532,800	0.01%
13	John L. Gokongwei, Jr.	450,000	0.01%
14	Elizabeth Yu Gokongwei	412,500	0.01%
15	Mariano K. Tan	360,000	0.01%
16	Frederick D. Go	337,501	0.01%
17	Samuel C. Uy	324,000	0.01%
18	Valentin Khoe	297,900	0.01%
19	Lisa Yu Gokongwei	270,000	0.01%
20	G&L Securities	241,500	0.01%
	OTHERS	10,291,815	0.25%
	Total	**4,093,830,685**	**100.00%**

Item 9. Management Discussion and Analysis of Financial Condition and Results of Operation

a) Results of Operations and Financial Condition

RLC derives its revenues from real estate operations and hotel operations. Revenues from real estate operations account for approximately 90% of the Company's total revenues and are derived from the lease of commercial spaces in the various Robinsons malls, the lease and sale of space from RLC's office buildings, and the sale of residential units from the Company's various housing projects. Approximately 10% of total revenues are derived from hotel operations.

Year ended September 30, 2011 versus same period in 2010

RLC generated total gross revenues of ₱13.34 Billion for fiscal year 2011, an increase of 18% from ₱11.30 Billion total gross revenues for fiscal year 2010. Net profit for the fiscal year 2011 amounted to ₱3.97 Billion, up by 10% compared to fiscal year 2010. EBITDA amounted to ₱7.14 Billion this year, up by 11% from last year.

The Commercial Centers Division accounted for ₱6.23 Billion of the real estate revenues for the year versus ₱ 5.74 Billion last year or an 8% increase. Rental escalations and strong take up of leased areas of the Company's mall space after renovation and expansion work of existing malls increased the rental revenues. Significant rental increment was contributed by our flagship malls--Robinsons Galleria and Robinsons Place Manila and the continued strong growth of our new malls in Dumaguete, Ilocos Norte, General Santos, Tacloban, Davao and Cebu. The Division's EBIT (Earnings before interest and taxes) and EBITDA (Earnings before interest, taxes and depreciation and amortization) have shown positive variances of 6.6% and 7.3%, respectively.

The Company's Residential Division realized gross revenues of ₱4.56 Billion up by 41% from ₱3.22 Billion last year due to increase in completion levels of existing projects such as The Fort Residences, East of Galleria and Woodsville Viverde and higher take up of realized revenues from new projects such as Trion Tower 1, Sonata 1 and Amisa 1 and 2. As realized revenues increased, both EBIT and EBITDA have shown a positive variance of 30%.

The Office Buildings Division reported revenues of ₱1.35 Billion compared to ₱1.18 Billion over the same period last year. This 14% increase in lease income was due mainly to new office space available for lease in Robinsons Cybergate Tower 3 and completion of Cybergate Plaza. The Division's EBIT and EBITDA have shown positive variances of 10% and 14%, respectively.

The Hotels Division, a major contributor to the Company's recurring revenues, registered gross revenues of ₱ 1.21 Billion as against last year's ₱1.15 Billion. The 5% increase in hotel revenues was principally due to the strong performance of the Company's pilot Go Hotel in Mandaluyong City. The hotel average occupancy rates are 72% for Crowne Plaza Manila Galleria (CPMG), 74% for Holiday Inn Manila Galleria (HIMG), 60% for Summit Circle Cebu (formerly Cebu Midtown Hotel), 40% for the Summit Ridge Hotel and 88% for the newly opened Go Hotel. Hotels Division EBIT grew by 30%, while EBITDA showed a positive variance of 10%.

Real Estate cost and expenses went up to ₱5.45 Billion this year. As a result of the increase in realized gross revenues of the Residential Division, cost of real estate sale of sold residential units increased by 53%. Hotel expenses slightly increased to ₱1.01 Billion or 1% as compared to last year of ₱996.9 Million due to higher operational expenses at Summit Ridge Hotel and Go Hotel.

Interest income slightly decreased to ₱671.8 Million from ₱702.1 Million last year. The higher interest income from money market placements was offset by the lower interest income on its receivable from affiliated companies.

General and administrative expenses went up by 12% due to higher salaries, advertising and promotions and insurance, among others. Interest expense decreased by 17% due to higher level of capitalizable interest covering various capital expenditures.

Total assets of the Company stood at ₱65.12 Billion, a growth of 23% from total assets of ₱53.10 Billion in 2010. Cash and cash equivalents increased by ₱3.5 Billion due to the proceeds from stock rights offering and collection of receivable from JGSHI, offset by payments for ongoing projects. Decrease in Receivables of 33% to ₱3.66 Billion is due collection of ₱1.92 Billion receivable from JGSHI.

Subdivision land, condominium and residential units for sale grew by 37% due to higher level of capital expenditures for new and ongoing projects under the Residential division.

Investment Properties and Property and Equipment increased by 24% and 6%, respectively, due to acquisition of land for future development and completion of redevelopment of the two flagship malls Robinsons Galleria and Robinsons Place Manila and ongoing redevelopment of Robinsons Metroeast, expansion of Robinsons Cybergate Bacolod and Robinsons Tacloban, and ongoing construction at Robinsons Magnolia, Robinsons Place Pangasinan, Robinsons Place Palawan and Robinsons Maxilom. Other Assets increased by 17% to ₱ 1.98 Billion due to increase in input taxes and advances to suppliers and contractors.

Accounts Payable and Accrued Expenses increased by 13% due to increase in level of capital expenditures. Loans Payable is steady at ₱15 Billion, ₱3 Billion of which is maturing in fiscal year 2012. Deposits and Other liabilities went up by 1% to ₱5.99 Billion due to higher level of deposits from lessees of newly opened malls and higher deposits from real estate buyers.

Stockholder's Equity as of September 30, 2011 stood at ₱38.81 Billion, up by 41% from ₱27.5 Billion last year due to the successful stock rights offering during the year, current earnings of ₱3.97 Billion, and payment of cash dividends of ₱1.47 Billion.

RLC's key performance indicators are Gross Revenues, EBIT, EBITDA, Net Income, Current Ratio and Debt-to-Equity Ratio. The Company's financial position remains solid, with a total current ratio of 2.34:1 and 3.35:1 for fiscal year 2011 and 2010, respectively, and debt-to-equity ratio of 0.38:1 vis-à-vis last year's 0.54:1. Net Financial debt-to-equity ratio stood at 0.15:1 for fiscal year 2011 and 0.34:1 for 2010. Adjusted earnings per share amounted to ₱1.16 per share this year compared to ₱1.21 per share last year. Net Book Value per share amounted to ₱9.48 and ₱10.08 for the years ended September 30, 2011 and 2010, respectively.

Capital expenditures for the fiscal year ended September 30, 2011 amounted to ₱13.9 Billion. Funding for the capital expenditures was sourced from long-term borrowings, proceeds of stock rights offering and internally generated funds.

Year ended September 30, 2010 versus same period in 2009

RLC generated total gross revenues of ₱11.30 Billion for fiscal year 2010, an increase of 5% from ₱10.73 Billion total gross revenues for fiscal year 2009. Net profit for the fiscal year 2010 amounted to ₱3.59 Billion, up by 10% compared to fiscal year 2009. RLC's net profit growth would have been higher at 13% if the ₱103 Million gain from interest rate swap transaction last year was excluded. EBITDA amounted to ₱6.41 Billion this year, up by 8% from last year.

The Commercial Centers Division accounted for ₱5.74 Billion of the real estate revenues for the year versus ₱ 4.21 Billion last year. The 36% increase in revenues of the Commercial Centers Division was principally due to newly opened malls particularly Robinsons Place General Santos, Robinsons Ilocos Norte, Robinsons Place Dumaguete, and Cybergate Cebu. Rental escalations and strong take up of leased areas of the Company's mall space after renovation and expansion work of existing malls increased the rental revenue by 7.74%. Significant rental contribution came from Robinsons Place Tacloban, Robinsons Place Manila, Galleria mall, Robinsons Place Lipa and Robinsons Cybergate Davao, among others. Amusement revenue during the year of ₱712 Million was likewise recorded as a result of operating the Robinsons Movieworld starting fiscal year 2010. Interest income from money market placements contributed ₱223.93 Million during fiscal year 2010 or an increase of 167% from ₱83.8 Million last year. The Division's EBIT and EBITDA have shown positive variances of 34% and 29%, respectively.

The Company's Residential Division realized gross revenues of ₱3.22 Billion contracted by 26% from ₱4.37 Billion last year due to lower construction completion. As a result of the decrease in realized gross revenues, Residential Division EBIT has shown a negative variance of 45%, while EBITDA showed a decrease of 44%.

The Office Buildings Division reported revenues of ₱1.18 Billion compared to ₱1.11 Billion over the same period last year. This 6% increase in lease income was due mainly to new office space available for lease in Robinsons Cybergate Towers 3 and completion of Cybergate Plaza. The Division's EBIT and EBITDA have shown positive variances of 14% and 10%, respectively.

The Hotels Division, a major contributor to the Company's recurring revenues, registered gross revenues of ₱ 1.15 Billion as against last year's ₱1.04 Billion. The 11% increase in hotel revenues was principally due to the opening of Summit Ridge Hotel in Tagaytay and Go Hotel in Mandaluyong City. The average occupancy rates of the Company's hotels are 75% for Crowne Plaza Manila Galleria, 76% for Holiday Inn Manila Galleria (HIMG), 56% for Cebu Midtown Hotel, 36% for the Summit Ridge Hotel and 73% for the newly opened Go Hotel. Hotels Division EBIT has shown a positive variance of 17%, while EBITDA showed a positive variance of 13%.

Real Estate cost and expenses remained steady at ₱4.13 Billion this year. Lower cost of real estate sale of sold residential units was offset by higher depreciation and cinema cost. Hotel expenses increased to ₱996.9 Million or 10% as compared to last year of ₱905.8 Million due to higher operational expenses at Summit Ridge Hotel and Go Hotel.

Interest income increased to ₱702.1 Million from ₱237.8 Million last year due to higher level of money market placements and other financial assets.

Total assets of the Company stood at ₱53.1 Billion, a growth of 3% from total assets of ₱51.4 Billion in 2009. Cash and Cash Equivalents decreased by ₱3.4 Billion due to payment for ongoing projects. Increase in Receivables of 34% to ₱5.45 Billion is due to receivable from an affiliate. Subdivision Land and Condominium and Residential Units For Sale went up by 22% to ₱6.19 Billion from ₱5.08 Billion last year due to project development costs of new residential projects and existing projects.

Acquisition of land for future development and completion of Robinsons Place Dumaguete, Robinsons Ilocos Norte, and on going major renovations of the two flagship malls (Manila and Galleria) and on going construction at Robinsons Magnolia, raised the level of Investment by 8.7% from ₱29.29 Billion last year to ₱ 31.84 Billion this year. Property and Equipment increased by 10.8% to ₱2.42 Billion due to completion of Summit Ridge Hotel and Go Hotel. Other Assets decreased by 12% to ₱1.69 Billion as Advances to Altus San Nicolas Corp., a joint venture agreement with VVH Realty Corporation, was transferred to Investments account.

Accounts Payable and Accrued Expenses slightly decreased by 2% while Loans Payable went down to ₱ 15 Billion due to payment of matured loans during the fiscal year.

Stockholder's Equity for the period stood at ₱27.5 Billion, up by 8% from ₱25.5 Billion last year due to current earnings of ₱3.59 Billion, net of payment of cash dividends of ₱1.312 Billion and acquisition of Treasury Stocks of ₱221 Million.

RLC's key performance indicators are Gross Revenues, EBIT, EBITDA, Net Income and Debt to Equity Ratio. The Company's financial position remains solid, with a total debt to equity ratio of 0.54:1 vis-à-vis last year's 0.59:1. Net Financial debt equity ratio stood at 0.34:1 for fiscal year 2010 and 0.24:1 for 2009. Earnings per share amounted to ₱1.31 per share this year compared to ₱1.19 per share last year. Net Book Value per share amounted to ₱10.08 and ₱9.26 for the years September 30, 2010 and 2009, respectively.

Capital expenditures for the fiscal year ended 2010 amounted to ₱6.5 Billion. Funding for the capital expenditures was sourced from long-term borrowings and internally generated funds.

Year ended September 30, 2009 versus same period in 2008

RLC's net profit for the fiscal year 2009 amounted to ₱3.27 Billion, up by 4% compared to fiscal year 2008. Excluding ₱103 Million gain from interest rate swap transaction this year and a ₱253 Million reduction of deferred income tax last year, RLC's net profit growth is much higher at 10%. Although revenues was slightly down by 4% to ₱10.73 Billion, pre-tax profits still grew by 14% due to better cost control management. EBITDA amounted to ₱5.95 Billion this year, up by 12%. Net Income attributable to Parent Company amounted to ₱ 3.26 Billion this year compared to ₱3.15 Billion last year.

The Commercial Centers Division accounted for ₱4.21 Billion of the real estate revenues for the year versus ₱ 3.69 Billion last year. The 14% increase in revenues of the Commercial Centers Division was principally due to newly opened malls particularly Summit Ridge – Tagaytay, Robinsons Place – Tacloban, Robinsons Cabanatuan and Robinsons Place – Davao. Rental escalations and strong take up of leased areas of the Company's mall space after renovation and expansion work of existing malls increased the rental revenue by 9.7%. Significant rental contribution came from Robinsons Place Manila, Galleria mall, Robinsons Place Sta. Rosa and Robinsons Place Lipa, among others. The Division's EBIT and EBITDA have shown positive variances of 29.9% and 20.0%, respectively.

The Company's Residential Division realized gross revenues of ₱4.37 Billion, down by 20% from ₱5.46 Billion last year due to construction completion. Despite the decrease in gross revenues, Residential Division EBIT has shown a slight decrease of 1% to ₱1.36 Billion, and EBITDA also showed a slight contraction of 0.5% from last year's figures due to lower cost of sales.

The Office Buildings Division reported revenues of ₱1.11 Billion compared to ₱883.4 Million over the same period last year. This 25.9% increase in lease income was due mainly to new office space available for lease in Robinsons Cybergate Towers 2 and 3. The Division's EBIT and EBITDA have shown positive variances of 19.9% and 17.3%, respectively.

The Hotels Division, a major contributor to the Company's recurring revenues, registered gross revenues of ₱ 1.04 Billion as against last year's ₱1.14 Billion. The 9.1% decrease in hotel revenues was principaly due to the global travel slowdown. The average occupancy rates of the Company's hotels are 72% for Crowne Plaza Galleria Regency, 77% for Holiday Inn Galleria Manila (HIGM), 54% for Cebu Midtown Hotel and 23% for the newly opened Summit Ridge Hotel. Hotels Division EBIT has shown a negative variance of 32.1%, while EBITDA showed a negative variance of 14.4%.

Real Estate cost and expenses decreased by 18.9% from ₱5.09 Billion last year to ₱4.13 Billion this year due to lower project completion at Residential Division, particularly Otis 888 Residences, Gateway Garden Ridge and Three Adriatico Place. Hotel expenses decreased to ₱905.9 Million or 4% as compared to last year of ₱ 947.52 Million due to lower operational expenses as a result of lower room occupancy.

Interest income decreased from ₱494.7 Million last year to ₱237.8 Million due to lower level of discount amortization of installment contract receivables.

Total assets of the Company stood at ₱51.48 Billion, a growth of 27.7% from total assets of ₱40.31 Billion in 2008. This was due to successful two bond offerings totalling ₱10 Billion in July and August 2009. Cash and Cash Equivalents increased by ₱8.4 Billion brought about by proceeds from these bond offerings. Decrease in Receivables of 6.53% to ₱4.07 Billion is due to lower installment sales of Residential Buildings Division. Acquisition of land for future development and completion of Robinsons Cabanatuan, Tagaytay, Davao, Tacloban and General Santos, and Robinsons Cybergate Plaza located beside the Robinsons mall in Pioneer, raised the level of Investment by 6.3% from ₱27.56 Billion last year to ₱29.29 Billion this year. Property and Equipment increased by 19.45% to ₱2.18 Billion due to completion of Summit Ridge Hotel. Other Assets increased by 45% to ₱1.92 Billion due to Advances to Altus San Nicolas Corp., a joint venture agreement with VVH Realty Corporation.

Accounts Payable and Accrued Expenses slightly decreased by 3.11% was due to slightly higher payment of trade payables. Loans Payable went up to ₱15 Billion due to the ₱10 Billion bond offerings. Deposits and Other liabilities went down by 12% to ₱6.07 Billion due to payment of liabilities to an affiliated company.

Stockholder's Equity for the period stood at ₱25.57 Billion, up by 11.22% from ₱22.99 Billion last year due to current earnings of ₱3.27 Billion, net of declaration of cash dividends of ₱687 Million.

RLC's key performance indicators are Gross Revenues, EBIT, EBITDA, Net Income and Debt to Equity Ratio. The Company's financial position remains solid, with a total debt to equity ratio of 0.59:1 vis-à-vis last year's 0.26:1. Net Financial debt equity ratio stood at 0.24:1 for both years. Earnings per share amounted to ₱1.19 per share this year compared to ₱1.15 per share last year. Net Book Value per share for the years September 30, 2009 and 2008 amounted to ₱9.26 and ₱8.33 , respectively.

Capital expenditures used in investments in real properties including capitalized interest amounted to ₱6.3 Billion for the fiscal year 2009. Funding for the capital expenditures was sourced from long-term borrowings and internally generated funds.

Item 10. Trends, Events or Uncertainties that have had or that are reasonably expected to affect revenues and income

a.) The Philippine property market went through a downturn brought about by the effects of the 1997 Asian financial crisis and the slow recovery of the national economy thereafter. The period prior to July 1997 saw a boom in the local real estate industry. High rise office and residential condominium buildings rose at a brisk pace and construction of various housing devleopment projects were undertaken simultaneously. However, the demand for real estate dropped abruptly with the onslaught of the Asian crisis as income levels declined and consumers preferred to remain liquid during those uncertain times. Construction was halted on a number of ongoing projects as developers ran into financial difficulties. The abrupt decrease in demand brought about a glut in the property market which, in turn, resulted to a depression in property prices.

Improvements in the economy since that time have yet to make a big impact on the real estate industry. There is still an oversupply in certain segments of the market and property prices in these segments continue to remain low. Rental rates for office spaces in the Makati Central Business District ("CBD") are still low while vacancy levels in residential condominium are high. However, improvements can be seen in the demand for affordable residential condominium units. If the current trend of low interest rates and the overall positive performance of the economy are sustained in the medium to long term, demand for real estate may improve. This may also eventually result in an improvement in property prices. For its part, RLC has shifted its thrust to mid-cost residential condominium units, a sector where there is continuing demand, in view of the current state of the industry. It has also started entering into joint venture agreements with landowners for some of its housing projects. A strategy which is expected to result in drastically reduced capital investments for the Company.

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b.) **Any events that will trigger direct or contingent financial obligation that is material to the company, including any default or acceleration of an obligation.**

Not Applicable

c.) **All material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships of the company with unconsolidated entries or other persons created during the reporting period.**

Not Applicable

Item 11. Financial Statements

The consolidated financial statements and schedules listed in the accompanying Index to Financial Statements and Supplementary Schedule (page 71) are filed as part of this Form 17-A (pages 72 to 145).

Item 12. Information on Independent Accountant and Other Related Matters

a) External Audit Fees and Services

Audit and Audit-Related Fees

The table below sets forth the aggregate fees billed to the Company for each of the last two (2) years for professional services rendered by Sycip, Gorres Velayo & Co. :

Name	2011	2010
Audit and Audit-Related Fees		
Fees for services that are normally provided by the external auditor in connection with statutory and regulatory filings or engagements	₱ 2,936,029	₱ 2,769,973
All Other Fees	-	-
TOTAL	₱ 2,936,029	₱ 2,769,973

No other service was provided by external auditors to the Company for the fiscal years 2011 and 2010.

b) Changes in and Disagreements with Accountants on Accounting and Financial Disclosure

None

Item 13. Security Ownership of Certain Record and Beneficial Owners and Management

a) Security Ownership of Certain Record and Beneficial Owners

As of September 30, 2011, the Corporation knows no one who beneficially owns in excess of 5% of the Corporation's common stock except as set forth in the table below:

Title of Class	Name and addresses of record owners and relationship with the Corporation	Names of beneficial owner and relationship with record owner	Citizenship	No. of shares held	% to Total Outstanding
Common	JG Summit Holdings, Inc. [1] 43/F Robinsons Equitable Tower, ADB Avenue corner Poveda Street, Ortigas Center, Pasig City (stockholder)	Same as record owner (see note 1)	Filipino	2,496,114,787	60.97%
Common	PCD Nominee Corporation [2] (Non-Filipino) G/F Makati Stock Exchange Bldg. 6767 Ayala Ave., Makati City (stockholder)	PCD Participants and their clients (see note 2)	Non-Filipino	911,153,213	22.26%
Common	PCD Nominee Corporation (Filipino) G/F Makati Stock Exchange Bldg. 6767 Ayala Ave., Makati City (stockholder)	PCD Participants and their clients (see note 2)	Filipino	545,117,828	13.32%

Notes:

1 As of September 30, 2011, Mr. John Gokongwei, Jr., Chairman Emeritus of JG Summit Holdings, Inc. (JGSHI), held 1,007,539,915 shares representing 14.82% of the total outstanding shares of JGSHI. The Chairman and the President of JGSHI are both empowered under its by-laws to vote any and all shares owned by JGSHI, except as otherwise directed by its board of directors. The incumbent Chairman and Chief Executive Officer and President and Chief Operating Officer of JGSHI are Mr. James L. Go and Mr. Lance Y. Gokongwei, respectively.

2 PCD Nominee Corporation is the registered owner of the shares in the books of the Corporation's transfer agent. PCD Nominee Corporation is a corporation wholly owned by the Philippine Depository and Trust Corporation, Inc. (formerly the Philippine Central Depository) ("PDTC"), whose sole purpose is to act as nominee and legal title holder of all shares of stock lodged in the PDTC. PDTC is a private corporation organized to establish a central depository in the Philippines and introduce scripless or book-entry trading in the Philippines. Under the current PDTC system, only participants (brokers and custodians) will be recognized by PDTC as the beneficial owners of the lodged shares. Each beneficial owner of shares through his participants will be the beneficial owner to the extent of the number of shares held by such participant in the records of the PCD Nominee. Out of this account, "The Hongkong and Shanghai Banking Corp. Ltd. – Clients' Acct." - (Non-Filipino) holds for various trust accounts the following shares of the Corporation as of September 30, 2011:

	No. of shares held	% to total outstanding
The Hongkong and Shanghai Banking Corp. Ltd. – Clients' Acct.	558,574,605	13.64%

The securities are voted by the trustee's designated officers who are not known to the Corporation.

b) Security Ownership Of Management as of September 30, 2011:

Title of Class	Name of beneficial Owner	Position	Amount & nature of beneficial ownership	Citizenship	% to Total Outstanding
A. Executive Officers (see note 1)					
Common	1. James L. Go	Chairman & CEO	1,685,994	Filipino	0.04%
Common	2. Frederick D. Go	President & COO	337,501	Filipino	0.01%
Common	3. Henry L. Yap	General Manager	90,000	Filipino	*
	Sub-Total		2,113,495		0.05%
B. Other Directors, Executive Officers and Nominees					
Common	4. John L. Gokongwei, Jr.	Chairman Emeritus	14,119,081 (see note 2)	Filipino	0.34%
Common	5. Lance Y. Gokongwei	Vice Chairman and Deputy Chief Executive Officer	804,000	Filipino	0.02%
Common	6. Patrick Henry C. Go	Director	10,000	Filipino	*
Common	7. Robina Y. Gokongwei-Pe	Director	540,000	Filipino	0.01%
Common	8. Johnson Robert G. Go, Jr.	Director	1	Filipino	*
Common	9. Artemio V. Panganiban	Director (Independent)	150,001	Filipino	*
Common	10. Roberto F. de Ocampo	Director (Independent)	1	Filipino	*
Common	11. Emmanuel C. Rojas, Jr.	Director (Independent)	901	Filipino	*
	12. Rodolfo T. Malit	First Vice President – Controller	153,000	Filipino	*
	Subtotal		15,776,985		0.39%
C. All directors and executive officers as a group unnamed			17,890,480		0.44%

Notes:

[1] As defined under Part IV (B)(1)(b) of SRC Rule 12, the "named executive officers" to be listed refer to the Chief Executive Officer and those that are the four (4) most highly compensated executive officers as of September 30, 2011

[2] Sum of shares in the name of "John Gokongwei, Jr." for 12,187,081, "John L. Gokongwei, Jr." for 450,000 and "Elizabeth Y. Gokongwei and/or John Gokongwei" for 1,482,000.

* less than 0.01%

c) Voting Trust Holder of 5% or more - as of September 30, 2011

There are no persons holding more than 5% of a class under a voting trust or similar agreement.

d) Changes in Control

There has been no change in control of the Company since September 30, 2011.

PART III- CONTROL AND COMPENSATION INFORMATION

Item 14. Directors and Executive Officers of the Registrant

The overall management and supervision of the Company is undertaken by the Board of Directors. The Company's executive officers and management team cooperate with the Board of Directors by preparing appropriate information and documents concerning business operations, financial condition and results of operations of the Company for its review. Currently, the Board of Directors of the Company consists of ten members, of which three are independent directors.

The table below sets forth Board of Directors and Executive Officers of the Company as of September 30, 2011:

Name	Age	Position	Citizenship
John L. Gokongwei, Jr...............	85	Director, Chairman Emeritus	Filipino
James L. Go.............................	72	Director, Chairman and Chief Executive Officer	Filipino
Lance Y. Gokongwei.................	44	Director, Vice Chairman & Deputy Chief Executive Officer	Filipino
Frederick D. Go........................	42	Director, President & Chief Operating Officer	Filipino
Patrick Henry C. Go	41	Director	Filipino
Johnson Robert G. Go, Jr..........	46	Director	Filipino
Robina Y. Gokongwei-Pe	50	Director	Filipino
Artemio V. Panganiban.............	74	Director (Independent)	Filipino
Roberto F. de Ocampo.............	65	Director (Independent)	Filipino
Emmanuel C. Rojas, Jr.	75	Director (Independent)	Filipino
Arlene G. Magtibay...................	48	General Manager	Filipino
Abigail Joan R. Cosico………..	38	General Manager	Filipino
Henry L. Yap.............................	47	General Manager	Filipino
Constante T. Santos…………...	63	Senior Vice President	Filipino
Bach Johann M. Sebastian……	50	Senior Vice President	Filipino
Rodolfo T. Malit…………………	56	First Vice President	Filipino
Emmanuel G. Arce……………..	53	Vice President	Filipino
Manuel D. Deus, Jr.…………...	63	Vice President	Filipino
Constantino C. Felipe…………	48	Vice President	Filipino
Ma. Socorro Isabelle V. Aragon-Gobio…………………..	38	Vice President	Filipino
Winifred G. Maranan…………..	50	Vice President	Filipino
Christopher G. Narciso………..	42	Vice President	Filipino
Thomas Lee O…………………	60	Vice President	Filipino

Name	Age	Position	Citizenship
Rouen Abel V. Raz……………..	47	Vice President	Filipino
Kerwin Max S. Tan	41	Vice President	Filipino
Anicio G. Villanueva……….…...	59	Vice President	Filipino
Cecilia M. Pascual ………......	52	Vice President	Filipino
Mary Maylanie L. Precilla.........	38	Vice President	Filipino
Honorio Almeida.......................	54	Vice President	Filipino
Teresita H. Vasay	57	Treasurer	Filipino
Rosalinda F. Rivera	41	Corporate Secretary	Filipino

The above directors and officers have served their respective offices since May 11, 2011. The directors of the Company are elected at the annual stockholders' meeting to hold office until the next succeeding annual stockholders' meeting and until their respective successors have been elected and qualified. The independent directors of the Company are Roberto F. de Ocampo, Emmanuel C. Rojas Jr. and Retired Chief Justice Artemio V. Panganiban.

A brief description of the directors and executive officers' business experience and other directorships held in other reporting companies are provided as follows:

a) Directors' and Key Officers' Experience

John L. Gokongwei, Jr., 85, founded RLC in 1980 and has been the Chairman Emeritus of RLC effective January 1, 2002. He had been Chairman of the Board of Directors until his retirement and resignation from this position effective December 31, 2001. He continues to be a member of RLC's Board and is the Chairman Emeritus of JG Summit Holdings, Inc. and certain of its subsidiaries. He also continues to be a member of the Executive Committee of JG Summit Holdings, Inc. He is currently the Chairman of the Gokongwei Brothers Foundation, Inc., Deputy Chairman and Director of United Industrial Corporation Limited and Singapore Land Limited, and a director of JG Summit Capital Markets Corporation, Oriental Petroleum and Minerals Corporation. He is also a non-executive director of A. Soriano Corporation. Mr. Gokongwei received a Master's degree in Business Administration from the De La Salle University and attended the Advanced Management Program at Harvard Business School.

James L. Go, 72, is the Chairman and Chief Executive Officer of RLC. He had been President and Chief Executive Officer and was elected to his current position effective January 1, 2002. He is currently the Chairman and Chief Executive Officer of JG Summit Holdings, Inc. and as such, he heads the Executive Committee of JG Summit Holdings, Inc. He is currently the Chairman and Chief Executive Officer of Universal Robina Corporation, JG Summit Petrochemical Corporation, Robinsons, Inc., and Oriental Petroleum and Minerals Corporation. He is also the President and a Trustee of the Gokongwei Brothers Foundation, Inc. He was elected director of the Philippine Long Distance Telephone Company (PLDT) on November 3, 2011 and was also appointed as a member of PLDT's Technology Strategy Committee. He is also a director of Cebu Air, Inc., Panay Electric Co., United Industrial Corporation Limited, Singapore Land Limited, Marina Center Holdings, Inc. Hotel Marina City Private Limited and JG Summit Capital Markets Corporation. He received a Bachelor of Science degree and a Master of Science degree in Chemical Engineering from the Massachusetts Institute of Technology. Mr. James L. Go is a brother of Mr. John L. Gokongwei, Jr.

Lance Y. Gokongwei, 44, is the Vice-Chairman and Deputy Chief Executive Officer of RLC. He had been a director of the Company since 1988 and was elected Vice-Chairman and Deputy Chief Executive Officer effective August 28, 2006. He is currently President and Chief Operating Officer of JG Summit Holdings, Inc., Universal Robina Corporation and JG Summit Petrochemical Corporation. He is also the President and Chief

Executive Officer of Cebu Air, Inc., Chairman of Robinsons Bank, Vice Chairman of JG Summit Capital Markets Corporation, and a director of Oriental Petroleum and Minerals Corporation, United Industrial Corporation Limited, and Singapore Land Limited. He is also trustee, secretary and treasurer of the Gokongwei Brothers Foundation, Inc. He received a Bachelor of Science degree in Finance and a Bachelor of Science degree in Applied Science from the University of Pennsylvania. Mr. Lance Y. Gokongwei is the son of Mr. John L. Gokongwei, Jr.

Frederick D. Go, 42, is the President and Chief Operating Officer of RLC. He has been a director of the Company since May 6, 1999 and was elected President and Chief Operating Officer effective August 28, 2006. He is also the President and Chief Operating Officer of Robinsons Recreation Corporation. He is the Group General Manager of Shanghai Ding Feng Real Estate Development Company Limited, Xiamen Pacific Estate Investment Company Limited, and Chengdu Ding Feng Real Estate Development Company Limited, Taicang Ding Feng Real Estate Development Company Limited, and Chongqing Robinsons Land Real Estate Company Limited. He is an alternate director of United Industrial Corporation Limited and Singapore Land Limited. He also serves as a director of Universal Robina Corporation, Cebu Air, Inc., Robinsons Bank, Secret Recipes Corporation, Ho Tsai Dimsum Incorporation, Cebu Light Industrial Park and Philippine Hotel Federation. He is also the President of the Philippine Retailers Association. He received a Bachelor of Science degree in Management Engineering from the Ateneo de Manila University. Mr. Frederick D. Go is a nephew of Mr. John L. Gokongwei, Jr.

Patrick Henry C. Go, 41, was elected as a director of RLC on January 17, 2000. He is currently a director and Vice President of Universal Robina Corporation and Group Business Unit General Manager of URC Packaging Division (BOPP) and CFC Flexible Packaging Division. He is also a director of JG Summit Holdings, Inc., Robinsons Bank and JG Summit Petrochemical Corporation where he is also Executive Vice President, Commercial for the JG Summit Petrochemical Complex. He is a trustee of the Gokongwei Brothers Foundation, Inc. He received a Bachelor of Science degree in Management from the Ateneo de Manila University and attended the General Manager Program at Harvard Business School. Mr. Patrick Henry C. Go is a nephew of Mr. John L. Gokongwei, Jr.

Johnson Robert G. Go, Jr., 46, was elected as a director of RLC on May 29, 2001. He is currently a director of JG Summit Holdings, Inc., Universal Robina Corporation, Robinsons Bank. He is also a trustee of the Gokongwei Brothers Foundation, Inc. He received a Bachelor of Arts degree in Interdisciplinary Studies (Liberal Arts) from the Ateneo de Manila University. He is a nephew of Mr. John L. Gokongwei, Jr.

Robina Gokongwei-Pe, 50, was elected as a director of RLC on May 5, 2005. She is also a director of JG Summit Holdings, Inc., Cebu Air, Inc., Robinsons Bank and JG Summit Capital Markets Corporation. She is currently the President and Chief Operating Officer of the Robinsons Retail Group consisting of Robinsons Department Store, Robinsons Supermarket, Handyman, True Value, Robinsons Specialty Stores, Robinsons Appliances, Toys R Us and Saizen by Daiso Japan. She obtained her Bachelor of Arts degree in Journalism from the New York University. She is a daughter of Mr. John L. Gokongwei, Jr.

Artemio V. Panganiban, 74, was elected as an independent director of RLC on May 14, 2008. He is concurrently an adviser, consultant and/or independent director of several business, civic, non-government and religious groups. He also writes a regular column in the Philippine Daily Inquirer. He was formerly the Chief Justice of the Philippines and previously held positions in government as Chairperson of the Presidential Electoral Tribunal, the Judicial and Bar Council and the Philippine Judicial Academy. Prior to becoming Chief Justice, he was Justice of the Supreme Court of the Philippines (1995-2005), Chairperson of the Third Division of the Supreme Court (2004-2005), Chairperson of the House of Representatives Electoral Tribunal (2004-2005), Consultant of the Judicial and Bar Council (2004-2005) and Chairperson of eight Supreme Court Committees (1998-2005). He authored over ten (10) books. Retired Chief Justice Panganiban obtained his Bachelor of Laws degree, cum laude, from the Far Eastern University. He was conferred the title Doctor of Laws (Honoris Causa) by the University of Iloilo in 1997, the Far Eastern University in 2002, the University of Cebu in 2006, the Angeles University in 2006, and the Bulacan State University in 2006.

Roberto F. de Ocampo, 65, was elected as an independent director of RLC on May 28, 2003. He is the immediate past President of the Asian Institute of Management (AIM), one of Asia's leading international business management graduate schools based in the Philippines. He is currently a member of the AIM Board of Trustees and is Chairman of the Board of Advisors of the RFO Center for Public Finance and Regional Economic Cooperation (an ADB Regional Knowledge Hub). He served as Secretary of Finance of the Republic of the Philippines from 1994-1998 during the presidency of Fidel V. Ramos, and was previously Chairman and Chief Executive Officer of the Development Bank of the Philippines during the presidency of Cory Aquino. Dr. de Ocampo graduated from De La Salle College and Ateneo University in Manila, received an MBA from the University of Michigan, holds a post-graduate diploma from the London School of Economics, and has four doctorate degrees (Honoris Causa) by the De La Salle University in Business Administration, by the University of Angeles City in Public Administration, by the Philippine Women's University in Laws, and by the San Beda College in Humane Letters. Dr. de Ocampo was a member of the Board Governors of the World Bank, IMF, and ADB and was Chairman of the APEC and ASEAN Finance Ministers in 1997-98. He is the recipient of many international awards including Finance Minister of the Year, Philippine Legion of Honor, ADFIAP Man of the Year, Chevalier of the Legion of Honor of France, Ten Outstanding Young Men Award, several Who's Who Awards and the 2006 Asian HRD Award for Outstanding Contribution to Society. He is also a member /Advisory Board Member of a number of important global institutions including The Conference Board, the Trilateral Commission, the BOAO Forum for Asia and the Emerging Markets Forum.

Emmanuel C. Rojas, Jr., 75, was elected as a director of RLC on September 28, 2005 and is presently an independent director of the Company. He had been a Consultant and Corporate Secretary of RLC until May 27, 2003. He was also a Consultant and Corporate Secretary of JG Summit Holdings, Inc., Universal Robina Corporation, CFC Corporation, and JG Summit Petrochemical Corporation. Mr. Rojas retired from his position as First Vice President for Tax Administration under the compulsory retirement policy of the Company upon reaching the age of 60. He also served in various other head positions in administration, audit, controllership and treasurership for the various companies in the Group. A Certified Public Accountant, Mr. Rojas practiced with Fleming and Williamson and SGV & Co. prior to joining the Group in 1962.

Arlene G. Magtibay, 48, is the General Manager of the Commercial Centers Division of Robinsons Land Corporation. She has 21 years experience in the planning, development and management of shopping centers. Prior to joining the company, she was a Director and Senior Vice President at Landco Pacific Corporation where she held the position of SBU Head for Shopping Centers and CBDs. She earned her Bachelor of Science degree in Business Economics, cum laude, from the University of the Philippines, and obtained her Masters in Business Management, with distinction, from the Asian Institute of Management.

Abigail Joan R. Cosico, 38, is the Business Unit General Manager for Robinsons Homes, one of the four brands under the RLC Residential Division, effective May 1, 2010. Prior to joining Robinsons Homes, she was with the RLC Commercial Centers Division as the Property Lease Director, concurrent to her position as Director for Property Acquisition. She received her Bachelor of Science degree in Management from the Ateneo de Manila University and earned her Masters in Business Administration, Major in Finance degree from the Asian Institute of Management.

Henry L. Yap*,* 47, is the General Manager of the Office Buildings Division and concurrently Vice President, Design and Planning Department of RLC.Architect Yap is also a member of RLC's investor relations team. Prior to joining RLC, he served as Head of the Property Planning and Design Group of Fort Bonifacio Development Corporation and on the Boards of seven subsidiaries, affiliates and foundation of FBDC. He worked as Manager for Metro Manila Camps of the Bases Conversion and Development Authority where he was involved in the planning, design, privatization and implementation of the Bonifacio Global City, among others. He lents his expertise to government by serving as the head of the National Committee on Architecture and the Allied Arts and m ember of the Sub-Commission on the Arts of the National Commission for Culture and the Arts until end of 2010. He is a Senior Lecturer of urban planning at the University of the Philippines (UP). He holds a Master's of Science in Urban Planning in Developing Countries from the University of Wales College of Cardiff (UK), Bachelor of Science in Architecture, cum laude, and had earned units for his Ph.D. in Urban & Regional Planning, both from UP. Henry Yap is Philippine-licensed Architect and Environmental Planner.

Constante T. Santos, 63, is the Senior Vice President — Corporate Controller of RLC. He is also Senior Vice President — Corporate Controller of JG Summit Holdings, Inc. and Universal Robina Corporation. Prior to joining RLC in 1986, he practiced public accounting with SyCip, Gorres, Velayo & Co. in the Philippines and Ernst & Whinney in the United States. He is a member of the Philippine Institute of Certified Public Accountants. Mr. Santos received his Bachelor of Science degree in Business Administration from the University of the East and attended the Management Development Program at the Asian Institute of Management.

Bach Johann M. Sebastian, 50, is the Senior Vice President for Corporate Planning of RLC effective May 24, 2007. He is also the Senior Vice President and Head of Corporate Planning of JG Summit Holdings, Inc. Prior to joining RLC in 2002, he was Senior Vice President and Chief Corporate Strategist at PSI Technologies and RFM Corporation. He was also Chief Economist, Director of the Policy and Planning Group at the Department of Trade and Industry. He received a Bachelor of Arts in Economics degree from the University of the Philippines and his Master in Business Management degree from the Asian Institute of Management.

Rodolfo T. Malit, 56, joined RLC in 1996 and currently holds the position of First Vice President – Controller. He is also a director of various condominium corporations for RLC projects. He was the Vice President – Controller of the defunct Manila Midtown Hotels and Land Corp. and was the Assistant Vice President – Controller of CFC Corporation. He holds a degree of Bachelor of Science in Commerce (Accounting Major) which he earned from the University of Santo Tomas. He is a Certified Public Accountant and practiced public accounting with SGV & Co. prior to joining the Gokongwei group of companies in 1984.

Emmanuel G. Arce, 53, is the Vice President for Project Management Department effective June 2007. He started in RLC August 2004 as Project Director then Assistant Vice President. Prior joining RLC in 2004, he was the Estate Manager of Bonifacio Estate Service Corporation, General Manager of Capstone Builders Corporation, Assistant Vice President of Cebu Light Industrial Park and Investment Capital Corporation of the Philippines (ICCP land Management Inc.) and Vice President of Gateway Property Holdings Inc. He received a Bachelor of Science in Civil Engineering from the Far Eastern University.

Manuel D. Deus, Jr., 63, is the Vice President for Control and Administration of RLC-Homes since June 1, 1994. Prior to joining RLC in 1994, he was the Vice President-Comptroller of G.A. Yupangco & Co., Inc. and its affiliated companies. He had a short stint in the Middle East and prior to that, he was Corporate Audit Manager of CFC Corporation and Universal Robina Corporation for almost a decade. He is a Certified Public Accountant and a licensed real estate broker. He received a Bachelor’s degree Major in Business Administration from the University of the East.

Constantino Felipe, 48, is the Vice President/Group Head for Human Resources. Prior to joining RLC, he handled various HR roles within the Philippines and Asia Pacific. He is experienced in team and change management process, employee counseling and training program development. He received a bachelor degree in Psychology from the University of the Philippines and was trained in competency based assessments with Egon Zehnder International and Watson Wyatt.

Ma. Soccorro Isabelle V. Aragon-Gobio, 38, was appointed as Vice President for Business Development for the High-Rise Buildings Division of RLC effective March 1, 2007. She has been with RLC for 18 years and concurrently holds directorships in the various condominium corporations of the Company’s projects. She received a degree in Bachelor of Science in Management Engineering from the Ateneo de Manila University.

Winifred G. Maranan, 50, is currently the Vice President-Controller effective November 1, 2009. He practiced public accounting with SGV & Co. and worked in various companies as auditor, financial analyst and Financial Controller prior to joining RLC in 1997. He is a member of the Philippine Institute of Certified Public Accountants, and Institute of Internal Auditors. Mr. Maranan received his Bachelor of Science in Commerce (Major in Accounting) from the De La Salle University and is both a certified Public Accountant and Certified Internal Auditor.

Christopher G. Narciso, 42, is the Vice President and Business Head for the Robinsons Communities brand under the Residential Division of RLC effective March 1, 2010. He was formerly the Vice President for Operations and Special Projects for the Housing and Land Development Division of RLC. Prior joining RLC in 2007, he had extensive experience in the real estate and construction business with various private ventures. He is currently part of the Board of Governors for the Subdivision and Housing Developers Association of the Philippines. He holds a Bachelor of Science in Industrial Management Engineering minor in Chemical Engineering from the De La Salle University, Manila and has earned units for his MBA from the University of Western Australia.

Thomas Lee O, 60, joined RLC in 1998 and presently handles the Mall Operations Division of RLC. He was formerly the Corporate Control Head of RLC. Prior to joining RLC, he was connected with Universal Robina Corporation as Thailand Country Manager and Malaysia Country Manager. He was also formerly the Area Manager of the Dairy Products Division, Manager of the Biscuit Plant and I/E Cost Head of CFC Corporation***.***

Rouen Abel V. Raz, 47, is the Vice President for Sales and Marketing of Robinsons Communities. He joined last February 16, 2010, and was connected with Avon Cosmetics, Inc. as Director for Operations before joining RLC. He is a Certified Public Accountant and got his Bachelor's Degree in Commerce from San Beda College.

Kerwin Max S. Tan, 41, is the Vice President for Operations of the High-Rise Buildings Division of RLC effective March 1, 2007. Prior to working in RLC, he worked in various divisions of Citibank N.A. for nine (9) years. His last position at Citibank N.A. was Head of Cash Management Operations. He received a degree in Bachelor of Science in Industrial Engineering from the University of the Philippines, Diliman.

Anicio G. Villanueva, 59, is currently the Vice President of Corporate Property Planning Department for the Commercial Centers Division of RLC. He handles the project management division, design and construction of all RLC shopping centers.

Cecilia M. Pascual*,* 52, is the Vice President – Controller of RLC's Office Buildings Division and Residential Division. Concurrently, she handles Manhattan Building Management Corp. and all condominium corporations for RLC projects. Prior to joining RLC, she held head positions in audit and finance in Robinsons Retail Group, CFC-Keebler, Inc. and Wenphil Corp. among others. A Certified Public Accountant, Ms. Pascual practiced public accounting with SGV & Co.

Mary Maylanie L. Precilla*,* 38, is the Vice-President for Sales and Marketing for Robinsons Residences and Luxuria effective November 1, 2011. She is likewise responsible for RLC's corporate social responsibility programme. She joined RLC group in April 2011 from SM Land Inc. where she was Vice President, Sales and Marketing Head of Costa Hamilo Inc. and Highlands Prime Inc.; and Marketing Head of the Commercial Properties Group. She graduated cum laude and received a Bachelor of Arts major in Communication Arts from the University of Sto. Tomas.

Honorio Almeida, 54, is the Vice President of Construction Planning and Projects Department for Robinsons Homes of RLC effective October 2010. He was formerly Assistant Vice President for Construction Department. Prior to working in RLC, he worked in various companies and had extensive experience in construction business with private ventures. He received a degree in Bachelor of Science in Civil Engineering from the University of Sto. Tomas.

Teresita H. Vasay, 57, was appointed Treasurer of the Company effective July 1, 2003. Ms. Vasay is a Certified Public Accountant and was formerly the Vice President-Controller of the Robinsons Retail Group. She had experience in consumer financing from Filinvest Credit Corporation and public accounting from SGV & Co. prior to joining the Gokongwei group of companies.

Rosalinda F. Rivera, 41, was appointed Corporate Secretary of RLC on May 28, 2003 and has been Assistant Corporate Secretary since May 2002. She is also the Corporate Secretary of JG Summit Holdings, Inc., Universal Robina Corporation, Cebu Air, Inc., JG Summit Petrochemicals Corporation, CFC Corporation and JG Cement Corporation. Prior to joining the Company, she was a Senior Associate in Puno and Puno Law Offices. She received a degree of Juris Doctor from the Ateneo de Manila University School of Law and a Masters of Law in International Banking from the Boston University School of Law.

b) Involvement In Certain Legal Proceedings of Directors and Executive Officers

None of the members of RLC's Board nor its executive officers are involved in any criminal, bankruptcy or insolvency investigations or proceedings for the past five (5) years.

c) Family Relationships

James L. Go is the brother of John Gokongwei, Jr.
Lance Y. Gokongwei is the son of John Gokongwei, Jr.
Frederick D. Go is the nephew of John Gokongwei, Jr.
Patrick Henry C. Go is the nephew of John Gokongwei, Jr.
Johnson Robert G. Go, Jr. is the nephew of John Gokongwei, Jr.
Robina Y. Gokongwei-Pe is the daughter of John Gokongwei, Jr.

Item 15. Executive Compensation

a) Summary Compensation Table

The following table identify RLC's Chief Executive Officer and the six most highly compensated executive officers and summarizes their aggregate compensation for the two most recent fiscal years.

		Fiscal Year 2011			
		Salary	*Bonus*	**Others*	*Total*
A. CEO and six (6) most highly compensated executive officers		P 27,808,492	P 300,000	P 20,000	P 28,128,492
Name	*Position*				
1. James L. Go	Director, Chairman and Chief Executive Officer				
2. Frederick D.Go	Director, President and Chief Operating Officer				
3. Arlene G. Magtibay	GM - Commercial Centers Division (CCD)				
4. Henry L. Yap	GM - Office Buildings Division				
5. Anicio G. Villanueva	Vice President - Technical Planning (CCD)				
6. Thomas Lee O	Vice President - Complex Administration (CCD)				
7. Raoul E. Littaua	SVP - Sales & Marketing - Residential Division				
B. All other officers and directors as a group unnamed		P 26,861,671	P 2,700,000	P 330,000	P 29,891,671

		Fiscal Year 2010			
		Salary	*Bonus*	**Others*	*Total*
A. CEO and six (6) most highly compensated executive officers		P 25,848,026	P 210,000	P 20,000	P 26,078,026
Name	*Position*				
1. James L. Go	Director, Chairman and Chief Executive Officer				
2. Frederick D.Go	Director, President and Chief Operating Officer				
3. Cornelio S. Mapa Jr.	GM - Commercial Centers Division (CCD)				
4. Henry L. Yap	GM - Office Buildings Division				
5. Anicio G. Villanueva	Vice President - Technical Planning (CCD)				
6. Thomas Lee O	Vice President - Complex Administration (CCD)				
7. Raoul E. Littaua	SVP - Sales & Marketing - Residential Division				
B. All other officers and directors as a group unnamed		P 21,226,435	P 1,890,000	P 140,000	P 23,256,435

** Per diem*

The following table lists the name of the Company's Chief Executive Officer and the six most highly compensated executive officers and summarized their aggregate compensation for the ensuing year:

		Estimated FY 2012			
		Salary	*Bonus*	**Others*	*Total*
A. CEO and six (6) most highly compensated executive officers		P 28,746,119	P 300,000	P 20,000	P 29,066,119
Name	*Position*				
1. James L. Go	Director, Chairman and Chief Executive Officer				
2. Frederick D.Go	Director, President and Chief Operating Officer				
3. Arlene G. Magtibay	GM - Commercial Centers Division (CCD)				
4. Henry L. Yap	GM - Office Buildings Division				
5. Anicio G. Villanueva	Vice President - Technical Planning (CCD)				
6. Thomas Lee O	Vice President - Complex Administration (CCD)				
7. Mary Maylanie Precilla**	Vice President - Sales and Marketing, Residential Division (Luxuria and Robinsons Residences)				
B. All other officers and directors as a group unnamed		P 29,752,035	P 2,700,000	P 760,000	P 33,212,035 ***

** Per diem*
*** Ms. Precilla was hired in April 2011 to replace Mr. Raoul Littaua.*
*** Estimated*

b) Standard Arrangement

Other than payment of reasonable per diem, there are no standard arrangements pursuant to which directors of the Company are compensated, or are to be compensated, directly or indirectly, for any services provided as director for the last completed fiscal year and the ensuing year.

c) Other Arrangement

There are no other arrangements pursuant to which any director of the Company was compensated, or is to be compensated, directly or indirectly, during the Company's last completed fiscal year, and the ensuing year, for any service provided as a director.

d) Any employment contract between the company and named executive officer

There are no special employment contracts between the registrant and the named executive officers.

e) Warrants and Options Outstanding

There are no outstanding warrants or options held by the Company's CEO, the named executive officers, and all officers and directors as a Group.

Item 16. Certain Relationships And Related Party Transactions

RLC is a member of the JG Summit Group. The JG Summit Group comprise JG Summit and its subsidiaries. As of September 30, 2011, JG Summit and other companies within the JG Summit Group held 60.97% of the outstanding shares of the Company. JG Summit was incorporated in November 1990 as the holding company for a group of companies with diverse interests in branded consumer foods, agro-industrial and commodity food products, textile, telecommunications, petrochemicals, air transportation and financial services.

RLC and its subsidiaries, in their ordinary course of business, engage in transactions with companies in the JG Summit Group and other companies controlled by the Gokongwei Family. The most significant of these transactions include tenancy by various retail-related companies controlled by the Gokongwei Family in RLC's shopping malls as well as substantial intercompany loans. RLC's policy with respect to related party transactions is to ensure that these transactions are entered into on terms comparable to those available from unrelated third parties.

The Company's major related party transactions include leases of significant portions of its commercial centers and office buildings to companies controlled by the Gokongwei Family, including Robinsons Department Store, Robinsons Supermarket and Handyman Do-It-Best. Other affiliates from whom RLC earns rental income include Top Shop, Robinsons Bank and Cebu Pacific. Rental income paid to RLC by affiliates amounted to ₱1.317 Billion, ₱1.263 Billion and ₱905 Million for fiscal years 2011, 2010 and 2009, respectively.

RLC and its subsidiaries also maintain savings and current accounts and time deposits with Robinsons Bank (formerly Robinsons Savings Bank), an affiliated local commercial bank. These balances amounted to ₱8.90 Billion, ₱2.76 Billion and ₱167 Million as of September 30, 2011, 2010 and 2009, respectively.

In addition to the foregoing transactions, JG Summit also provides RLC with certain corporate services including debt management, corporate finance, corporate planning, procurement, human resources, controller and treasury services, legal and corporate communications. For further information on the Company's related party transactions, including detailed breakdowns of amounts receivable from and amounts payable to affiliated companies, see Note 20 to the Company's financial statements as of and for the fiscal years ended September 30, 2011, 2010 and 2009.

PART IV. CORPORATE GOVERNANCE

Adherence to the principles and practices of good corporate governance, as embodied in its Corporate Governance Manual, has been reinforced by continuous improvement by the Company in order to implement good governance and management practices.

The Board of Directors has approved its Corporate Governance Compliance Evaluation System in late 2003 in order to monitor and assess the level of compliance of the Company with leading practices on good corporate governance as specified in its Corporate Governance Manual and pertinent SEC Circulars. The System likewise highlights areas for compliance improvement and actions to be taken. One of the System's output is the Annual Corporate Governance Compliance Evaluation Form submitted to the SEC and PSE on or before January 30 of every year. RLC began making such submission of the Annual Corporate Governance Compliance Evaluation Form covering the previous calendar year to the SEC and PSE in 2004.

Likewise, RLC has consistently striven to raise its level of reporting to adopt and implement prescribed International Accounting Standards (IAS).

SIGNATURES

Pursuant to the requirements of Section 17 of the Code and Section 141 of the Corporation Code, this report is signed on behalf of the issuer by the undersigned, thereunto duly authorized, in the City of _______________on ___________, 2012.

By:

James L. Go
Chairman & Chief Executive Officer

Lance Y. Gokongwei
Vice Chairman & Deputy Chief Executive Officer

Frederick D. Go
President & Chief Operating Officer

Constante T. Santos
SVP - Corporate Controller

Rodolfo T. Malit
FVP - Controller

Rosalinda F. Rivera
Corporate Secretary

SUBSCRIBED AND SWORN to before me this _____ day of __________ 2012, affiant(s) exhibiting to me his/their Residence Certificates, as follows:

NAMES	RES. CERT. NO.	DATE OF ISSUE	PLACE OF ISSUE
James L. Go	15616997	January 26, 2011	Pasig City
Lance Y. Gokongwei	15616996	January 26, 2011	Pasig City
Frederick D. Go	18275770	January 5, 2011	Quezon City
Constante T. Santos	31123417	March 30, 2011	Pasig City
Rodolfo T. Malit	01002280	January 24, 2011	Manila
Rosalinda F. Rivera	TT0258545	June 9,2006-June 9,2011	Manila

Notary Public

January 11, 2011

Securities and Exchange Commission
SEC Building, EDSA, Greenhills
Mandaluyong City

The Management of Robinsons Land Corporation and Subsidiaries is responsible for all information and representations contained in the consolidated financial statements as of September 30, 2010, 2009 and 2008 and for each of the three years in the period ended September 30, 2010. The consolidated financial statements have been prepared in accordance with Philippine Financial Reporting Standards and reflect amounts that are based on the best estimates and informed judgment of management with an appropriate consideration to materiality.

In this regard, management maintains a system of accounting and reporting which provides for the necessary internal controls to ensure that transactions are properly authorized and recorded, assets are safeguarded against unauthorized use or disposition and liabilities are recognized. The management likewise discloses to the Company's audit committee and to its external auditor: (i) all significant deficiencies in the design or operation of internal controls that could adversely affect its ability to record, process, and report financial data; (ii) material weaknesses in the internal controls; and (iii) any fraud that involves management or other employees who exercise significant roles in internal controls.

The Board of Directors reviews the financial statements before such statements are approved and submitted to the stockholders of the Company.

Sycip, Gorres, Velayo and Co. (SGV), the independent auditors appointed by the stockholders, have examined the consolidated financial statements of the Company and its subsidiaries in accordance with Philippine Financial Reporting Standards and have expressed their opinion on the fairness of presentation upon completion of such examination, in the attached report to the stockholders and the Board of Directors.

Signed under oath by the following:

JAMES L. GO	CONSTANTE T. SANTOS
Chairman and Chief Executive Officer	SVP-Corporate Controller

Independent Auditors' Report

SIGNATURES

Pursuant to the requirements of Section 17 of the Code and Section 141 of the Corporation Code, this report signed on behalf of the issuer by the undersigned, thereunto duly authorized, in the City of PASIG CITY on JAN 1 2 2012 2012.

By:

1/12/12 1/12/12

James L. Go
Chairman & Chief Executive Officer

Lance Y. Gokongwei
Vice Chairman & Deputy Chief Executive Officer

1/12/12

Frederick D. Go
President & Chief Operating Officer

1/12/12 1/12/12

Constante T. Santos
SVP - Corporate Controller

Rodolfo T. Malit
FVP - Controller

1/12/12

Rosalinda F. Rivera
Corporate Secretary

SUBSCRIBED AND SWORN to before me this JAN 1 2 2012 day of PASIG CITY 2012, affiant(s) exhibiting to me his/their Residence Certificate, as follows:

NAMES	RES. CERT. NO.	DATE OF ISSUE	PLACE OF ISSUE
James L. Go	12183273	January 26, 2011	Pasig City
Lance Y. Gokongwei	12183274	January 26, 2011	Pasig City
Frederick D. Go	10631220	January 5, 2011	Quezon City
Constante T. Santos	26344299	March 30, 2011	Pasig City
Rodolfo T. Malit	00152587	January 24, 2011	Manila
Rosalinda F. Rivera	TT0258545	June 9, 2006-June 9, 2011	Manila

AIMEE C. ROSALES
Notary Public for Pasig City
Commission expires on December 31, 2012
Penthouse, Anson's Bldg., 23 ADB Ave.,
Origas Center, Pasig City
PTR No. 3178358; Makati; 1/4/2012
IBP No. 877854; Makati; 1/4/2012
Roll No. 52759

Doc No. 189;
Page No. 39;
Book No. IX;
Series of 2012

Report Of Independent Public Accountant On

SGV & Co
Ernst & Young

SyCip Gorres Velayo & Co.
6760 Ayala Avenue
1226 Makati City
Philippines

Phone: (632) 891 0307
Fax: (632) 819 0872
www.sgv.com.ph

BOA/PRC Reg. No. 0001
SEC Accreditation No. 0012-FR-2

INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY SCHEDULES

The Stockholders and the Board of Directors
Robinsons Land Corporation
43rd Floor, Robinsons Equitable Tower
ADB Avenue, Ortigas Center, Pasig City

We have audited in accordance with Philippine Standards on Auditing, the consolidated financial statements of Robinsons Land Corporation and Subsidiaries (the Group) included in this Form 17-A and have issued our report thereon dated January 12, 2012. Our audits were made for the purpose of forming an opinion on the basic consolidated financial statements taken as a whole. The schedules listed in the Index to Consolidated Financial Statements and Supplementary Schedules are the responsibility of the Group's management and are presented for purposes of complying with Securities Regulation Code Rules No. 68.1 and SEC Memorandum Circular No. 11, Series of 2008 and are not part of the basic consolidated financial statements. These schedules have been subjected to the auditing procedures applied in the audit of the basic consolidated financial statements and, in our opinion, fairly state in all material respect the financial data required to be set forth therein in relation to the basic consolidated financial statements taken as a whole.

SYCIP GORRES VELAYO & CO.

Michael C. Sabado
Partner
CPA Certificate No. 89336
SEC Accreditation No. 0664-AR-1
Tax Identification No. 160-302-865
BIR Accreditation No. 08-001998-73-2009,
June 1, 2009, Valid until May 31, 2012
PTR No. 3174824, January 2, 2012, Makati City

January 12, 2012

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of Robinsons Land Corporation and Subsidiaries as at September 30, 2011, 2010 and October 1, 2009, and its financial performance and its cash flows for the years then ended in accordance with Philippine Financial Reporting Standards.

SYCIP GORRES VELAYO & CO.

Michael C. Sabado
Partner
CPA Certificate No. 89336
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Tax Identification No. 160-302-865
BIR Accreditation No. 08-001998-73-2009,
June 1, 2009, Valid until May 31, 2012
PTR No. 3174824, January 2, 2012, Makati City

January 12, 2012

ng Balance
-
0,289,156
.3,209,271
6,249,032
0,370,843
0,118,302

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
SCHEDULE E - PROPERTY, PLANT AND EQUIPMENT
SEPTEMBER 30, 2011

Classification	Beginning Balance	Additions at Cost	Retirements	Other Changes-Additions (Deductions)	Ending Balance
Other equipment	₱ 4,767,649,403	₱ 491,355,114	₱ (4,661,122)	₱ 323,860,705	₱ 5,578,204,100
	₱ 4,767,649,403	₱ 491,355,114	₱ (4,661,122)	₱ 323,860,705	₱ 5,578,204,100

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
SCHEDULE F - ACCUMULATED DEPRECIATION
SEPTEMBER 30, 2011

Description	Beginning Balance	Additions Charged to Costs and Expenses	Retirements	Other Changes-Additions (Deductions)	Ending Balance
Other equipment	₱ 2,436,713,489	₱ 356,230,485	₱ (4,661,122)	₱ 234,987,801	₱ 3,023,270,653
	₱ 2,436,713,489	₱ 356,230,485	₱ (4,661,122)	₱ 234,987,801	₱ 3,023,270,653

ROBINSONS LAND CORPORATION AND SUBSIDIARIIES
SCHEDULE K - CAPITAL STOCK
SEPTEMBER 30, 2011

Title of Issue	Number of Shares Authorized	Number of Shares Issued and Outstanding	Number of Shares Reserved for Options, Warrants, Conversions, and Other Rights	Number of Shares Held By			
				Affiliates	Directors, Officers and Employees	Treasury Shares	Others
Common Share	8,200,000,000	4,111,528,685		2,496,114,787	17,890,480	17,698,000	1,579,825,418

ROBINSONS LAND CORPORATION AND SUBSIDIARIIES
SCHEDULE L - LIST OF TOP 20 STOCKHOLDERS OF RECORD
SEPTEMBER 30, 2011

	Name of Stockholders	Position	Citizenship	Amount Subscribed	Percent to Total Outstanding
1 .	JG Summit Holdings, Inc.		Filipino	₱ 2,496,114,787	60.97%
2 .	PCD Nominee Corporation (Non-Filipino)		Non-Fil	911,153,213	22.26%
3 .	PCD Nominee Corporation (Filipino)		Filipino	545,117,828	13.32%
4 .	PCD Nominee Corporation (Filipino)		- do -	86,451,718	2.11%
5 .	Elizabeth Yu		- do -	13,105,800	0.32%
6 .	John Gokongwei, Jr.		- do -	12,187,081	0.30%
7	PCD Nominee Corporation (Non-Filipino)		Non-Fil	10,271,048	0.25%
8 .	Cebu Liberty Lumber		Filipino	2,203,200	0.05%
9 .	James L. Go		- do -	1,685,994	0.04%
10 .	Elizabeth Y. Gokongwei &/or John Gokongwei, Jr.		- do -	1,482,000	0.04%
11 .	Robina Y. Gokongwei-Pe		- do -	540,000	0.01%
12	Alberto Mendoza &/or Jeanie Mendoza		- do -	532,800	0.01%
13 .	John L. Gokongwei, Jr.		- do -	450,000	0.01%
14 .	Elizabeth Yu Gokongwei		- do -	412,500	0.01%
15	Mariano K. Tan		- do -	360,000	0.01%
16 .	Frederick D. Go		- do -	337,501	0.01%
17 .	Samuel C. Uy		- do -	324,000	0.01%
18 .	Valentin Khoe		- do -	297,900	0.01%
19 .	Lisa Yu Gokongwei		- do -	270,000	0.01%
20 .	G&L Securities		- do -	241,500	0.01%
	OTHERS			10,291,815	0.25%
				₱ 4,093,830,685	100.00%

INDEX TO EXHIBITS

Form 17-A

∗ These exhibits are either not applicable to the Company or require no answer.

EXHIBIT 18: **SUBSIDIARIES OF THE REGISTRANT**

Robinsons Land Corporation has six (6) subsidiaries as of September 30, 2011:

SUBSIDIARY	BUSINESS	% OWNERSHIP DIRECT	% OWNERSHIP EFFECTIVE	COUNTRY OF INC. OR RESIDENCE
Robinson's Inn, Inc. [1]	Apartelle Operation	100	-	Philippines
Robinsons Realty and Management Corporation	Property development	100	-	Philippines
Robinsons (Cayman) Limited .	Property development	100	-	Cayman Islands
Robinsons Properties Marketing and Management Corporation	Marketing of office and residential units	100	-	Philippines
Altus Angeles, Inc.	Property management	51	-	Philippines
Altus San Nicolas Corp.	Property management	80	-	Philippines

[1] *Closed operations effective August 31, 2007*

ROBINSONS LAND
CORPORATION

January 12, 2012

ROBINSONS EQUITABLE TOWER, ADB AVENUE CORNER POVEDA ROAD, ORTIGAS CENTER, 1605 PASIG CITY, PHILIPPINES
TELEPHONE NO.: (632) 633-7631 • FAX NO.: (632) 395-2608

Securities and Exchange Commission
SEC Building, EDSA, Greenhills
Mandaluyong City
PASIG CITY

The Management of Robinsons Land Corporation and Subsidiaries is responsible for all information and representations contained in the consolidated financial statements as of September 30, 2011, 2010 and 2009 and for each of the three years in the period ended September 30, 2011. The consolidated financial statements have been prepared in accordance with Philippine Financial Reporting Standards and reflect amounts that are based on the best estimates and informed judgment of management with an appropriate consideration to materiality.

In this regard, management maintains a system of accounting and reporting which provides for the necessary internal controls to ensure that transactions are properly authorized and recorded, assets are safeguarded against unauthorized use or disposition and liabilities are recognized. The management likewise discloses to the Company's audit committee and to its external auditor: (i) all significant deficiencies in the design or operation of internal controls that could adversely affect its ability to record, process, and report financial data; (ii) material weaknesses in the internal controls; and (iii) any fraud that involves management or other employees who exercise significant roles in internal controls.

The Board of Directors reviews the financial statements before such statements are approved and submitted to the stockholders of the Company.

Sycip, Gorres, Velayo and Co. (SGV), the independent auditors appointed by the stockholders, have examined the consolidated financial statements of the Company and its subsidiaries in accordance with Philippine Standards on Auditing and have expressed their opinion on the fairness of presentation upon completion of such examination, in the attached report to the stockholders and the Board of Directors.

Signed under oath by the following:

JAMES L. GO
Chairman and Chief Executive Officer

CONSTANTE T. SANTOS
SVP-Corporate Controller

FREDERICK D. GO
President and Chief Operating Officer

Doc No. 158
Page No. 33
Book No. IX
Series of 2012.

AIMEE C. ROSALES
Notary Public for Pasig City
Commission expires on December 31, 2012
Penthouse, Anson's Bldg., 23 ADB Ave.,
Ortigas Center, Pasig City
PTR No. 3178358; Makati; 1/4/2012
IBP No. 877834; Makati; 1/4/2012
Roll No. 52759

SUBSCRIBED AND SWORN TO
BEFORE ME THIS ___ DAY OF
JAN 12 2012 201__ IN PASIG CITY

A JG Summit Company

SyCip Gorres Velayo & Co.
6760 Ayala Avenue
1226 Makati City
Philippines

Phone: (632) 891 0307
Fax: (632) 819 0872
www.sgv.com.ph

BOA/PRC Reg. No. 0001
SEC Accreditation No. 0012-FR-2

INDEPENDENT AUDITORS' REPORT

The Stockholders and the Board of Directors
Robinsons Land Corporation
43rd Floor, Robinsons Equitable Tower
ADB Avenue, Ortigas Center, Pasig City

We have audited the accompanying consolidated financial statements of Robinsons Land Corporation and Subsidiaries, which comprise the consolidated statements of financial position as at September 30, 2011, 2010 and October 1, 2009, and the consolidated statements of comprehensive income, consolidated statements of changes in equity and consolidated statements of cash flows for the years then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Philippine Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits in accordance with Philippine Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of Robinsons Land Corporation and Subsidiaries as at September 30, 2011, 2010 and October 1, 2009, and its financial performance and its cash flows for the years then ended in accordance with Philippine Financial Reporting Standards.

SYCIP GORRES VELAYO & CO.

Michael C. Sabado
Partner
CPA Certificate No. 89336
SEC Accreditation No. 0664-AR-1
Tax Identification No. 160-302-865
BIR Accreditation No. 08-001998-73-2009,
June 1, 2009, Valid until May 31, 2012
PTR No. 3174824, January 2, 2012, Makati City

January 12, 2012

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	September 30		October 1
	2011	2010 (Note 35)	2009 (Note 35)
ASSETS			
Current Assets			
Cash and cash equivalents (Notes 7, 20, 31 and 32)	**₱9,048,827,354**	₱5,497,605,487	₱8,925,696,125
Receivables (Notes 8, 20, 31 and 32)	**2,470,912,824**	4,861,604,649	2,989,725,063
Subdivision land, condominium and residential units for sale (Note 9)	**8,491,028,487**	6,197,307,815	5,084,164,042
Other current assets (Notes 10, 31 and 32)	**1,318,829,880**	1,045,534,305	1,320,412,485
Total Current Assets	**21,329,598,545**	17,602,052,256	18,319,997,715
Noncurrent Assets			
Noncurrent receivables (Notes 8, 20, 31 and 32)	**1,189,418,089**	589,558,480	1,079,232,803
Investment properties (Notes 5 and 11)	**39,385,145,549**	31,844,698,142	29,293,980,373
Property and equipment (Notes 5 and 12)	**2,554,933,447**	2,419,808,818	2,184,732,779
Other noncurrent assets (Notes 13, 31 and 32)	**659,695,850**	645,017,528	601,363,352
Total Noncurrent Assets	**43,789,192,935**	35,499,082,968	33,159,309,307
	₱65,118,791,480	₱53,101,135,224	₱51,479,307,022
LIABILITIES AND EQUITY			
Current Liabilities			
Accounts payable and accrued expenses (Notes 14, 20, 29, 31 and 32)	**₱4,360,623,030**	₱3,864,318,841	₱3,931,826,004
Income tax payable	**98,838,411**	89,741,207	341,498,823
Deposits and other liabilities (Notes 15, 20, 31 and 32)	**1,655,209,612**	1,307,955,532	1,016,792,441
Current portion of loans payable (Notes 9, 16, 31 and 32)	**3,000,000,000**	–	115,000,000
Total Current Liabilities	**9,114,671,053**	5,262,015,580	5,405,117,268
Noncurrent Liabilities			
Loans payable - net of current portion (Notes 9, 16, 31 and 32)	**12,000,000,000**	15,000,000,000	15,000,000,000
Deferred tax liabilities - net (Note 27)	**630,086,367**	482,354,578	457,788,438
Deposits and other noncurrent liabilities (Notes 17, 31 and 32)	**4,337,435,850**	4,619,336,852	5,049,925,139
Total Noncurrent Liabilities	**16,967,522,217**	20,101,691,430	20,507,713,577
Total Liabilities	**26,082,193,270**	25,363,707,010	25,912,830,845
Equity			
Equity attributable to equity holders of the Parent Company			
Capital stock (Note 19)	**4,111,528,685**	2,746,918,457	2,746,918,457
Additional paid-in capital (Note 19)	**20,392,532,781**	8,181,576,147	8,181,576,147
Subscription receivables (Note 19)	**(4,774,641,165)**	–	–
Retained earnings (Note 18)			
Unappropriated	**8,798,491,988**	6,298,163,543	4,018,122,230
Appropriated	**10,500,000,000**	10,500,000,000	10,500,000,000
Treasury stock (Note 19)	**(221,834,657)**	(221,834,657)	–
	38,806,077,632	27,504,823,490	25,446,616,834
Non-controlling interest in consolidated subsidiaries	**230,520,578**	232,604,724	119,859,343
	39,036,598,210	27,737,428,214	25,566,476,177
	₱65,118,791,480	₱53,101,135,224	₱51,479,307,022

See accompanying Notes to Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

	Years Ended September 30		
	2011	2010	2009
REVENUE			
Real estate (Notes 20 and 21)	**₱11,466,435,155**	₱9,447,587,702	₱9,462,505,411
Hotel operations (Note 21)	**1,206,219,187**	1,147,314,598	1,033,231,696
Interest income (Note 26)	**671,813,337**	702,125,711	237,775,558
	13,344,467,679	11,297,028,011	10,733,512,665
COSTS AND EXPENSES			
Real estate (Notes 11, 12, 22 and 24)	**5,448,778,564**	4,134,814,048	4,130,396,012
Hotel operations (Notes 11, 12, 22, 24 and 25)	**1,009,589,782**	996,906,392	905,875,298
General and administrative (Notes 20, 23, 25 and 29)	**1,782,126,020**	1,595,283,415	1,348,518,484
Interest expense (Note 26)	**250,309,581**	300,080,364	68,624,827
	8,490,803,947	7,027,084,219	6,453,414,621
INCOME BEFORE INCOME TAX	**4,853,663,732**	4,269,943,792	4,280,098,044
PROVISION FOR INCOME TAX (Note 27)	**881,640,387**	674,362,254	1,013,861,777
NET INCOME (Note 2)	**3,972,023,345**	3,595,581,538	3,266,236,267
OTHER COMPREHENSIVE INCOME FOR THE YEAR	**–**	–	–
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	**₱3,972,023,345**	₱3,595,581,538	₱3,266,236,267
Net Income Attributable to:			
Equity holders of Parent Company	**₱3,974,107,491**	₱3,592,836,157	₱3,264,458,937
Non-controlling interest in consolidated subsidiaries	**(2,084,146)**	2,745,381	1,777,330
	₱3,972,023,345	₱3,595,581,538	₱3,266,236,267
Basic/Diluted Earnings Per Share (Note 28)	**₱1.16**	₱1.21	₱1.09

See accompanying Notes to Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

	Attributable to Equity Holders of the Parent Company						Attributable to Non-controlling Interest in Consolidated Subsidiaries	
	Common Stock (Note 19)	Additional Paid-in Capital (Note 19)	Treasury Stock (Note 19)	Subscription Receivables (Note 19)	Unappropriated Retained Earnings (Note 18)	Appropriated Retained Earnings (Note 18)		Total Equity
As of October 1, 2010	**₱2,746,918,457**	**₱8,181,576,147**	**(₱221,834,657)**	**₱–**	**₱6,298,163,543**	**₱10,500,000,000**	**₱232,604,724**	**₱27,737,428,214**
Total comprehensive income for the period	**–**	**–**	**–**	**–**	**3,974,107,491**	**–**	**(2,084,146)**	**3,972,023,345**
Issuance of Capital Stock	**1,364,610,228**	**12,210,956,634**	**–**	**–**	**–**	**–**	**–**	**13,575,566,862**
Subscription Receivables	**–**	**–**	**–**	**(4,774,641,165)**	**–**	**–**	**–**	**(4,774,641,165)**
Cash dividends (Note 18)	**–**	**–**	**–**	**–**	**(1,473,779,046)**	**–**	**–**	**(1,473,779,046)**
Balances at September 30, 2011	**₱4,111,528,685**	**₱20,392,532,781**	**(₱221,834,657)**	**(₱4,774,641,165)**	**₱8,798,491,988**	**₱10,500,000,000**	**₱230,520,578**	**₱39,036,598,210**
As of October 1, 2009	₱2,746,918,457	₱8,181,576,147	₱–	₱–	₱4,018,122,230	₱10,500,000,000	₱119,859,343	₱25,566,476,177
Total comprehensive income for the period	–	–	–	–	3,592,836,157	–	2,745,381	3,595,581,538
Cash dividends (Note 18)	–	–	–	–	(1,312,794,844)	–	–	(1,312,794,844)
Additional non-controlling interest in a subsidiary (Note 2)	–	–	–	–	–	–	110,000,000	110,000,000
Acquisition of treasury stock (Note 19)	–	–	(221,834,657)	–	–	–	–	(221,834,657)
Balances at September 30, 2010	₱2,746,918,457	₱8,181,576,147	(₱221,834,657)	₱–	₱6,298,163,543	₱10,500,000,000	₱232,604,724	₱27,737,428,214
As of October 1, 2008	₱2,746,918,457	₱8,181,576,147	₱–	₱–	₱8,440,392,907	₱3,500,000,000	₱118,082,013	₱22,986,969,524
Additional appropriation during the period	–	–	–	–	(7,000,000,000)	7,000,000,000	–	–
Total comprehensive income for the period	–	–	–	–	3,264,458,937	–	1,777,330	3,266,236,267
Cash dividends (Note 18)	–	–	–	–	(686,729,614)	–	–	(686,729,614)
Balances at September 30, 2009	₱2,746,918,457	₱8,181,576,147	₱–	₱–	₱4,018,122,230	₱10,500,000,000	₱119,859,343	₱25,566,476,177

See accompanying Notes to Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS

	Years Ended September 30		
	2011	2010 (Note 35)	2009 (Note 35)
CASH FLOWS FROM OPERATING ACTIVITIES			
Income before income tax	**₱4,853,663,732**	₱4,269,943,792	₱4,280,098,044
Adjustments for:			
Depreciation and amortization (Notes 11, 12, 22 and 24)	**2,113,120,088**	1,912,198,868	1,668,846,295
Interest expense (Notes 11 and 26)	**250,309,581**	300,080,364	68,624,827
Provision for impairment losses (Notes 8 and 23)	**770,804**	2,025,141	1,000,601
Unrealized mark to market gain on derivative assets (Notes 13 and 31)	**(61,430,634)**	(8,080,850)	(102,985,391)
Interest income (Note 26)	**(671,813,337)**	(702,125,711)	(237,775,558)
Loss on retirement of investment in shares of stock	**10,000,000**	–	–
Loss on disposal of investment property	–	–	29,956,910
Operating income before working capital changes	**6,494,620,234**	5,774,041,604	5,707,765,728
Decrease (increase) in:			
Receivables - trade	**(150,109,265)**	579,739,863	164,311,439
Subdivision land, condominium and residential units for sale	**(2,128,322,849)**	(1,113,143,773)	(359,789,143)
Prepaid expenses and value-added input tax	**(268,835,903)**	95,844,064	19,140,689
Other current assets	**(17,735,133)**	(7,762,443)	(2,477,647)
Increase (decrease) in:			
Accounts payable and accrued expenses and other noncurrent liabilities	**18,968,078**	(883,177,645)	(238,182,474)
Net pension liabilities	**19,271,003**	13,131,004	12,676,380
Customers' deposits	**(6,415,530)**	608,985,085	290,219,926
Cash generated from operations	**3,961,440,635**	5,067,657,759	5,593,664,898
Income tax paid	**(724,811,393)**	(901,553,734)	(588,784,993)
Net cash flows provided by operating activities	**3,236,629,242**	4,166,104,025	5,004,879,905
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest received	**677,758,638**	689,372,349	345,763,597
Decrease (increase) in:			
Advances to lot owners	**30,758,610**	(10,850,026)	3,934,944
Advances to suppliers and contractors	**(155,042,366)**	(110,408,654)	(8,764,416)
Advances to Altus San Nicolas Corporation (Notes 2 and 10)	–	597,805,693	(487,805,693)
Investment in shares of stock (Note 10)	–	(210,000,000)	–
Other noncurrent assets	**(32,578,773)**	(22,848,704)	(9,855,416)
Receivables from affiliated companies (Note 20)	**1,934,225,376**	(1,951,216,904)	1,631,106
Receivable from Meralco	**6,890,300**	17,524,926	18,857,699
Proceeds from sale of investment property	–	290,610	45,000,000
Proceeds from redemption from shares of stocks (Note 10)	**200,000,000**	–	–
Additions to:			
Investment properties (inclusive of capitalized borrowing cost) (Note 11)	**(9,462,734,833)**	(4,194,296,619)	(3,246,363,437)
Property and equipment (Note 12)	**(491,355,114)**	(503,986,667)	(604,757,143)
Net cash flows used in investing activities	**(7,292,078,162)**	(5,698,613,996)	(3,942,358,759)

(Forward)

	Years Ended September 30		
	2011	2010 (Note 35)	2009 (Note 35)
CASH FLOWS FROM FINANCING ACTIVITIES			
Availments of loans payable (Note 16)	**₱–**	₱–	₱10,000,000,000
Interest paid	**(237,010,970)**	(285,948,259)	10,996,537
Payments of loans payable (Note 16)	–	(115,000,000)	(902,000,000)
Increase (decrease) in payable to affiliated companies and other liabilities (Note 15)	**515,414,802**	39,430,985	(1,079,174,799)
Proceeds from issuance of capital stock (inclusive of additional paid-in capital) (Note 19)	**8,800,925,697**	–	–
Payments of cash dividends (Note 18)	**(1,472,658,742)**	(1,312,228,736)	(685,727,212)
Acquisition of treasury stock (Note 19)	–	(221,834,657)	–
Net cash flows provided by (used in) financing activities	**7,606,670,787**	(1,895,580,667)	7,344,094,526
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	**3,551,221,867**	(3,428,090,638)	8,406,615,672
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	**5,497,605,487**	8,925,696,125	519,080,453
CASH AND CASH EQUIVALENTS AT END OF YEAR (Note 7)	**₱9,048,827,354**	₱5,497,605,487	₱8,925,696,125

See accompanying Notes to Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

1. Corporate Information

Robinsons Land Corporation (the Parent Company) is a stock corporation organized under the laws of the Philippines and has four wholly-owned subsidiaries, namely: Robinsons Inn, Inc. (RII); Robinsons Realty and Management Corporation (RRMC); Robinsons (Cayman) Limited (RCL); and Robinsons Properties Marketing and Management Corporation (RPMMC); 51%-owned subsidiary, Altus Angeles, Inc. (AAI); and 80%-owned subsidiary, Altus San Nicolas Corp. (ASNC) (see Note 2) (collectively known as the "Group").

The Group is engaged in the business of selling, acquiring, developing, leasing and disposing of real properties such as land, buildings, shopping malls, commercial centers and housing projects, hotels and other variants and mixed-used property projects. The Group is 60.97% owned by JG Summit Holdings, Inc. (JGSHI), the Group's ultimate parent company. JGSHI is one of the country's largest conglomerates, with diverse interests in branded consumer foods, agro-industrial and commodity food products, petrochemicals, air transportation and financial services.

The Parent Company's principal executive office is located at 43rd Floor, Robinsons Equitable Tower, ADB Avenue, Ortigas Center, Pasig City.

2. Basis of Preparation

The consolidated financial statements have been prepared under the historical cost convention method, except for a derivative financial instrument and an investment in preferred shares that have been measured at fair value, and are presented in Philippine Peso (₱), the Parent Company's functional currency. All amounts are rounded to the nearest peso unless otherwise indicated. There have been no items of comprehensive income.

For ease of consolidation with the Group's ultimate parent company, the management opted to change the statement of financial position presentation from unclassified to classified presentation. Under classified presentation, current and non-current assets and current and non-current liabilities are presented separately. The impact of this change is explained in Note 35.

Statement of Compliance
The accompanying consolidated financial statements have been prepared in compliance with Philippine Financial Reporting Standards (PFRS).

Basis of Consolidation
The consolidated financial statements comprise the financial statements of Robinsons Land Corporation and Subsidiaries (see Note 1) as at September 30, 2011, 2010 and October 1, 2009 and for the years then ended September 30, 2011, 2010 and 2009. The financial statements of the subsidiaries are prepared for the same reporting year as the Parent Company, using consistent accounting policies.

All intercompany balances, transactions, income and expense and profit and loss are eliminated in full.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continue to be consolidated until the date when such control ceases. The financial statements of the subsidiaries are prepared for the same reporting period as the Parent Company, using consistent accounting policies. All intra-group balances, transactions, unrealized gains and losses resulting from intra-group transactions and dividends are eliminated in full.

Non-controlling interests which is presented separately from the Parent Company's equity, the portion of profit or loss and net assets in subsidiaries not wholly-owned and are presented separately in the consolidated statement of comprehensive income and consolidated statement of changes in equity and within equity in the consolidated statement of financial position.

Losses within a subsidiary are attributed to the non-controlling interests even if that results in a deficit balance.

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction. If the Group loses control over a subsidiary, it:

- Derecognizes the assets (including goodwill) and liabilities of the subsidiary, the carrying amount of any non-controlling interest and the cumulative translation differences, recorded in equity.

- Recognizes the fair value of the consideration received, the fair value of any investment retained and any surplus or deficit in profit or loss.

- Reclassifies the Parent Company's share of components previously recognized in other comprehensive income to profit or loss or retained earnings, as appropriate.

Basis of consolidation prior to October 1, 2009
Certain of the above-mentioned requirements were applied on a prospective basis. The following differences, however, are carried forward in certain instances from the previous basis of consolidation:

- Acquisitions of non-controlling interests, prior to October 1, 2009, were accounted for using the parent entity extension method, whereby, the difference between the consideration and the book value of the share of the net assets acquired were recognized in goodwill.

- Losses incurred by the Group were attributed to non-controlling interest until the balance was reduced to nil. Any further excess losses were attributed to the parent, unless non-controlling interest had a binding obligation to cover these. Losses prior to October 1, 2009 were not reallocated between non-controlling interest and the parent shareholders.

- Upon loss of control, the Group accounted for the investment retained at its proportionate share of net asset value at the date control was lost. The carrying value of such investments at October 1, 2009 has not been restated.

Incorporation of Altus San Nicolas Corporation
In August 2006, the Group entered into an agreement with VVH Realty Corporation (VVH) in an 80:20 proportion. In 2009, the parties agreed to incorporate ASNC for the purpose of co-developing a parcel of land into a commercial complex in San Nicolas, Ilocos Norte. In May 2010, the Company converted its advances to ASNC amounting ₱440 million for an 80% effective interest in ASNC (see Note 10).

3. **Changes in Accounting Policies**

The accounting policies adopted are consistent with those of the previous financial year except for the effects of the early adoption of the following PAS, Improvements to PAS and Philippine Interpretation effective beginning October 1, 2010. Adoption of these standards did not have any significant impact on the accounting policies, financial position or performance of the Group.

- Revised PAS 24, *Related Party Disclosures (effective for annual periods beginning on or after January 1, 2011)*
  The definition of a related party has been clarified to simplify the identification of related party relationships, particularly in relation to significant influence and joint control. A partial exemption from the disclosures has been included for government-related entities. For these entities, the general disclosure requirements of PAS 24 will not apply. Instead, alternative disclosures have been included, requiring: (a) the name of the government and the nature of its relationship with the reporting entity; (b) the nature and amount of individually significant transactions during the year; (c) a qualitative or quantitative indication of the extent of other transactions that are collectively significant.

- Amendments to Philippine Interpretation IFRIC 14 *Prepayments of a Minimum Funding Requirement* (Amendment) *(effective for annual periods beginning on or after January 1, 2011)*
  The amendment provides guidance on assessing the recoverable amount of a net pension asset and permits an entity to treat the prepayment of a minimum funding requirement as an asset.

- PAS 32, *Financial Instruments: Presentation - Classification of Rights Issue (effective for annual periods beginning on or after February 1, 2010)*
  It amended the definition of a financial liability in order to classify rights issues (and certain options or warrants) as equity instruments in cases where such rights are given pro rata to all of the existing owners of the same class of an entity's non-derivative equity instruments, or to acquire a fixed number of the entity's own equity instruments for a fixed amount in any currency.

- PAS 1, *Presentation of Financial Statements (effective for annual periods beginning on or after January 1, 2011)*
  The amendment clarifies that an entity will present an analysis of other comprehensive income for each component of equity, either in the statement of changes in equity or in the notes to the financial statement.

- PFRS 7, *Financial Instruments: Disclosures (effective for annual periods beginning on or after January 1, 2011)*
  The amendment emphasizes the interaction between quantitative and qualitative disclosures and the nature and extent of risks associated with financial instruments.

Amendments to quantitative and credit risk disclosures are as follow:

a. Clarify that only a financial asset whose carrying amount does not reflect the maximum exposure to credit risk needs to provide further disclosure of the amount that represents the maximum exposure to such risk;
b. Require, for all financial assets, disclosure of the financial effect of collateral held as security and other credit enhancements regarding the amount that best represents the maximum exposure to credit risk (e.g., a description of the extent to which collateral mitigates credit risk);
c. Remove the disclosure requirement of the collateral held as security, other credit enhancements and an estimate of their fair value for financial assets that are past due but not impaired, and financial assets that are individually determined to be impaired;
d. Remove the requirement to specifically disclose financial assets renegotiated to avoid becoming past due or impaired; and
e. Clarify that the additional disclosure required for financial assets obtained by taking possession of collateral or other credit enhancements are only applicable to assets still held at the reporting date.

The following new Philippine Interpretations and amendments to existing PFRS and PAS, which became effective in July 1, 2010 (except when otherwise indicated) did not have any significant impact on the accounting policies, financial position or performance of the Group:

- Amendments to PFRS 1, *First-time Adoption of International Financial Reporting Standards - Additional Exemptions for First-time Adopters (effective July 1, 2010)*
- Amendments to PFRS 2 - *Group Cash-settled Share-based Payment Arrangements (effective July 1, 2010)*

Improvements to PFRSs
The following are the International Accounting Standards Board (IASB) issued omnibus of amendments to its standards, issued in May 2008 and 2009, effective January 1, 2010, primarily with a view to removing inconsistencies and clarifying wording. There are separate transitional provisions for each standard. The adoption of the following amendments resulted to changes in accounting policies but did not have any impact on the consolidated financial position or performance of the Group.

PFRS 5, *Noncurrent Assets Held for Sale and Discontinued Operations*
- The amendment clarifies that the disclosures required in respect of non-current assets or disposal groups classified as held for sale or discontinued operations are only those set out in PFRS 5.
- The disclosure requirements of other PFRSs only apply if specifically required for such non-current assets or discontinued operations.
- It also clarifies that the general requirements of PAS 1 still apply, particularly paragraphs 15 (to achieve a fair presentation) and 125 (sources of estimation uncertainty) of PAS 1.

PFRS 8, *Segment Reporting*
- Segment assets and liabilities need only be reported when those assets and liabilities are included in measures that are used by the chief operating decision maker.

PAS 7, *Statement of Cash Flows*

- The amendment explicitly states that only expenditure that results in a recognized asset can be classified as a cash flow from investing activities.

PAS 17, *Leases*

- The amendment removes the specific guidance on classifying land as a lease so that only the general guidance remains. The amendments will be applied retrospectively.

PAS 36, *Impairment of Assets*

- The amendment clarifies that the largest unit permitted for allocating goodwill acquired in a business combination is the operating segment, as defined in PFRS 8, before aggregation for reporting purposes.

PAS 39, *Financial Instruments: Recognition and Measurement*

- A prepayment option is considered closely related to the host contract when the exercise price of a prepayment option reimburses the lender up to the approximate present value of lost interest for the remaining term of the host contract.
- The scope exemption for contracts between an acquirer and a vendor in a business combination to buy or sell and acquire at a future date, applies only to binding forward contracts, and not derivative contracts where further actions by either party are still to be taken.
- Gains or losses on cash flow hedges of a forecast transaction that subsequently results in the recognition of a financial instrument or on cash flow hedges of recognized financial instruments should be reclassified in the period that the hedged forecast cash flows affect profit or loss.

PFRS 3, *Business Combinations*

- The measurement options available for non-controlling interest (NCI) were amended. Only components of NCI that constitute a present ownership interest that entitles their holder to a proportionate share of the entity's net assets in the event of liquidation should be measured at either fair value or at present ownership instrument's proportionate share of the acquiree's identifiable net assets. All other components are to be measured at their acquisition date fair value.

PAS 27, *Consolidated and Separate Financial Statements*

- The amendment clarifies that the consequential amendments from PAS 27 made to PAS 21, *The Effects of Foreign Exchange Rates*, PAS 28, *Investments in Associates* and PAS 31, *Interests in Joint Ventures* apply prospectively for annual periods beginning on or after July 1, 2009 or earlier when PAS 27 is applied earlier.

Other amendments resulting from Improvements to PFRSs to the following standards did not have any impact on the accounting policies, financial position or performance of the Group:

- PFRS 1, *First-time Adoption of International Financial Reporting Standards*
- IFRIC 13, *Customer loyalty programmes*

Future Changes in Accounting Policies
The Group will adopt the following new and amended PFRS and Philippine Interpretation enumerated below when these become effective. Except for the adoption of Philippine Interpretation IFRIC 15, *Agreement for Construction of Real Estate*, the following new and amended PFRS and Philippine Interpretation will not have significant impact to the consolidated financial statements:

Effective in 2012 for adoption in fiscal year ending September 30, 2013

- PAS 12, *Income Taxes (Amendment) - Deferred Taxes: Recovery of Underlying Assets (effective for annual periods beginning on or after January 1, 2012)*
  The amendment clarified the determination of deferred tax on investment property measured at fair value. The amendment introduces a rebuttable presumption that deferred tax on investment property measured using the fair value model in PAS 40 should be determined on the basis that its carrying value amount will be recovered through sale. Furthermore, it introduces the requirement that deferred tax on non-depreciable assets are measured using revaluation model in PAS 16 always be measured on a sale basis of the asset.

- PAS 1*, Presentation of Financial Statements - Presentation of Items in Other Comprehensive Income (effective for annual periods beginning on or after January 1, 2012)*
  The amendments to PAS 1 change the grouping of items presented in other comprehensive income. Items that could be reclassified (or 'recycled') to profit or loss at a future point in time (for example, upon derecognition or settlement) would be presented separately from items that will never be reclassified. The amendment affects presentation only and has no other impact on the Group's financial position and performance.

Effective in 2013 for adoption by the Group on fiscal year ending September 30, 2014

- PFRS 10, *Consolidated Financial Statements* and PAS 27, *Separate Financial Statements (effective for annual periods beginning on or after January 1, 2013)*
  PFRS 10 replaces the portion of PAS 27, *Consolidated and Separate Financial Statements* that addresses the accounting for consolidated financial statements. It also includes issues raised in SIC 12, *Consolidation for Special Purpose Entities,* resulting in SIC 12 being withdrawn.

  PFRS 10 establishes a single control model that applies to all entities including special purpose entities. The changes introduced by PFRS 10 will require management to exercise significant judgment to determine which entities are controlled, and therefore, are required to be consolidated by the parent, compared with the requirements of PAS 27.

- PFRS 11, *Joint Arrangements* and PAS 28, *Investments in Associates and Joint Ventures*
  PFSR 11 replaces PAS 31, *Interest in Joint Ventures* and SIC-13, *Jointly-controlled Entities – Non-monetary Contributions by Venturers (effective for annual periods beginning on or after January 1, 2013)*

  PFRS 11 removes the option to account for jointly controlled entities using proportionate consolidation. Instead, jointly controlled entities that meet the definition of a joint venture must be accounted for using equity method.

  The application of this new standard will not have an impact the financial position of the Group.

- PFRS 12, *Disclosure of Interest in Other Entities (effective for annual periods beginning on or after January 1, 2013)*
  PFRS 12 includes all of the disclosures that were previously in PAS 27 related to consolidated financial statements, as well as all the disclosures that were previously in PAS 31, and PAS 28. These disclosures related to an entity's interests in subsidiaries, joint arrangements, associates and structured entities. A number of new disclosures are also required.

- PFRS 13, *Fair Value Measurement (effective for annual periods beginning on or after January 1, 2013)*
  PFRS 13 establishes a single source of guidance under IFRS for all fair value measurements. PFRS 13 does not change when and entity is required to use fair value, but rather provides guidance on how to measure fair value under PFRS when fair value is required or permitted. The Group is currently assessing the impact that this standard will have on the financial position or performance.

- PAS 19, *Employee Benefits (effective for annual periods beginning on or after January 1, 2013)*
  The IASB has issued numerous amendments to PAS 19. These range from fundamental changes such as removing the corridor mechanism and the concept of expected returns from plan assets to simple clarifications and re-wording. For defined benefit plans, the ability to defer recognition of actuarial gains and losses (i.e., the corridor approach) has been removed. As revised, actuarial gains and losses are recognized in the other comprehensive income when they occur. Amounts recorded in profit or loss are limited to current and past service costs, gains or losses on settlements, and net interest income (expense). All other changes in the net defined benefit asset (liability) are recognized in other comprehensive income with no subsequent recycling to profit or loss. The Group is currently assessing the full impact of the amendments.

- PAS 27, *Separate Financial Statements* (as revised in 2011) *(effective for annual periods beginning on or after January 1, 2013)*
  As a consequence of the new PFRS 10 and 12, what remains of PAS 27 is limited to accounting for subsidiaries, jointly-controlled entities and associates in separate financial statements. This will have an effect on the separate financial statements of the Parent Company.

- PAS 28, *Investments in Associates and Joint Ventures* (as revised in 2011) *(effective for annual periods beginning on or after January 1, 2013)*
  As a consequence of the new PFRS 10 and 12, PAS 28 has been renamed PAS 28, *Investments in Associates and Joint Ventures,* and describes the application of the equity method to investments in joint ventures in addition to associates.

Effective in 2015 for adoption by the Group on fiscal year ending September 30, 2016

- PFRS 9, *Financial Instruments*
  The first phase of PFRS 9, *Financial Instruments,* which is effective for annual periods beginning on or after January 1, 2015, addresses the classification and measurement of financial instruments. Phase 1 of PFRS 9 applies to all financial assets within the scope of PAS 39. The key requirements of PFRS 9 are as follow:

  i. At initial recognition, all financial assets are measured at fair value.

ii. Debt instruments may (if the Fair Value Option is not invoked) be subsequently measured at amortized cost if: (a) the asset is held within a business model whose objective is to hold the assets to collect contractual cash flows and (b) The contractual terms of the financial asset give rise, on specified dates, to cash flows that are solely payments of principal and interest on the principal outstanding. All other debt instruments are subsequently measured at fair value.

iii. All equity investment financial assets are measured at fair value either through other comprehensive income or profit or loss. Entities must make an irrevocable choice for each instrument, unless they are held for trading, in which case they must be measured at fair value through profit or loss.

iv. For financial liabilities to which the Fair Value Option is invoked, the amount of change in the fair value of a liability attributable to changes in credit risk must be presented in other comprehensive income. The remainder of the change in fair value is presented in profit or loss, unless presentation of the fair value change in respect of the liability's credit risk in other comprehensive income would create or enlarge an accounting mismatch in profit or loss.

- Philippine Interpretation IFRIC 15, *Agreement for Construction of Real Estate.*
  The implementation of the Philippine Interpretation is deferred until the final *Review Standard* is issued by IASB and after an evaluation on the requirements and guidance in the standard vis-à-vis the practices and regulations in the Philippine real estate industry is completed. This Philippine Interpretation covers accounting for revenue and associated expenses by entities that undertake the construction of real estate directly or through subcontractors. This Philippine Interpretation requires that revenue on construction of real estate be recognized only upon completion, except when such contract qualifies as construction contract to be accounted for under PAS 11, *Construction Contracts*, or involves rendering of services in which case revenue is recognized based on stage of completion. Contracts involving provision of services with the construction materials and where the risks and reward of ownership are transferred to the buyer on a continuous basis will also be accounted for based on stage of completion.

  The adoption of this Philippine Interpretation will be accounted for retrospectively and will result to the restatement of prior period consolidated financial statements. The adoption of this Philippine Interpretation may significantly affect the determination of the net income and the related statement of financial position accounts as follows: Installment contract receivables, Deposit from real estate buyers, Deferred tax liabilities and Retained earnings.

4. Summary of Significant Accounting Policies

Revenue Recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. The following specific recognition criteria must also be met before revenue is recognized:

Real estate sales

Revenue from sales of real estate and cost from completed projects is accounted for using the full accrual method. In accordance with Philippine Interpretations Committee (PIC) Q&A No. 2006-1 the percentage of completion is used to recognize income from sales of projects where the Group has material obligations under the sales contract to complete the project after the property is sold, the equitable interest has been transferred to buyer, construction is beyond preliminary stage (i.e., engineering, design work, construction contracts execution, site clearance and preparation, excavation and the building foundation are finished), and the costs incurred or to be incurred can be measured reliably. Under this method, revenue is recognized as the related obligations are fulfilled, measured principally on the basis of the estimated completion by reference to the actual costs incurred to date over the estimated total costs of project.

If any of the criteria under the percentage-of-completion method is not met, the deposit method is applied until all the conditions for recording a sale are met. Pending recognition of sale, cash received from buyers are presented under the "Deposits from real estate buyers" account which is shown as part of the "Deposits and other liabilities" account in the liabilities section of the consolidated statement of financial position.

Cost of real estate sales is recognized consistent with the revenue recognition method applied. Cost of subdivision land and condominium units sold before the completion of the development is determined on the basis of the acquisition cost of the land plus its full development costs, which include estimated costs for future development works, as determined by the Company.

Rental income
The Parent Company leases its commercial real estate properties to others through operating leases. Rental income on leased properties is recognized on a straight-line basis over the lease term, or based on a certain percentage of the gross revenue of the tenants, as provided under the terms of the lease contract. Contingent rents are recognized as revenue in the period in which they are earned.

Revenue from hotel operations
Revenue from hotel operations is recognized when services are rendered. Revenue from banquets and other special events are recognized when the events take place. Rental income on leased areas of the hotel is recognized on a straight-line basis over the lease term.

Amusement income
Revenue is recognized upon receipt of cash from the customer which coincides with the rendering of services.

Interest income
Interest income is recognized as the interest accrues (using the effective interest (EIR) method that is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument to the net carrying amount of the financial asset).

Dividend income
Dividend income is recognized when the Group's right to receive the payment is established.

<u>Cash and Cash Equivalents</u>
Cash includes cash on hand and in banks. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash with original maturities of three (3) months or less and that are subject to an insignificant risk of changes in value.

<u>Financial Instruments</u>
Date of recognition
The Group recognizes a financial asset or a financial liability in the consolidated statement of financial position when it becomes a party to the contractual provisions of the instrument. Purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace are recognized on the settlement date.

Initial recognition and measurement
Financial assets within the scope of PAS 39 are classified as either financial assets at fair value through profit or loss (FVPL), loans and receivables, held to maturity (HTM) investments and available-for-sale (AFS) financial assets, as appropriate. The classification depends on the purpose for which the investments are acquired and the Group determines the classification of the financial assets at initial recognition and, where allowed and appropriate, re-evaluates this designation at each financial year-end.

All financial assets are recognized initially at fair value plus, in the case of investments not at fair value through profit or loss, directly attributable transaction costs.

The Group's financial instruments are of the nature of loans and receivables, financial assets and financial liabilities at FVPL and other financial liabilities at amortized cost.

Subsequent measurement
The subsequent measurement bases for financial assets depend on the classification. Financial assets that are classified as loans and receivables are measured at amortized cost using the EIR method. Amortized cost is calculated by taking into account any discount, premium and transaction costs on acquisition, over the period to maturity. Amortization of discounts, premiums and transaction costs are taken directly to the profit and loss.

Determination of fair value
The fair value for financial instruments traded in active markets at the consolidated reporting date is based on their quoted market price or dealer price quotations (bid price for long positions and ask price for short positions), without any deduction for transaction costs. When current bid and asking prices are not available, the price of the most recent transaction provides evidence of the current fair value as long as there has not been a significant change in economic circumstances since the time of the transaction.

For all other financial instruments not listed in an active market, the fair value is determined by using appropriate valuation techniques. Valuation techniques include net present value technique, comparison to similar instruments for which market observable prices exist and other relevant valuation models.

Day 1 profit
Where the transaction price in a non-active market is different to the fair value from other observable current market transactions in the same instrument or based on a valuation technique whose variables include only data from observable market, the Group recognizes the difference between the transaction price and fair value (a Day 1 profit) in the profit and loss unless it qualifies for recognition as some other type of asset or liability.

In cases where variables used is made of data which is not observable, the difference between the transaction price and model value is only recognized in the profit and loss when the inputs become observable or when the instrument is derecognized. For each transaction, the Group determines the appropriate method of recognizing the 'Day 1' profit amount.

<u>Loans and Receivables</u>
Loans and receivables are financial assets with fixed or determinable payments and fixed maturities that are not quoted in an active market. They are not entered into with the intention of immediate or short-term resale and are not designated as AFS financial assets or financial assets at FVPL.

After initial measurement, loans and receivables are subsequently measured at amortized cost using the EIR method, less allowance for impairment. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees that are an integral part of the EIR. The amortization is included in the "Interest Income" in the consolidated statement of comprehensive income. The losses arising from impairment of such loans and receivables are recognized in the "Other Expense" in the consolidated statement of comprehensive income.

The Group's loans and receivables include Cash and cash equivalents, Receivables, Utility deposits and Receivables from Meralco (see Notes 10, 30, 31 and 32).

Financial assets and financial liabilities at FVPL
Financial assets and financial liabilities at FVPL include financial assets and financial liabilities held for trading purposes, derivative instruments, or those designated by management upon initial recognition as at FVPL, subject to any of the following criteria:

- the designation eliminates or significantly reduces the inconsistent treatment that would otherwise arise from measuring the assets or liabilities or recognizing gains or losses on them on a different basis; or

- the assets and liabilities are part of a group of financial assets, financial liabilities or both which are managed and their performance are evaluated on a fair value basis, in accordance with a documented risk management or investment strategy; or the financial instrument contains an embedded derivative, unless the embedded derivative does not significantly modify the cash flows or it is clear, with little or no analysis, that it would not be separately recorded.

Financial assets and financial liabilities at FVPL are recorded in the consolidated statement of financial position at fair value. Changes in fair value are reflected in the profit and loss. Interest earned or incurred is recorded in interest income or expense, respectively.

Dividend income is recognized according to the terms of the contract, or when the right of the payment has been established.

The Group's financial asset at FVPL consists of derivative asset (see Notes 13, 31 and 32). The Group has no financial liability at FVPL.

Derivative Financial Instruments
Derivative financial instruments (including bifurcated embedded derivatives), if any, are initially recognized at fair value on the date at which the derivative contract is entered into and is subsequently remeasured at fair value. Any gains or losses arising from changes in fair value of the derivative (except those accounted for as accounting hedges) is taken directly to the consolidated statement of comprehensive income as "Others" under real estate revenue. The derivative is carried as asset when the fair value is positive and as liability when the fair value is negative.

The Group has an outstanding interest rate swap agreement with an international bank to hedge its interest rate exposure on Inverse Floating Rate Notes (see Note 13).

Embedded Derivatives
An embedded derivative is separated from the host financial or non-financial contract and accounted for as a derivative if all of the following conditions are met:

- the economic characteristics and risks of the embedded derivative are not closely related to the economic characteristic of the host contract;
- a separate instrument with the same terms as the embedded derivative would meet the definition of a derivative; and
- the hybrid or combined instrument is not recognized at FVPL.

The Group assesses whether embedded derivatives are required to be separated from host contracts when the Group first becomes a party to the contract. Reassessment only occurs if there is a change in the terms of the contract that significantly modifies the cash flows that would otherwise be required.

Embedded derivatives that are bifurcated from the host contracts are accounted for as financial assets or liabilities at FVPL. Changes in fair values are included in the profit and loss.

As of September 30, 2011, 2010 and 2009, the Group has no embedded derivatives requiring bifurcation.

AFS Financial Assets
AFS financial assets are those which are designated as such and are purchased and held indefinitely, and may be sold in response to liquidity requirements or changes in market conditions. AFS financial assets include equity securities.

After initial measurement, AFS financial assets are measured at fair value. The unrealized gains and losses arising from the fair valuation of AFS financial assets are excluded from reported earnings and are reported in the consolidated statement of financial position and consolidated statement of changes in equity.

When the security is disposed of, the cumulative gain or loss previously recognized in the consolidated statement of changes in equity is recognized in the consolidated statement of comprehensive income. Where the Group holds more than one investment in the same security, these are deemed to be disposed of on a first-in first-out basis. Dividends earned on holding AFS financial assets are recognized in the consolidated statement of comprehensive income when the right of the payment has been established. The losses arising from impairment of such investments are recognized in theprofit and loss.

As of September 30, 2010, the Group has an investment in preferred shares amounting ₱210 million (see Notes 10, 31 and 32).

Other Financial Liabilities
All financial liabilities are initially recognized at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, other financial liabilities are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in the profit or loss when the liabilities are derecognized or impaired, as well as through the amortization process.

Debt Issuance Costs
Expenditures incurred in connection with the availments of long-term debt are deferred and amortized using effective interest method over the term of the loans.

Customers' Deposits
Deposits from lessees
Deposits from lessees are measured initially at fair value. After initial recognition, customers' deposits are subsequently measured at amortized cost using EIR method.

The difference between the cash received and its fair value is deferred (included in the "Deposits and other liabilities" in the consolidated statement of financial position) and amortized using the straight-line method.

Deposits from real estate buyers
Deposits from real estate buyers represent mainly reservation fees and advance payments. These deposits will be recognized as revenue in the profit and loss as the related obligations are fulfilled to the real estate buyers. The deposits are recorded as "Deposits from real estate buyers" and reported under the "Deposits and other liabilities" account in the consolidated statement of financial position.

Classification of Financial Instruments between Debt and Equity
A financial instrument is classified as debt, if it provides for a contractual obligation to:

- deliver cash or another financial asset to another entity; or

- exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the Group; or

- satisfy the obligation other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of own equity shares.

If the Group does not have an unconditional right to avoid delivering cash or another financial asset to settle its contractual obligation, the obligation meets the definition of a financial liability.

The components of issued financial instruments that contain both liability and equity elements are accounted for separately, with the equity component being assigned the residual amount, after deducting from the instrument as a whole the amount separately determined as the fair value of the liability component on the date of issue.

The Group has no financial instruments that contain both liability and equity elements.

Impairment of Financial Assets
The Group assesses at each reporting date whether a financial or group of financial assets is impaired.

A financial asset or a group of financial assets is deemed to be impaired if, and only if, there is objective evidence of impairment as a result of one or more events that has occurred after the initial recognition of the asset (an incurred 'loss event') and that loss event (or events) has an impact on the estimated future cash flows of the financial asset or the group of financial assets that can be reliably estimated. Evidence of impairment may include indications that the borrower or a group of borrowers is experiencing significant financial difficulty, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganization and where observable data indicate that there is measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults.

Loans and receivables
The Group first assesses whether objective evidence of impairment exists individually for financial assets that are individually significant or collectively for financial assets that are not individually significant. If there is an objective evidence that an impairment loss on loans and receivables carried at amortized cost has been incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future expected credit losses that have not been incurred) discounted at the financial asset's original effective interest rate (i.e., the effective interest rate computed at initial recognition).

If it is determined that no objective evidence of impairment exists for an individually assessed financial asset loan or receivable, whether significant or not, the asset is included in a group of financial assets with similar credit risk characteristics and that group of financial assets is collectively assessed for impairment. Assets that are individually assessed for impairment and for which an impairment loss is or continues to be recognized are not included in a collective assessment of impairment.

The carrying amount of the asset is reduced through the use of an allowance for impairment loss account. The amount of the loss shall be recognized in the profit and loss. If, in a subsequent period, the amount of the impairment loss decreases, and the decrease can be related objectively to an event occurring after the impairment was recognized, the previously recognized impairment loss is reversed. Any subsequent reversal of an impairment loss is recognized in the profit and loss, to the extent that the carrying value of the asset does not exceed what would have been the amortized cost at the reversal date.

AFS financial assets
If an AFS financial asset is impaired, an amount comprising the difference between its cost (net of any principal payment and amortization) and its current fair value, less any impairment loss previously recognized in the profit and loss, is transferred from the consolidated statement of changes in equity to the profit and loss. Impairment reversals in respect of equity instruments classified as AFS financial assets are not recognized in the consolidated statement of income. Reversals of impairment losses on debt instruments are reversed through the profit and loss, if the increase in fair value of the instrument can be objectively related to an event occurring after the impairment loss was recognized in the profit and loss. The amount of reversal is limited to the amount that brings the carrying value of the debt instrument to what it could have been had their been no impairment in the first place.

Derecognition of Financial Assets and Liabilities
A financial asset (or where applicable, a part of a group of financial assets) is derecognized when:

- the rights to receive cash flows from the assets have expired;
- the Group retains the right to receive cash flows from the asset, but has assumed an obligation to pay them in full without material delay to a third-party under a "pass-through" arrangement; or

- the Group has transferred substantially all the risks and rewards of the asset, or has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Where the Group has transferred the rights to receive cash flows from an asset or has entered into a pass-through arrangement and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognized to the extent of the Group's continuing involvement in the asset. Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

Financial Liabilities
Financial liabilities are derecognized when the obligation under the liability is discharged or cancelled or expired. Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognized in the consolidated profit and loss.

Offsetting Financial Instruments
Financial assets and financial liabilities are offset and the net amount reported in the consolidated statement of financial position if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the asset and settle the liability simultaneously.

Subdivision Land, Condominium and Residential Units for Sale
Subdivision land, condominium and residential units for sale are carried at the lower of cost and net realizable value (NRV). Cost includes costs incurred for development and improvement of the properties and borrowing costs on loans directly attributable to the projects which were capitalized during construction. NRV is the estimated selling price in the ordinary course of business less cost of completion and estimated costs necessary to make the sale.

Investment Properties
Investment properties consist of properties that are held to earn rentals or for capital appreciation or both, and that are not occupied by the companies consolidated into the Group. Investment properties, except for land, are carried at cost less accumulated depreciation and amortization and any impairment in value. Land is carried at cost less any impairment in value. The carrying amount includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met and excludes the cost of day to day servicing of an investment property. Investment properties are depreciated and amortized using the straight-line method over their estimated useful lives as follow:

	Years
Buildings and improvements	10-20
Land improvements	10

The useful life and depreciation and amortization method are reviewed periodically to ensure that the period and method of depreciation and amortization are consistent with the expected pattern of economic benefits from items of investment properties.

Investment properties are derecognized when either they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gain or loss on the retirement or disposal of an investment property is recognized in the profit and loss in the period of retirement or disposal.

Transfers are made to investment property when, and only when, there is a change in use, evidenced by the end of owner occupation, commencement of an operating lease to another party. Transfers are made from investment property when, and only when, there is a change in use, evidenced by commencement of owner occupation or commencement of development with a view to sale.

Construction-in-progress (CIP) is stated at cost. This includes cost of construction and other direct costs. Borrowing costs that are directly attributable to the construction of investment properties are capitalized during the construction period. CIP is not depreciated until such time as the relevant assets are completed and put into operational use.

Property and Equipment
Property and equipment, except for land, are stated at cost less accumulated depreciation and amortization and any impairment in value. Land is carried at cost less any impairment in value. The cost of an item of property and equipment includes its purchase price and any cost attributable in bringing the asset to the intended location and working condition. Cost also includes interest and other charges on borrowed funds used to finance the acquisition or construction of property and equipment to the extent incurred during the period of construction and installation.

Expenditures incurred after the fixed assets have been put into operation, such as repairs and maintenance, are normally charged to expenses in the period in which the costs are incurred. In situations where it can be clearly demonstrated that the expenditures have resulted in an increase in the future economic benefits expected to be obtained from the use of an item of property and equipment beyond its originally assessed standard of performance, the expenditures are capitalized as an additional cost of property and equipment.

Depreciation commences once the assets are available for use and is calculated on a straight-line basis over the estimated useful life of over the estimated useful lives (EUL) as follow:

	Years
Buildings and improvements	10
Land improvements	5
Theater furniture and equipment	5
Other equipment	2.5

Assets under construction are transferred to a specific category of property and equipment when the construction and other related activities necessary to prepare the property and equipment for their intended use are completed and the property and equipment are available for service.

Other equipment includes china, glassware, silver and linen on stock.

The useful life and depreciation method are reviewed and adjusted, if appropriate, at each financial year-end to ensure that the period and method of depreciation and amortization are consistent with the expected pattern of economic benefits from items of property and equipment.

An item of property and equipment is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in profit and loss in the period the asset is derecognized.

Impairment of Nonfinancial Assets

This accounting policy applies primarily to the Group's investment properties and property and equipment.

The Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any such indication exists, the Group makes an estimate of the asset's recoverable amount. An asset's recoverable amount is calculated as the higher of an asset's or cash-generating unit's fair value less cost to sell and its value in use or its net selling price and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or group of assets.

Where the carrying amount of an asset exceeds the recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessment of the time value of money and the risks specific to the asset.

Impairment losses of continuing operations are recognized in the profit and loss in those expense categories consistent with the function of the impaired asset.

An assessment is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If any such indication exists, the Group makes an estimate of recoverable amount. A previously recognized impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognized. If that is the case, the carrying amount of the asset is increased to the recoverable amount. That increased amount cannot exceed the carrying amount that would have been determined, net of depreciation and amortization, had no impairment loss been recognized for the assets in prior periods, such reversal is recognized in the consolidated statement of comprehensive income.

Treasury Stock

Own equity instruments which are acquired (treasury shares) are recognized at cost and deducted from equity. No gain or loss is recognized in the profit and loss on the purchase, sale, issue or cancellation of the Parent Company's own equity instruments.

Taxes

Current tax

Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amounts are those that are enacted or substantively enacted at the reporting date.

Deferred tax

Deferred tax is provided using the balance sheet liability method on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognized for all taxable temporary differences, with certain exceptions. Deferred tax assets are recognized for all deductible temporary differences with certain exceptions, and carryforward benefits of unused tax credits from excess minimum corporate income tax (MCIT) over regular corporate income tax (RCIT) and unused net operating loss carryover (NOLCO), to the extent that it is probable that taxable income will be available against which the deductible temporary differences and carryforward benefits of unused tax credits from excess MCIT and unused NOLCO can be utilized.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Pension Expense

Pension expense is actuarially determined using the projected unit credit valuation method. This method reflects services rendered by employees up to the date of valuation and incorporates assumptions concerning employees' projected salaries. Actuarial valuations are conducted with sufficient regularity, with option to accelerate when significant changes to underlying assumptions occur. Pension expense includes current service cost, interest cost, expected return on plan assets and a portion of the net cumulative unrecognized actuarial gains and losses.

The liability recognized by the Group in respect of the defined benefit plan is the present value of the defined benefit obligation at the reporting date less the fair value of the plan assets, together with adjustments for unrecognized actuarial gains or losses and past service costs that shall be recognized in later periods. The present value of the defined benefit obligation is determined by discounting the estimated future cash inflows using long term government bond risk-free interest rates that have terms to maturity approximating the terms of the related pension liability or applying a single weighted average discount rate that reflects the estimated timing and amount of benefit payments.

The Group applies the corridor method whereby actuarial gains and losses are recognized as income or expenses when the cumulative unrecognized actuarial gains or losses of the plan exceed 10% of the higher of the defined benefit obligation and the fair value of plan assets. These gains and losses are recognized over the expected average remaining working lives of the employee participating in the plan.

General and Administrative Expenses

General and administrative expenses, except for lease agreements, are recognized as they are incurred.

Commission Expense

The Group recognizes commission expense when services are rendered by the broker and agent. The commission expense is recognized upon receipt of down payment from the buyer comprising a substantial portion of the contract price and the capacity to pay and credit worthiness of buyers have been reasonably established for sales under the deferred cash payment arrangement.

Leases
The determination of whether an arrangement is, or contains a lease, is based on the substance of the arrangement at inception date, and requires an assessment of whether the fulfillment of the arrangement is dependent on the use of a specific asset or assets, and the arrangement conveys a right to use the asset. A reassessment is made after inception of the lease only if one (1) of the following applies:

a. there is a change in contractual terms, other than a renewal or extension of the arrangement;
b. a renewal option is exercised or an extension granted, unless that term of the renewal or extension was initially included in the lease term;
c. there is a change in the determination of whether fulfillment is dependent on a specified asset; or
d. there is a substantial change to the asset.

Where a reassessment is made, lease accounting shall commence or cease from the date when the change in circumstances gave rise to the reassessment for any of the scenarios above, and at the date of renewal or extension period for the second scenario.

Group as a lessee
Leases where the lessor retains substantially all the risks and benefits of ownership of the asset are classified as operating leases. Operating lease payments are recognized as an expense in the profit and loss on a straight-line basis over the lease term. Indirect costs incurred in negotiating an operating lease are added to the carrying value of the leased asset and recognized over the lease term on the same basis as the lease income. Minimum lease payments are recognized on a straight-line basis while the variable rent is recognized as an expense based the terms of the leased contract.

Group as a lessor
Leases where the Group retains substantially all the risk and benefits of ownership of the assets are classified as operating leases. Contingent rents are recognized as revenue in the period in which they are earned.

Jointly controlled operation
A jointly controlled operation involves the use of assets and other resources of the Group and other venturers rather than the establishment of a corporation, partnership or other entity. The Group accounts for the assets it controls and the liabilities it incurs, the expenses it incurs and the share of income that it earns from the sale of goods or services by the joint venture.

Borrowing Costs
Interest and other related financing charges on borrowed funds used to finance the acquisition and construction of a qualifying asset (included under Subdivision land, condominium and residential units for sale, Investment properties and Property and equipment accounts) are capitalized to the appropriate asset accounts. Capitalization of borrowing costs commences when the expenditures and borrowing costs are being incurred during the construction and related activities necessary to prepare the asset for its intended use are in progress. It is suspended during extended periods in which active development is interrupted and ceases when substantially all the activities necessary to prepare the asset for its intended use are complete. The capitalization is based on the weighted average borrowing cost.

The borrowing costs capitalized as part of investment properties and property and equipment are amortized using the straight-line method over the estimated useful lives of the assets. The borrowing cost capitalized as part of subdivision land, condominium and residential units for sale are expensed when the related assets are sold.

If after capitalization of the borrowing costs, the carrying amount of the asset exceeds its recoverable amount, an impairment loss is recorded in the consolidated statement of comprehensive income.

Interest expense on loans and borrowings is recognized using the EIR method over the term of the loans and borrowings.

Provisions

Provisions are recognized when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Where the Group expects a provision to be reimbursed, the reimbursement is recognized as a separate asset but only when the reimbursement is virtually certain. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as an interest expense. Provisions are reviewed at each reporting date and adjusted to reflect the current best estimate.

Foreign Currency Transactions

Each entity in the Group determines its own functional currency and items included in the consolidated financial statements of each entity are measured using that functional currency. Transactions in foreign currencies are initially recorded in the functional currency rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated at the functional currency rate of exchange ruling at the reporting date. Exchange gains or losses arising from foreign exchange transactions are credited to or charged against operations for the period.

Earnings Per Share (EPS)

Basic earnings per share is calculated by dividing net income attributable to equity holders of the Parent Company by the weighted average number of common shares outstanding during the year. Diluted EPS is computed by dividing net income for the year by the weighted average number of common shares issued and outstanding during the period after giving effect to assumed conversion of potential common shares.

Operating Segment

The Group's operating businesses are organized and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and services and serves different markets. Financial information on business segments is presented in Note 6 to the consolidated financial statements.

Contingencies

Contingent liabilities are not recognized in the consolidated financial statements but are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the consolidated financial statements but are disclosed when an inflow of economic benefits is probable.

Events After the Reporting Period
Post year-end events that provide additional information about the Group's position at the reporting date (adjusting events) are reflected in the consolidated financial statements. Post year-end events that are not adjusting events are disclosed in the consolidated financial statements when material.

5. Significant Accounting Judgments and Estimates

The preparation of the consolidated financial statements in compliance with PFRS requires the Group to make judgment and estimates that affect the reported amounts of assets, liabilities, income and expenses and disclosure of contingent assets and contingent liabilities. Future events may occur which will cause the assumptions used in arriving at the estimates to change. The effects of any change in judgments and estimates are reflected in the consolidated financial statements, as they become reasonably determinable.

Judgments and estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Judgments
In the process of applying the Group's accounting policies, management has made the following judgments, apart from those involving estimations, which has the most significant effect on the amounts recognized in the consolidated financial statements.

Revenue and cost recognition on real estate sales
Selecting an appropriate revenue recognition method for a particular real estate sale transaction requires certain judgment based on, among others:

- Buyer's commitment on the sale which may be ascertained through the significance of the buyer's initial investment; and
- Stage of completion of the project.

The related balances from real estate transactions follow:

	2011	2010	2009
Revenue (Note 21)	**₱4,079,748,167**	₱2,720,062,815	₱3,903,963,162
Costs and expenses (Note 22)	**2,664,371,840**	1,745,032,612	2,304,166,017

Operating leases commitments - Group as lessee
The Group has entered into commercial property leases. Based on an evaluation of the terms and conditions of the arrangements, all the risks and benefits incidental to ownership of the leased item are not transferred to the Group. The future minimum rentals payable under non-cancellable operating lease amounted to ₱6,418 million, ₱6,514 million and ₱6,557 million as of September 30, 2011, 2010 and 2009, respectively (see Note 34).

Operating lease commitments - Group as lessor
The Group has entered into commercial property leases on its investment property portfolio. Based on an evaluation of the terms and conditions of the arrangements, the Group has determined that it retains all the significant risks and rewards of ownership of these properties and accounts for them as operating leases. In determining significant risks and benefits of ownerships, the Group considered, among others, the significance of the lease term as compared with the estimated

useful life of the related asset. The Group accordingly accounted for these as operating leases. The future minimum rentals receivables under non-cancelable operating lease amounted to ₱4,269 million, ₱4,445 million and ₱2,369 million as of September 30, 2011, 2010 and 2009, respectively (see Note 34).

Distinction between investment properties and owner-occupied properties
The Group determines whether a property qualifies as investment property. In making its judgment, the Group considers whether the property is not occupied substantially for use by, or in operations of the Group, nor for sale in the ordinary course of business, but are held primarily to earn rental income and capital appreciation. Owner-occupied properties are attributable not only to property but also to the other assets used in the supply process.

Some properties are held to earn rentals or for capital appreciation and other properties are held for use in rendering of services or for administrative purposes. If these portions cannot be sold separately, the property is accounted for as investment property only if an insignificant portion is held for use in providing services or for administrative purposes. Judgment is applied in determining whether ancillary services are so significant that a property does not qualify as investment property. The Group considers each property separately in making its judgment.

Distinction between subdivision land and land and land improvements
The Group determines whether a property will be classified as Subdivision land or Land and land improvements. In making this judgment, the Group considers whether the property will be sold in the normal operating cycle (Subdivision land) or whether it will be retained as part of the Group's strategic land banking activities for development or sale in the medium or long-term (Land and land improvements under Investment properties and Property and equipment accounts).

Contingencies
The Group is currently involved in various legal proceedings. The estimate of the probable costs for the resolution of these claims has been developed in consultation with outside counsel handling the defense on these matters and is based upon an analysis of potential results. The Group currently does not believe these proceedings will have a material effect on the Group's financial position. It is possible, that future results of operations could be materially affected by changes in the estimates or in the effectiveness of the strategies relating to these proceedings (see Note 34).

Estimates
The key estimates concerning the future and other key sources of estimation uncertainty at the reporting date that has a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities are discussed below.

Revenue and cost recognition
The Group's revenue recognition policies require management to make use of estimates and assumptions that may affect the reported amounts of revenue and costs. The Group's revenue from real estate sales are recognized based on the percentage-of-completion and the completion rate is measured principally on the basis of the estimated completion by reference to the actual costs incurred to date over the estimated total costs of the project.

The related balances from real estate transactions follow:

	2011	2010	2009
Revenue (Note 21)	**₱4,079,748,167**	₱2,720,062,815	₱3,903,963,162
Costs and expenses (Note 22)	**2,664,371,840**	1,745,032,612	2,304,166,017

Allowance for impairment losses
The Group maintains allowance for impairment losses at a level considered adequate to provide for potential uncollectible receivables. The level of this allowance is evaluated by management based on the factors that affect the collectability of the accounts. These factors include, but are not limited to, the length of the Group's relationship with the tenant, the tenant's payment behavior and other known market factors. The Group recognizes impairment losses based on the results of the specific/individual and collective assessment of its credit exposures.

The related balances follow (see Notes 8 and 23):

	2011	2010	2009
Receivables	**₱3,705,474,498**	₱5,502,648,046	₱4,118,417,642
Allowance for impairment losses	**45,143,585**	51,484,917	49,459,776
Provision for impairment losses	**770,804**	2,025,141	1,000,601

Financial assets and liabilities
The Group carries certain financial assets and liabilities at fair value, which requires extensive use of accounting estimates and judgment. While significant components of fair value measurement were determined using verifiable objective evidence (i.e., foreign exchange rates, interest rates), the amount of changes in fair value would differ if the Group utilized different valuation methodologies. Any changes in fair value of these financial assets and liabilities would affect directly the consolidated statement of comprehensive income (see Note 32).

Where the fair values of certain financial assets and financial liabilities recorded in the consolidated statement of financial position cannot be derived from active markets, they are determined using valuation techniques using generally accepted market valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, estimates are used in establishing fair values.

As of September 30, 2011, 2010 and 2009, the Group has a derivative asset classified under FVPL amounting ₱172 million, ₱111 million and ₱103 million, respectively (see Notes 13 and 31).

Impairment of AFS investments
The Group determines that AFS financial asset are impaired when there has been a significant or prolonged decline in fair value below its cost. This determination of what is significant or prolonged requires judgment. In making the judgment, the Group evaluates, among other factors, the normal volatility in share price. In addition, impairment may be appropriate when there is evidence of deterioration in the financial health of the investee, industry and sector performance, changes in technology, and operating and financing cash flows.

AFS financial asset amounted to ₱210 million as of September 30, 2010 (see Notes 13 and 32).

Useful lives of investment properties and property and equipment
The Group estimates the useful lives of the investment properties and property and equipment based on the period over which the assets are expected to be available for use (see Note 4). The Group reviews periodically the estimated useful lives of investment properties and property and equipment based on factors that include asset utilization, internal technical evaluation, technological changes, environmental and anticipated use of the assets. It is possible that future results of operations could be materially affected by changes in these estimates brought about by changes in the factors mentioned. A reduction in the estimated useful lives of investment properties and property and equipment would increase the recorded depreciation and amortization expense and decrease the related asset accounts.

The related balances follow:

	2011	2010	2009
Investment properties (Note 11)			
Cost	**₱52,186,821,911**	₱42,889,484,901	₱38,955,325,424
Accumulated depreciation and amortization	**12,801,676,362**	11,044,786,759	9,661,345,051
Depreciation and amortization	**1,756,889,603**	1,596,776,495	1,420,605,645
Property and equipment (Note 12)			
Cost	**5,578,204,100**	5,091,510,108	4,328,144,148
Accumulated depreciation and amortization	**3,023,270,653**	2,671,701,290	2,143,411,369
Depreciation and amortization	**356,230,485**	315,422,373	248,240,650

Impairment of nonfinancial assets
Assessing investment properties and property and equipment for impairment includes considering certain indications of impairment such as significant changes in asset usage, significant decline in market value and obsolescence or physical damage of an asset. If such indications are present, and where the carrying amount of the asset exceeds the recoverable amount, the asset is considered impaired and is written down to the recoverable amount.

Determining the fair value of investment properties and property and equipment, which require the determination of future cash flows expected to be generated from the continued use and ultimate disposition of such assets, requires the Group to make estimates and assumptions that can materially affect the consolidated financial statements. Future event could cause the Group to conclude that investment properties and property and equipment are impaired. Any resulting impairment loss could have a material impact on the consolidated financial statements.

The related balances follow:

	2011	2010	2009
Investment properties (Note 11)			
Cost	**₱52,186,821,911**	₱42,889,484,901	₱38,955,325,424
Accumulated depreciation and amortization	**12,801,676,362**	11,044,786,759	9,661,345,051
Depreciation and amortization	**1,756,889,603**	1,596,776,495	1,420,605,645
Property and equipment (Note 12)			
Cost	**5,578,204,100**	5,091,510,108	4,328,144,148
Accumulated depreciation and amortization	**3,023,270,653**	2,671,701,290	2,143,411,369
Depreciation and amortization	**356,230,485**	315,422,373	248,240,650

Deferred tax assets
Deferred tax assets are recognized for all deductible temporary differences to the extent that it is probable that sufficient taxable profit will be available against which the deductible temporary differences can be utilized. Significant management estimate is required to determine the amount of deferred tax asset that can be recognized, based upon the likely timing and level of future taxable profit together with future tax planning. Deferred tax assets as of September 30, 2011, 2010 and 2009 amounted to ₱482 million, ₱415 million and ₱341 million, respectively (see Note 27). The Group has deductible temporary difference, that is available for offset against taxable income or tax payable which deferred tax asset has not been recognized. This pertains to net operating loss carry over (NOLCO) amounting ₱14 million and ₱0.1 million in 2011 and 2010, respectively. The related deferred tax assets amounted to ₱4 million and ₱0.05 million as of September 30, 2011 and 2010, respectively.

As of September 30, 2011, 2010 and 2009, the Group operates a hotel which enjoys the benefits of an ITH. As such, no deferred tax assets were set up on certain gross deductible temporary differences that are expected to reverse within the ITH period (see Note 33).

Pension expense
The determination of obligation and cost of pension is dependent on the selection of certain assumptions used in calculating such amounts. Those assumptions, which are described in Note 29 to the consolidated financial statements, include, among others, discount rates and salary increase rates. Actual results that differ from the Group's assumptions are accumulated and amortized over future periods and therefore, generally affect the recognized expense and recorded obligation in such future periods. While the Group believes that the assumptions are reasonable and appropriate, significant differences in the actual experience or significant changes in the assumptions may materially affect the pension obligations.

The related balances follow:

	2011	2010	2009
Net pension liabilities (Notes 17 and 29)	**₱60,855,783**	₱41,584,780	₱28,453,776
Pension benefit obligation (Note 29)	**145,607,663**	122,353,161	80,486,580
Unrecognized net actuarial gains (losses) (Note 29)	**32,648,717**	23,954,613	(8,526,756)

6. Operating Segment

Business Segment
The business segment is determined as the primary segment reporting format as the Group's risks and rates of return are affected predominantly by each operating segment.

Management monitors the operating results of its operating segments separately for the purpose of making decision about resource allocation and performance assessment. Group financing (including interest income and interest expense) and income taxes are managed on a group basis and are not allocated to operating segments. The Group evaluates performance based on income before income tax, and earnings before income tax, depreciation and amortization. The Group does not report its results based on geographical segments because the Group operates only in the Philippines.

Transfer prices between operating segments are on an arm's length basis in a manner similar to transactions with third parties.

Cost and expenses exclude interest, taxes, depreciation and amortization.

The amount of segment assets and liabilities are based on the measurement principles that are similar with those used in measuring the assets and liabilities in the consolidated statement of financial position which is in accordance with PFRS.

The Group derives its revenue from the following reportable units:

Commercial Center Division - develops, leases and manages shopping malls/commercial centers all over the Philippines.

Residential Buildings Division - develops and sells residential condominium spaces, as well as high-end horizontal residential projects.

Office Buildings Division - develops and leases offices spaces

Hotel Division - owns and operates a chain of hotels in Pasig City, Quezon City and Cebu City. In 2010, the Group launched its Go Hotel. It marked the Group's entry in the budget hotels industry.

The financial information about the operations of these business segments is summarized as follows:

2011

	Commercial Center Division	**Residential Division**	**Office Buildings Division**	**Hotel Division**	**Intersegment Eliminating Adjustments**	**Consolidated**
Revenue						
Segment revenue	**₱6,226,043,270**	**₱4,559,509,332**	**₱1,351,356,796**	**₱1,207,558,281**	**₱–**	**₱13,344,467,679**
Intersegment revenue	**31,255,524**	**–**	**–**	**–**	**(31,255,524)**	**–**
Total Revenue	**6,257,298,794**	**4,559,509,332**	**1,351,356,796**	**1,207,558,281**	**(31,255,524)**	**13,344,467,679**
Costs and expenses						
Segment costs and expenses	**1,783,365,390**	**3,547,407,176**	**48,984,567**	**820,217,321**	**–**	**6,199,974,454**
Intersegment costs and expenses	**–**	**31,255,524**	**–**	**–**	**(31,255,524)**	**–**
Total Costs and expenses	**1,783,365,390**	**3,578,662,700**	**48,984,567**	**820,217,321**	**(31,255,524)**	**6,199,974,454**
Earnings before interest, taxes and depreciation and amortization	**4,473,933,404**	**980,846,632**	**1,302,372,229**	**387,340,960**	**–**	**7,144,493,225**
Depreciation and amortization (Note 24)	**1,509,637,503**	**34,979,000**	**379,131,125**	**189,372,461**	**–**	**2,113,120,089**
Income before income tax	**₱2,964,295,901**	**₱945,867,632**	**₱923,241,104**	**₱197,968,499**	**₱–**	**₱5,031,373,136**
Assets and Liabilities						
Segment assets	**₱39,284,110,021**	**₱18,198,840,878**	**₱5,659,865,862**	**₱1,975,974,719**	**₱–**	**₱65,118,791,480**
Investment in subsidiaries - at cost	**1,926,030,407**	**–**	**–**	**–**	**(1,926,030,407)**	**–**
Total segment assets	**₱41,210,140,428**	**₱18,198,840,878**	**₱5,659,865,862**	**₱1,975,974,719**	**(₱1,926,030,407)**	**₱65,118,791,480**
Total segment liabilities	**₱17,007,399,511**	**₱6,360,644,644**	**₱1,975,817,352**	**₱738,331,763**	**₱–**	**₱26,082,193,270**
Other segment information:						
Capital expenditures						**₱13,882,029,116**

2010

	Commercial Center Division	Residential Division	Office Buildings Division	Hotel Division	Intersegment Eliminating Adjustments	Consolidated
Revenue						
Segment revenue	₱5,739,179,867	₱3,225,844,279	₱1,182,235,305	₱1,149,768,560	₱–	₱11,297,028,011
Intersegment revenue	34,914,402	–	–	–	(34,914,402)	–
Total Revenue	5,774,094,269	3,225,844,279	1,182,235,305	1,149,768,560	(34,914,402)	11,297,028,011
Costs and expenses						
Segment costs and expenses	1,599,109,171	2,448,292,329	42,621,736	796,093,745	–	4,886,116,981
Intersegment costs and expenses	–	34,914,402	–	–	(34,914,402)	–
Total Costs and expenses	1,599,109,171	2,483,206,731	42,621,736	796,093,745	(34,914,402)	4,886,116,981
Earnings before interest, taxes and depreciation and amortization	4,174,985,098	742,637,548	1,139,613,569	353,674,815	–	6,410,911,030
Depreciation and amortization (Note 24)	1,388,316,331	25,856,018	297,213,869	200,812,650	–	1,912,198,868
Income before income tax	₱2,786,668,767	₱716,781,530	₱842,399,700	₱152,862,165	₱–	₱4,498,712,162

(Forward)

	Commercial Center Division	Residential Division	Office Buildings Division	Hotel Division	Intersegment Eliminating Adjustments	Consolidated
Assets and Liabilities						
Segment assets	₱32,696,765,503	₱14,344,807,170	₱4,351,911,857	₱1,707,650,694	₱–	₱53,101,135,224
Investment in subsidiaries - at cost	1,926,030,407	–	–	–	(1,926,030,407)	–
Total segment assets	₱34,622,795,910	₱14,344,807,170	₱4,351,911,857	₱1,707,650,694	(₱1,926,030,407)	₱53,101,135,224
Total segment liabilities	₱16,429,728,743	₱6,807,867,785	₱1,455,361,372	₱670,749,110	₱–	₱25,363,707,010
Other segment information:						
Capital expenditures						₱6,473,987,017

2009

	Commercial Center Division	Residential Division	Office Buildings Division	Hotel Division	Intersegment Eliminating adjustments	Consolidated
Revenue						
Segment revenue	₱4,210,395,126	₱4,374,840,150	₱1,111,914,654	₱1,036,362,735	₱–	₱10,733,512,665
Intersegment revenue	23,579,993	–	–	–	(23,579,993)	–
Total Revenue	4,233,975,119	4,374,840,150	1,111,914,654	1,036,362,735	(23,579,993)	10,733,512,665
Costs and expenses						
Segment costs and expenses	990,466,972	2,990,913,810	80,086,599	723,100,945	–	4,784,568,326
Intersegment costs and expenses	–	23,579,993	–	–	(23,579,993)	–
Total Costs and expenses	990,466,972	3,014,493,803	80,086,599	723,100,945	(23,579,993)	4,784,568,326
Earnings before interest, taxes and depreciation and amortization	3,243,508,147	1,360,346,347	1,031,828,055	313,261,790	–	5,948,944,339
Depreciation and amortization (Note 22)	1,172,179,099	19,926,148	293,966,695	182,774,353	–	1,668,846,295
Income before income tax	₱2,071,329,048	₱1,340,420,199	₱737,861,360	₱130,487,437	₱–	₱4,280,098,044
Assets and Liabilities						
Segment assets	₱33,105,184,109	₱12,075,966,043	₱4,862,299,414	₱1,435,857,456	₱–	₱51,479,307,022
Investment in subsidiaries - at cost	1,486,030407	–	–	–	(1,486,030,407)	–
Total segment assets	₱34,591,214,516	₱12,075,966,043	₱4,862,299,414	₱1,435,857,456	(₱1,486,030407)	₱51,479,307,022
Total segment liabilities	₱16,451,809,373	₱5,959,514,292	₱2,644,841,412	₱856,665,768	₱–	₱25,912,830,845
Other segment information:						
Capital expenditures						₱6,288,533,310

The revenue of the Group consists mainly of sales to external customers. Inter-segment revenue arising from lease arrangements amounting ₱31 million, ₱34 million and ₱24 million in 2011, 2010 and 2009, respectively, are eliminated on consolidation.

No operating segments have been aggregated to form the above reportable segments.

Capital expenditures consists of additions to property and equipment, investment properties and subdivision land, condominium and residential units for sale.

Significant customers in lease arrangements under commercial center division include the affiliated entities (see Note 20). Rental income arising from the lease of commercial properties to affiliated companies amounted to about ₱1,317 million, ₱1,263 million and ₱905 million in 2011, 2010 and 2009, respectively.

7. Cash and Cash Equivalents

This account consists of (see Note 20):

	September 30		October 1
	2011	2010	2009
Cash on hand and in banks	**₱159,643,410**	₱309,800,552	₱8,082,848,590
Short-term investments	**8,889,183,944**	5,187,804,935	842,847,535
	₱9,048,827,354	₱5,497,605,487	₱8,925,696,125

Cash in banks earns interest at the prevailing bank deposit rates. Short-term investments are made for varying periods of up to three (3) months depending on the immediate cash requirements of the Group, and earn interest at the prevailing short-term investment rates ranging from 0.25% to 4.38%.

Interest earned for the years ended September 30, 2011, 2010 and 2009 amounted to ₱414 million, ₱298 million and ₱120 million, respectively (see Note 26).

8. Receivables

This account consists of:

	September 30		October 1
	2011	2010	2009
Trade			
Installment contract receivables	**₱2,471,017,513**	₱2,462,317,615	₱3,166,871,003
Accrued rent receivables	**351,163,620**	397,932,724	320,890,367
Rental receivables (Note 20)	**333,825,954**	262,144,720	238,719,742
Hotel operations	**50,718,392**	61,841,108	76,130,603
	3,206,725,479	3,184,236,167	3,802,611,715
Affiliated companies (Note 20)	**110,118,302**	2,044,343,678	93,126,774
Others	**388,630,717**	274,068,201	222,679,153
	3,705,474,498	5,502,648,046	4,118,417,642
Less allowance for impairment losses	**45,143,585**	51,484,917	49,459,776
	3,660,330,913	5,451,163,129	4,068,957,866
Less noncurrent portion	**1,189,418,089**	589,558,480	1,079,232,803
	₱2,470,912,824	₱4,861,604,649	₱2,989,725,063

The installment contract receivables aggregating ₱2,471 million, ₱2,462 million and ₱3,167 million as of September 30, 2011, 2010 and 2009, respectively are collectible in monthly installments over a period of one (1) to five (5) years and bear annual interest ranging from 8.20% to 9.75% computed on the diminishing balance of the principal.

Rental receivables from affiliated companies amounted to about ₱86 million, ₱105 million and ₱162 million as of September 30, 2011, 2010 and 2009, respectively. For the nature, terms and conditions of the receivables from affiliated companies please refer to Note 20 to the consolidated financial statements.

The accrued rent receivables represent the portion of the lease recognized as income on a straight-line basis.

Other receivables consist primarily of accruals of interest on short-term investments.

Allowance for Impairment Losses on Trade Receivables

As of September 30, 2011, 2010 and 2009, trade receivables with carrying value of ₱45 million, ₱51 million and ₱49 million were impaired and fully provided for. Changes in allowance for impairment losses on trade receivables follow:

2011

	Individual Assessment			**Collective Assessment**	
	Installment Contract Receivables	**Rental Receivable**	**Hotels Operations**	**Installment Contract Receivables**	**Total**
Balances at October 1, 2010	**₱542,358**	**₱20,512,893**	**₱11,429,666**	**₱19,000,000**	**₱51,484,917**
Provision for impairment losses (Note 23)	**–**	**–**	**770,804**	**–**	**770,804**
Amount written off	**–**	**(7,112,136)**	**–**	**–**	**(7,112,136)**
Balances at September 30, 2011	**₱542,358**	**₱13,400,757**	**₱12,200,470**	**₱19,000,000**	**₱45,143,585**

2010

	Individual Assessment			Collective Assessment	
	Installment Contract Receivables	Rental Receivable	Hotels Operations	Installment Contract Receivables	Total
Balances at October 1, 2009	₱542,358	₱20,512,893	₱9,404,525	₱19,000,000	₱49,459,776
Provision for impairment losses (Note 23)	–	–	2,025,141	–	2,025,141
Balances at September 30, 2010	₱542,358	₱20,512,893	₱11,429,666	₱19,000,000	₱51,484,917

2009

	Individual Assessment			Collective Assessment	
	Installment Contract Receivables	Rental Receivable	Hotels Operations	Installment Contract Receivables	Total
Balances at October 1, 2008	₱542,358	₱20,512,893	₱8,403,924	₱19,000,000	₱48,459,175
Provision for impairment losses (Note 23)	–	–	1,000,601	–	1,000,601
Balances at September 30, 2009	₱542,358	₱20,512,893	₱9,404,525	₱19,000,000	₱49,459,776

Aging Analysis

The aging analysis of the Group's receivables follows:

2011

			Past Due But Not Impaired				
	Total	**Neither Past Due nor Impaired**	**Less than 30 days**	**30 to 60 days**	**60 to 90 days**	**Over 90 days**	**Past Due and Impaired**
Trade receivables							
Installment contract receivables	**₱2,471,055,601**	**₱1,824,340,414**	**₱49,248,766**	**₱32,774,871**	**₱27,442,750**	**₱536,706,442**	**₱542,358**
Accrued rent receivables	**351,163,620**	**351,163,620**	**–**	**–**	**–**	**–**	**–**
Rental receivables	**333,825,954**	**301,672,541**	**–**	**1,517,025**	**2,557,921**	**14,677,710**	**13,400,757**
Hotel operations	**50,680,304**	**24,806,904**	**9,796,155**	**3,193,879**	**682,896**	**–**	**12,200,470**
Affiliated companies (Note 20)	**110,118,302**	**110,118,302**	**–**	**–**	**–**	**–**	**–**
Others	**388,630,717**	**384,585,176**	**123,643**	**500**	**583,957**	**3,337,441**	**–**
	₱3,705,474,498	**₱2,996,686,957**	**₱59,168,564**	**₱37,486,275**	**₱31,267,524**	**₱554,721,593**	**₱26,143,585**

2010

	Total	Neither Past Due nor Impaired	Past Due But Not Impaired: Less than 30days	30 to 60 days	60 to 90 days	Over 90 days	Past Due and Impaired
Trade receivables							
Installment contract receivables	₱2,462,859,973	₱1,209,007,518	₱278,802,201	₱449,232,704	₱102,594,204	₱422,680,988	₱542,358
Accrued rent receivables	397,932,724	397,932,724	–	–	–	–	–
Rental receivables	262,144,720	144,999,130	16,179,252	4,061,751	2,335,489	74,056,205	20,512,893
Hotel operations	70,299,275	31,768,337	17,031,150	4,660,827	1,667,432	3,741,863	11,429,666
Affiliated companies (Note 20)	2,044,343,678	2,044,343,678	–	–	–	–	–
Others	274,068,201	274,068,201	–	–	–	–	–
	₱5,511,648,571	₱4,102,119,588	₱312,012,603	₱457,955,282	₱106,597,125	₱500,479,056	₱32,484,917

2009

	Total	Neither Past Due nor Impaired	Past Due But Not Impaired: Less than 30 days	30 to 60 days	60 to 90 days	Over 90 days	Past Due and Impaired
Trade receivables							
Installment contract receivables	₱3,167,413,361	₱2,866,977,762	₱49,835,054	₱17,329,617	₱27,428,275	₱205,300,295	₱542,358
Accrued rent receivables	320,890,367	320,890,367	–	–	–	–	–
Rental receivables	238,719,742	131,050,306	39,725,087	5,982,170	419,645	41,029,641	20,512,893
Hotel operations	75,588,245	37,983,835	12,535,280	7,095,504	3,366,052	5,203,049	9,404,525
Affiliated companies (Note 20)	93,126,774	93,126,774	–	–	–	–	–
Others	222,679,153	222,679,153	–	–	–	–	–
	₱4,118,417,642	₱3,672,708,197	₱102,095,421	₱30,407,291	₱31,213,972	₱251,532,985	₱30,459,776

The Group holds no collateral in respect of these receivables.

9. Subdivision Land, Condominium and Residential Units for Sale

This account consists of:

	September 30 **2011**	September 30 2010	October 1 2009
Land and condominium units	**₱6,411,923,262**	₱4,958,089,821	₱4,430,344,379
Residential units and subdivision land development costs	**2,079,105,225**	1,239,217,994	653,819,663
	₱8,491,028,487	₱6,197,307,815	₱5,084,164,042

The subdivision land, condominium and residential units for sale are carried at cost. No amount of write down is recognized as expense for the years ended September 30, 2011, 2010 and 2009.

The amount of subdivision land, condominium and residential units for sale recognized as expense in the consolidated statement of comprehensive income amounted to ₱2,664 million, ₱1,745 million and ₱2,304 million for the years ended September 30, 2011, 2010 and 2009, respectively (see Note 22).

There are no subdivision land, condominium and residential units for sale as of September 30, 2011, 2010 and 2009 that are pledged as security to liabilities.

10. Other Current Assets

This account consists of:

	September 30		October 1
	2011	2010	2009
Value-added input tax	**₱903,217,562**	₱586,892,577	₱665,505,765
Advances to suppliers and contractors	**276,687,707**	105,844,970	2,501,591
Supplies	**57,542,090**	37,586,154	29,287,698
Prepaid expenses	**45,090,437**	92,579,519	109,810,396
Advances to lot owners (Note 31)	**32,772,104**	–	–
Utility deposits (Notes 31 and 32)	**3,519,980**	5,740,785	6,276,798
Receivable from Meralco (Notes 30, 31 and 32)	–	6,890,300	19,224,544
Investment in preferred shares of stocks (Note 32)	–	210,000,000	–
Advances to ASNC (Note 2)	–	–	487,805,693
	₱1,318,829,880	₱1,045,534,305	₱1,320,412,485

The value-added input tax can be applied against value-added output tax. Management believes that the amount is fully realizable in the future.

Advances to suppliers/contractors consist of advance payment which will be applied against the final billing which is expected to occur within the year.

Prepaid expenses consist mainly of prepayments for taxes and insurance.

Advances to lot owners consist of advance payments to land owners which will be applied against the acquisition cost of the real properties that will be acquired.

Utility deposits consist primarily of bid bonds and meter deposits.

As of September 30, 2011, Investment in preferred shares of stock has been redeemed.

In May 2010, the advances to ASNC, for the construction and development of the commercial complex, has been converted to investment in capital stock of ASNC (see Note 2).

11. Investment Properties

The rollforward analysis of this account follows:

2011

	Land	Land Improvements	Buildings and Improvements	Construction In Progress	Total
Cost					
At October 1, 2010	₱11,664,127,845	₱65,436,943	₱29,665,117,917	₱1,494,802,196	₱42,889,484,901
Additions	5,415,632,248	9,801,220	662,310,163	3,374,991,202	9,462,734,833
Retirements/disposals	(165,397,823)	–	–	–	(165,397,823)
Reclassifications/transfers	–	9,187,730	167,380,563	(176,568,293)	–
At September 30, 2011	16,914,362,270	84,425,893	30,494,808,643	4,693,225,105	52,186,821,911
Accumulated Depreciation and Amortization					
At October 1, 2010	–	47,835,727	10,996,951,032	–	11,044,786,759
Depreciation and amortization (Note 24)	–	4,387,437	1,752,502,166	–	1,756,889,603
At September 30, 2011	–	52,223,164	12,749,453,198	–	12,801,676,362
Net Book Value as of September 30, 2011	**₱16,914,362,270**	**₱32,202,729**	**₱17,745,355,445**	**₱4,693,225,105**	**₱39,385,145,549**

2010

	Land	Land Improvements	Buildings and Improvements	Construction In Progress	Total
Cost					
At October 1, 2009	₱9,958,029,539	₱58,465,680	₱26,027,435,530	₱2,651,257,533	₱38,695,188,282
Additions	1,706,098,306	1,630,357	895,215,545	1,591,352,411	4,194,296,619
Reclassifications/transfers		5,340,906	2,742,466,842	(2,747,807,748)	–
At September 30, 2010	11,664,127,845	65,436,943	29,665,117,917	1,494,802,196	42,889,484,901
Accumulated Depreciation and Amortization					
At October 1, 2009	–	44,277,123	9,403,733,141	–	9,448,010,264
Depreciation and amortization (Note 24)	–	3,558,604	1,593,217,891	–	1,596,776,495
At September 30, 2010	–	47,835,727	10,996,951,032	–	11,044,786,759
Net Book Value as of September 30, 2010	₱11,664,127,845	₱17,601,216	₱18,668,166,885	₱1,494,802,196	₱31,844,698,142

2009

	Land	Land Improvements	Buildings and Improvements	Theater Furniture and Equipment	Construction In Progress	Total
Cost						
At October 1, 2008	₱9,862,661,566	₱58,340,680	₱23,172,087,520	₱254,274,144	₱2,454,179,853	₱35,801,543,763
Additions	187,949,749	125,000	702,204,761	5,862,998	2,350,220,929	3,246,363,437
Retirements/disposals	(92,581,776)	–	–	–	–	(92,581,776)
Reclassifications/transfers	–	–	2,153,143,249	–	(2,153,143,249)	–
At September 30, 2009	9,958,029,539	58,465,680	26,027,435,530	260,137,142	2,651,257,533	38,955,325,424
Accumulated Depreciation and Amortization						
At October 1, 2008	–	39,991,185	8,006,713,709	194,034,512	–	8,240,739,406
Depreciation and amortization (Note 24)	–	4,285,938	1,397,019,432	19,300,275	–	1,420,605,645
At September 30, 2009	–	44,277,123	9,403,733,141	213,334,787	–	9,661,345,051
Net Book Value as of September 30, 2009	₱9,958,029,539	₱14,188,557	₱16,623,702,389	₱46,802,355	₱2,651,257,533	₱29,293,980,373

The investment properties consisted mainly of land held for appreciation, and shopping malls or commercial centers and office buildings that are held to earn rentals.

Effective October 1, 2009, the operation of Robinsons Movieworld was transferred to the Parent Company under Commercial Center Division. Theater Furniture and Equipment were transferred under the captions “Property and Equipment”.

Depreciation and amortization expense charged to operations amounted to ₱1,757 million, ₱1,597 million and ₱1,421 million for the year ended September 30, 2011, 2010 and 2009, respectively (see Note 24).

Borrowing costs capitalized to subdivision land, condominium and residential units for sale and investment properties under construction amounted to about ₱1,041 million, ₱985 million and ₱631 million in 2011, 2010 and 2009, respectively. The capitalization rate used to determine the amount of borrowing costs eligible for capitalization in 2011, 2010 and 2009 ranges from 7.47% to 12.00%.

The fair value of investment properties, which has been determined based on valuations performed by independent professional qualified appraisers as of September 30, 2009, exceeds its carrying cost. The fair value represents the amount at which the assets could be exchanged between a knowledgeable, willing buyer and a knowledgeable, willing seller in an arm’s length transaction at the date of valuation. The aggregate fair value as of the date of appraisal amounted to ₱49,744 million.

The value of the investment properties was arrived at using the *Market Data Approach*. In this approach, the value of the investment properties is based on sales and listings of comparable property registered in the vicinity. The technique of this approach requires the establishment of comparable property by reducing reasonable comparative sales and listings to a common denominator. This is done by adjusting the differences between the subject property and those actual sales and listings regarded as comparable. The properties used as basis of comparison are situated within the immediate vicinity of the subject property.

Property operations and maintenance costs arising from investment properties amounted to ₱485 million, ₱427 million and ₱341 million for the year ended September 30, 2011, 2010 and 2009, respectively (see Note 22).

There are no investment properties and other investments as of September 30, 2011, 2010 and 2009 that are pledged as security to liabilities.

12. Property and Equipment

The rollforward analysis of this account follows:

2011

	Land	Land Improvements	Buildings and Improvements	Theater Furniture and Equipment	Other Equipment	Total
Cost						
At October 1, 2010	**₱173,086,946**	**₱30,070,399**	**₱2,900,965,515**	**₱323,860,705**	**₱1,663,526,543**	**₱5,091,510,108**
Additions	**–**	**6,753,376**	**41,947,117**	**36,814,182**	**405,840,439**	**491,355,114**
Retirements/disposal	**–**	**(2,497,440)**	**(572,048)**	**–**	**(1,591,634)**	**(4,661,122)**
Reclassifications/transfers	**–**	**–**	**(1,253,322)**	**–**	**1,253,322**	**–**
At September 30, 2011	**173,086,946**	**34,326,335**	**2,941,087,262**	**360,674,887**	**2,069,028,670**	**5,578,204,100**
Accumulated Depreciation and Amortization						
At October 1, 2010	**–**	**19,255,317**	**1,185,245,517**	**234,987,801**	**1,232,212,655**	**2,671,701,290**
Depreciation and amortization (Note 24)	**–**	**4,174,755**	**151,382,867**	**34,985,080**	**165,687,783**	**356,230,485**
Retirements/disposal	**–**	**(2,497,440)**	**(572,048)**	**–**	**(1,591,634)**	**(4,661,122)**
At September 30, 2011	**–**	**20,932,632**	**1,336,056,336**	**269,972,881**	**1,396,308,804**	**3,023,270,653**
Net Book Value as of September 30, 2011	**₱173,086,946**	**₱13,393,703**	**₱1,605,030,926**	**₱90,702,006**	**₱672,719,866**	**₱2,554,933,447**

2010

	Land	Land Improvements	Buildings and Improvements	Theater Furniture and Equipment	Other Equipment	Total
Cost						
At October 1, 2009	₱173,086,946	₱21,498,582	₱2,629,603,763	₱260,137,142	₱1,503,954,857	₱4,588,281,290
Additions	–	8,571,817	271,361,752	63,723,563	160,329,535	503,986,667
Retirements/disposal	–	–	–	–	(757,849)	(757,849)
Reclassifications/transfers	–	–	–	–	–	–
At September 30, 2010	173,086,946	30,070,399	2,900,965,515	323,860,705	1,663,526,543	5,091,510,108
Accumulated Depreciation and Amortization						
At October 1, 2009	–	16,242,906	1,044,229,013	213,334,787	1,082,939,450	2,356,746,156
Depreciation and amortization (Note 24)	–	3,012,411	141,016,504	21,653,014	149,740,444	315,422,373
Retirements/disposal	–	–	–	–	(467,239)	(467,239)
At September 30, 2010	–	19,255,317	1,185,245,517	234,987,801	1,232,212,655	2,671,701,290
Net Book Value as of September 30, 2010	₱173,086,946	₱10,815,082	₱1,715,719,998	₱88,872,904	₱431,313,888	₱2,419,808,818

2009

	Land	Land Improvements	Buildings and Improvements	Other Equipment	Total
Cost					
At October 1, 2008	₱173,086,946	₱3,195,681	₱2,242,912,992	₱1,307,022,297	₱3,726,217,916
Additions	–	–	386,690,771	218,066,372	604,757,143
Retirements/disposal	–	–	–	(2,830,911)	(2,830,911)
Reclassifications/transfers	–	18,302,901	–	(18,302,901)	–
At September 30, 2009	173,086,946	21,498,582	2,629,603,763	1,503,954,857	4,328,144,148
Accumulated Depreciation and Amortization					
At October 1, 2008	–	3,195,681	916,818,739	977,197,173	1,897,211,593
Depreciation and amortization (Note 24)	–	–	127,410,274	120,830,376	248,240,650
Retirements/disposal	–	–	–	(2,040,874)	(2,040,874)
Reclassifications/transfers	–	13,047,225	–	(13,047,225)	–
At September 30, 2009	–	16,242,906	1,044,229,013	1,082,939,450	2,143,411,369
Net Book Value as of September 30, 2009	₱173,086,946	₱5,255,676	₱1,585,374,750	₱421,015,407	₱2,184,732,779

Depreciation and amortization expense charged to operations amounted to ₱356 million, ₱315 million and ₱248 million for the year ended September 30, 2011, 2010 and 2009, respectively (see Note 24).

Land and certain building improvements with a carrying net book value of ₱1,300 million has an appraised value of ₱4,700 million as of September 30, 2009.

There are no property and equipment items as of September 30, 2011, 2010 and 2009 that are pledged as security to liabilities.

13. Other Noncurrent Assets

This account consists of:

	September 30		October 1
	2011	2010	2009
Utility deposits (Notes 31 and 32)	**₱222,076,451**	₱211,098,369	₱196,419,195
Advances to lot owners (Note 31)	**174,166,992**	237,697,706	226,847,680
Derivative asset (Note 31)	**172,496,875**	111,066,241	102,985,391
Receivable from Meralco (Notes 30, 31 and 32)	**–**	–	5,190,682
Others	**90,955,532**	85,155,212	69,920,404
	₱659,695,850	₱645,017,528	₱601,363,352

Utility deposits consist primarily of bid bonds and meter deposits.

Advances to lot owners consist of advance payments to land owners which will be applied against the acquisition cost of the real properties that will be acquired.

Derivative assets arises from an interest rate swap agreement entered by the Group with a total notional amount of ₱2,000 million to hedge its interest rate exposures on the Inverse Floating Rate Notes bearing an interest rate of 15.70% less three (3) month benchmark rate (PDST-F) (see Note 16). The interest rate swap has a term of five (5) years and interest exchange is every 5th day of March, June, September and December.

Others include advances to suppliers/contractors representing advance payment to supplier or contractors which will be applied against the final billing.

14. **Accounts Payable and Accrued Expenses**

This account consists of:

	September 30		October 1
	2011	2010	2009
Accrued taxes and licenses, bonus and other liabilities	**₱2,625,279,676**	₱2,566,492,695	₱2,318,123,849
Accounts payable (Note 20)	**1,634,014,716**	1,236,170,341	1,600,516,467
Accrued rent expense	**92,639,627**	54,087,098	6,183,088
Dividends payable	**8,689,011**	7,568,707	7,002,600
	₱4,360,623,030	₱3,864,318,841	₱3,931,826,004

Accounts payable - trade and accrued expenses are normally settled within one (1) year.

The accounts payable mainly includes unpaid billings from suppliers and contractors.

The accrued rent expense represents the unpaid portion of the lease recognized as expense on a straight-line basis.

15. **Deposits and Other Liabilities**

This account consists of:

	September 30		October 1
	2011	2010	2009
Deposits from real estate buyers (Notes 17 and 32)	**₱845,695,426**	₱1,011,306,997	₱772,991,204
Payables to affiliated companies (Notes 20 and 32)	**634,969,045**	134,390,653	120,448,784
Deposits from lessees (Notes 17 and 32)	**174,545,141**	162,257,882	123,352,453
	₱1,655,209,612	₱1,307,955,532	₱1,016,792,441

Deposits from real estate buyers represent cash received in advance which shall be applied against the total contract price as soon as the contractual obligation of the real estate buyer has begun. The deposits from real estate buyers are normally applied against the total contract price within a year from the date the deposits were made.

Deposits from real estate buyers are cash collections in excess of the installment contract receivables recognized under the percentage-of-completion method which amounted to ₱1,587 million, ₱1,733 million and ₱1,021 million as of September 30, 2011, 2010 and 2009, respectively.

The Deposits from lessees represent cash received in advance equivalent to three (3) to six (6) months rent which shall be refunded to lessees at the end of lease term. The Group recognized Discount on deposits from lessees (included under the caption "Interest expense") amounting ₱114 million, ₱97 million and ₱101 million as of September 30, 2011, 2010 and 2009, respectively. The related interest expense on the discount amounted to ₱72 million, ₱71 million and ₱69 million in 2011, 2010 and 2009, respectively (see Note 26). The Deposits from lessees was discounted using PDST-F rate plus 2% spread.

The Unearned rental income (included under the caption "Deposit from lessees") amounted to ₱104 million, ₱84 million and ₱91 million as of September 30, 2011, 2010 and 2009, respectively. The rental income on amortization of unearned rental income amounted to ₱70 million, ₱72 million and ₱53 million in 2011, 2010 and 2009, respectively.

For the nature, terms and conditions of the payables to affiliated companies please refer to Note 20 to the consolidated financial statements.

16. **Loans Payable**

This account consists of:

		September 30		October 1
	Principal Amount	**2011**	2010	2009
Loan from ING, Manila and Security Bank Corporation (SBC) under the Development Bank of the Philippines (DBP)-JBIC - 5 loan facility at fixed interest rate of 9.2% per annum + 1.5% margin payable in nine (9) semi-annual payments starting October 2005	**₱1,000,000,000**	**₱–**	₱–	₱115,000,000
Five-year and one day note from Hongkong Shanghai Banking Corporation (HSBC) maturing on May 29, 2012 with fixed rate at 6.375%, interest payable semi-annually in arrears on the last day of each six-month interest period	**3,000,000,000**	**3,000,000,000**	3,000,000,000	3,000,000,000
Notes subscribed to by Land Bank of the Philippines (LBP), China Banking Corporation (CBC), (HSBC) and SBC under the Inverse Floating Rate Notes Facility Agreement maturing on June 6, 2013 bearing an interest rate of 15.7% less the 3-month benchmark rate (PDST-F), and a tenor of 5 years + 1 day; interest is payable quarterly, in arrears, on the last day of each 3-month interest period	**2,000,000,000**	**2,000,000,000**	2,000,000,000	2,000,000,000
Five-year and one day bond from HSBC maturing on July 14, 2014 with fixed rate at 8.5%, interest payable semi-annually in arrears on the last day of each six-month interest period	**5,000,000,000**	**5,000,000,000**	5,000,000,000	5,000,000,000
Five-year and one day bond from HSBC maturing on August 27, 2014 with fixed rate at 8.25%, interest payable semi-annually in arrears on the last day of each six-month interest period	**5,000,000,000**	**5,000,000,000**	5,000,000,000	5,000,000,000
	16,000,000,000	**15,000,000,000**	15,000,000,000	15,115,000,000
Less current portion	**–**	**3,000,000,000**	–	115,000,000
	₱16,000,000,000	**₱12,000,000,000**	₱15,000,000,000	₱15,000,000,000

Loans Payable due in May 2012

On May 24, 2007, the Group issued ₱3,000 million Fixed rate Corporate Note Facility constituting direct, unconditional, unsubordinated, general and unsecured obligations of the Group ranking at least pari passu in all respects and rateably without preference or priority (except for any statutory preference or priority applicable in the winding-up of the Group) with all other outstanding unsecured and unsubordinated obligations of the Group. The term of the bonds is five (5) years and one (1) day from issue date.

The interest rate is at 6.375% per annum and shall be payable semi-annually, computed based on the outstanding balance with payments commencing on the issue date and ending on the maturity date.

Debt Covenants
The Group is required to maintain a debt to equity ratio not exceeding 1.5:1 and interest coverage ratio of not less than 1.5:1. The Group must ensure that it will remain at least fifty-one percent (51%) owned by the JG Summit Holdings Inc. The Group has complied with the debt covenants.

Loans Payable due in June 2013
On June 4, 2008, the Group issued ₱2,000 million Inverse Floating Rate Notes Facility constituting direct, unconditional, unsubordinated, general and unsecured obligations of the Group ranking at least pari passu in all respects and ratably without preference or priority (except for any statutory preference or priority applicable in the winding-up of the Group) with all other outstanding unsecured and unsubordinated obligations (contingent or otherwise, present and future) of the Group. The term of the bond is five (5) years and one (1) day from issue date.

The interest rate is at 15.70% less the 3-month Benchmark Rate on an interest determination date rounded off to the nearest 1/100 or 1% per annum and shall be payable quarterly, computed based on the outstanding balance with payments commencing on the issue date and ending on the maturity date.

Debt Covenants
The Group is required to maintain a debt to equity ratio not exceeding 1.5:1 and interest coverage ratio of not less than 1.5:1. The Group must ensure that it will remain at least fifty-one percent (51%) owned by the JG Summit Holdings Inc. The Group has complied with the debt covenants.

Bonds Payable due in July 2014
On July 13, 2009, the Group issued ₱5,000 million bonds constituting direct, unconditional, unsubordinated and unsecured obligations of the Group ranking pari-passu in all respects and ratably without any preference or priority with all other outstanding unsecured and unsubordinated obligations of the Group. The proceeds shall be used for general corporate purposes, such as, but not limited to the financing various capital expenditures. The bond is payable with a lump-sum payment on July 14, 2014 or shall be redeemable at par upon maturity or on a date which is five (5) years and one (1) day from issue date.

The interest rate is at 8.5% per annum and shall be payable semi-annually, computed based on the outstanding balance with payments commencing on the issue date and ending on the maturity date. The payment of the interest shall begin on January 14, 2010.

Debt Covenant
The Group is required to maintain a debt to equity ratio not exceeding 1.5:1 ratio and interest coverage ratio of at least 1.5:1. The Group has complied with the debt covenant.

Bonds Payable due in August 2014
On August 26, 2009, the Group issued ₱5,000 million bonds constituting direct, unconditional, unsubordinated and unsecured obligations of the Group ranking pari-passu in all respects and ratably without any preference or priority with all other outstanding unsecured and unsubordinated obligations of the Group. The proceeds shall be used for general corporate purposes, such as, but not limited to the financing various capital expenditures. The bond is payable with a lump-sum payment on August 27, 2014 or shall be redeemable at par upon maturity or on a date which is five (5) years and one (1) day from issue date.

The interest rate is at 8.25% per annum and shall be payable semi-annually, computed based on the outstanding balance with payments commencing on the issue date and ending on the maturity date. The payment of the interest shall begin on February 27, 2010.

Debt Covenant
The Group is required to maintain a debt to equity ratio not exceeding 1:5:1 ratio and interest coverage ratio of at least 1.5:1. The Group has complied with the debt covenant.

Aggregate Borrowing Costs
Aggregate borrowing costs capitalized to subdivision land, condominium and residential units for sale and investment properties amounted to ₱1,041 million, ₱985 million and ₱631 million in 2011, 2010 and 2009, respectively.

Details of the Group's loans payable by maturity follow:

	Within 1 year	1-2 years	2-3 years	3-4 years	4-5 years	Total
2011	**₱3,000,000,000**	**₱2,000,000,000**	**₱10,000,000,000**	**₱–**	**₱–**	**₱15,000,000,000**
2010	₱–	₱3,000,000,000	₱2,000,000,000	₱10,000,000,000	₱–	₱15,000,000,000
2009	₱115,000,000	₱–	₱3,000,000,000	₱2,000,000,000	₱10,000,000,000	₱15,115,000,000

17. Deposits and Other Noncurrent Liabilities

This account consists of:

	September 30		October 1
	2011	2010	2009
Deposits from lessees - net of current portion (Note 31)	**₱1,820,384,583**	₱1,692,237,015	₱1,286,480,407
Accrued rent expense	**1,080,362,640**	977,436,619	869,566,391
Deposits from real estate buyers - net of current portion (Note 31)	**741,071,742**	722,310,528	796,303,273
Pension liabilities (Note 29)	**60,855,783**	41,584,780	28,453,776
Advances and others	**634,761,102**	1,185,767,910	2,069,121,292
	₱4,337,435,850	₱4,619,336,852	₱5,049,925,139

Deposits from real estate buyers represent cash received in advance which shall be applied against the total contract price as soon as the contractual obligation of the real estate buyer has begun. The deposits from real estate are normally applied against the total contract price within a year from the date the deposits were made.

Advances and others account consists of noncurrent accounts payable and accrued taxes and licenses, bonus and other liabilities.

18. Retained Earnings

Restriction
A portion of the unappropriated retained earnings representing the undistributed net earnings of subsidiaries amounting ₱380 million, ₱359 million and ₱345 million as of September 30, 2011, 2010 and October 1, 2009, respectively, are not available for dividend declaration until received in the form of dividends.

Dividends declared
The Board of Directors (BOD) declared cash dividends in favor of all its stockholders as follows:

	September 30		October 1
	2011	2010	2009
Date of declaration	**May 11, 2011**	April 15, 2010	April 16, 2009
Date of payment	**June 27, 2011**	May 20, 2010	June 10, 2009
Ex-dividend rate	**May 31, 2011**	May 5, 2010	May 15, 2009
Dividend per share	**₱0.36**	₱0.48	₱0.25
Total dividends	**₱1,473,779,046**	₱1,312,794,844	₱686,729,614

Appropriation
On September 15, 2009, the BOD approved the additional appropriation of ₱7,000 million, out of the unappropriated retained earnings, to support the capital expenditure requirement of the Group (Note 11).

On May 14, 2003, the BOD approved the appropriation of ₱3,500 million, out of the unappropriated retained earnings, for future expansion (Note 11).

19. Capital Stock

The details of the number of common shares and the movements thereon follow:

	September 30		October 1
	2011	2010	2009
Authorized - at ₱1 par value	**8,200,000,000**	3,000,000,000	3,000,000,000
At beginning of the period	**2,729,220,457**	2,746,918,457	2,746,918,457
Additional subscription	**1,364,610,228**		
Treasury shares		(17,698,000)	–
Issued and outstanding	**4,093,830,685**	2,729,220,457	2,746,918,457

Increase in Authorized Capital Stock
On November 19, 2010, the Board of Directors (BOD) authorized the increase in the authorized capital stock of the Company from ₱3,000,000,000 common shares with par value of ₱1.00 per share to ₱8,200,000,000 common shares with par value of ₱1.00 per share. On February 23, 2011, the stockholders representing at least two-thirds of the outstanding capital stock also approved the increase in the authorized capital stock.

In line with the foregoing, the BOD also approved on February 16, 2011 a 1:2 stock rights offering to stockholders of record as of March 30, 2011 (ex – date March 25, 2011). Accordingly, the company received subscriptions for 1,364,610,228 shares at an offer price of ₱10 per share on April 11-15, 2011. The Subscription receivables were fully collected in October 2011.

Proceeds from the Rights Offering follow:

Cash payment for subscriptions	₱8,871,461,115
Subscription receivables	4,774,641,165
Total Subscriptions	13,646,102,280
Less: Payments pertaining to Capital Stock at Par	1,364,610,228
Gross additional paid in capital	12,281,492,052
Less: Rights offering expenses	70,535,418
Net additional paid in capital	₱12,210,956,634

The SEC approved the increase in authorized capital stock on May 17, 2011.

Treasury Shares
On October 22, 2009, the Parent Company's BOD approved the creation and implementation of a share buy-back program allotting up to ₱1,000 million to reacquire a portion of the Parent Company's issued and outstanding common shares, representing approximately 3.1% of current market capitalization.

As of September 30, 2010, the Company has repurchased a total of 17,698,000 shares for a total purchase price of ₱222 million at an average price of ₱12.53 per share.

Capital Management
The primary objective of the Group's capital management is to ensure that it maintains healthy capital ratios in order to support its business and maximize shareholder value. The Group manages its capital structure and makes adjustments to these ratios in light of changes in economic conditions and the risk characteristics of its activities. In order to maintain or adjust the capital structure, the Group may adjust the amount of dividend payment to shareholders, return capital structure or issue capital securities. No changes have been made in the objective, policies and processes as they have been applied in previous years.

The Group monitors its use of capital structure using a debt-to-capital ratio which is gross debt divided by total equity. The Group includes within gross debt all interest-bearing loans and borrowings, while capital represents total equity. Following is a computation of the Group's debt-to-capital ratio as of September 30, 2011, 2010 and October 1, 2009.

	September 30		October 1
	2011	2010	2009
(a) Loans payable (Note 16)	**₱15,000,000,000**	₱15,000,000,000	₱15,115,000,000
(b) Equity	**₱39,036,598,210**	₱27,737,205,566	₱25,566,476,177
(c) Debt-to-capital ratio (a/b)	**0.38:1**	0.54:1	0.59:1

The Group's policy is to limit the debt-to-capital ratio at the 1.5:1 level. This policy is consistent with the requirements under the Group's debt covenants with lenders.

20. **Related Party Transactions**

Transactions between related parties are based on terms similar to those offered to nonrelated parties. Related party transactions are made under the normal course of business. Parties are considered to be related if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions; and the parties are subject to common control or common significant influence. Related parties may be individuals or corporate entities (referred herein as affiliates).

The Group, in the normal course of business, has transactions with its major stockholder, JGSHI and its affiliated companies consisting principally of lease arrangements and advances (both interest and noninterest bearing which are due and demandable), principally for working capital requirement, including construction costs.

Affiliates are entities that are owned and controlled by JGSHI and neither a subsidiary or associate of the Group. These affiliates are effectively sister companies of the Group by virtue of ownership of JGSHI.

JGSHI also provides the Group certain corporate services including debt management, corporate finance, corporate planning, procurement, human resources, legal and corporate communications.

The Group also leases commercial properties to affiliated companies. Rental income arising from the lease of commercial properties to affiliated companies amounted to about ₱1,317 million, ₱1,263 million and ₱905 million in 2011, 2010 and 2009, respectively (see Note 6). There are no intersegment sales.

The Group also maintains savings and current accounts and time deposits with Robinsons Savings Bank, an affiliated local commercial bank. The balances as of September 30 follow:

	September 30		October 1
	2011	2010	2009
Savings and current accounts	**₱86,374,803**	₱23,156,452	₱43,959,441
Short-term investments	**8,817,480,814**	2,740,883,543	123,197,650
	₱8,903,855,617	₱2,764,039,995	₱167,157,091

As of September 30, 2011, 2010 and 2009, the net receivable (payable) to an affiliated companies amounted to (₱525 million), ₱1,910 million and (₱27 million), respectively. Details are as follow:

	September 30		October 1
	2011	2010	2009
Receivable from affiliated companies (Notes 8 and 32)			
JGSHI	**₱–**	₱1,920,690,302	₱–
Digital Telecommunications Philippines Inc.	**40,289,156**	39,708,187	39,926,434
Robinsons Recreation Corporation	**13,209,271**	11,353,023	11,351,620
Universal Robina Corporation	**6,249,032**	12,644,234	6,156,389
Others	**50,370,843**	59,947,932	35,692,331
	110,118,302	2,044,343,678	93,126,774

(Forward)

	September 30		October 1
	2011	2010	2009
Payable to affiliated companies (Notes 15 and 32)			
WINSOME	**(₱75,010,000)**	(₱75,010,000)	₱–
Westpoint Industrial Mills	**(22,819,452)**	(22,819,452)	(22,819,452)
JGSHI	**(496,142,280)**	–	(33,828,465)
Others	**(40,997,313)**	(36,561,201)	(63,800,867)
	(634,969,045)	(134,390,653)	(120,448,784)
Net receivables from (payable to) affiliated companies	**(₱524,850,743)**	₱1,909,953,025	(₱27,322,010)

The receivable from JGSHI earned interest at prevailing market rate and this amounted to ₱161 million in 2010. The receivable was collected in November 2010.

Other receivables from affiliates account consists primarily of receivables from Robinsons Summit Center Corp., Venvi Holdings Corp. and Robinsons Condominium Corporation.

Other payables from affiliates account consists primarily of payables to RPR Manila Condominium Corporation, East of Galleria Corporation and The Fort Residences.

Outstanding balances as of September 30, 2011, which are unsecured and interest free, are all due within one (1) year.

Joint venture projects with Harbour Land Realty and Development Corp and Federal Land, Inc. (Jointly Controlled Operations)
On February 7, 2011, the Company entered into a joint venture agreement with Harbour Land Realty and Development Corp (HLRD) and Federal Land, Inc. (FLI) to develop a project called Axis Residences located along Pioneer Street in Mandaluyong City. Construction of the planned 2-phase residential condominium will commence in March 2012.

The contributions of the parties follow:
a. RLC: Road lot valued at ₱88.83 million and development costs amounting ₱1,390 million (Note 11)
b. FLI: Development costs amounting ₱738.82 million
c. HLRD, an affiliate of FLI: Four (4) adjoining parcels of land valued at ₱738.82 million located along Pioneer St., Mandaluyong City, 21,109 sqm

Further, the sharing of saleable units (inventories) of real estate revenue, cost of real estate sales and any common expenses incurred, are as follows: RLC-50%; FLI-25% and HLRD-25%.

Terms and conditions of transactions with related parties
Outstanding balances at year-end are unsecured and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables. The Group has not recognized any impairment losses on amounts due from related parties for the years ended September 30, 2011, 2010 and 2009. This assessment is undertaken each financial year through a review of the financial position of the related party and the market in which the related party operates.

Compensation of Key Management Personnel
The compensation of the Group's key management personnel by benefit type follows:

	September 30		October 1
	2011	2010	2009
Short term employee benefits (Note 23)	**₱545,422,594**	₱487,468,400	₱466,196,967
Post-employment benefits (Note 25)	**25,774,243**	21,248,965	19,328,400
	₱571,196,837	₱508,717,365	₱485,525,367

21. **Revenue**

This account consists of:

	September 30		October 1
	2011	2010	2009
Real estate			
Rental income (Notes 20 and 34)	**₱6,113,510,000**	₱5,588,305,712	₱5,143,095,179
Real estate sale	**4,079,748,167**	2,720,062,815	3,903,963,162
Amusement income	**687,899,815**	691,070,543	–
Others	**585,277,173**	448,148,632	415,447,070
	11,466,435,155	9,447,587,702	9,462,505,411
Hotel operations			
Rooms	**707,593,257**	665,425,855	593,396,475
Food and beverage	**454,042,502**	437,973,257	398,818,700
Others	**44,583,428**	43,915,486	41,016,521
	1,206,219,187	1,147,314,598	1,033,231,696
	₱12,672,654,342	₱10,594,902,300	₱10,495,737,107

Real estate others mainly includes association dues and other penalty charges received from tenants and other penalty charges received from buyers.

Effective October 1, 2009, the operation of Robinsons Movieworld was transferred to the Parent Company under Commercial Center Division. Transactions pertaining to the operations of Robinsons Movieworld were recognize in the books of Group under the captions "Amusement income" and Film rentals expense".

Hotel operations others amount includes transport, laundry, valet and other services.

22. **Costs and Expenses**

This account consists of:

	2011	2010	2009
Real Estate			
Cost of real estate sale (Note 9)	**₱2,664,371,840**	₱1,745,032,612	₱2,304,166,017
Depreciation and amortization (Notes 11, 12 and 24)	**1,923,747,627**	1,711,386,218	1,486,071,942
Film rentals expense (Note 21)	**320,222,382**	309,970,334	–
Property operations and maintenance costs (Note 11)	**277,066,989**	219,782,623	152,311,784
Others (Note 25)	**263,369,726**	148,642,261	187,846,269
	5,448,778,564	4,134,814,048	4,130,396,012
Hotel Operations			
Cost of sale	**172,332,552**	164,849,924	137,338,511
Property operations and maintenance costs (Note 11)	**207,542,599**	206,927,449	188,908,781
Depreciation and amortization (Notes 11, 12 and 24)	**189,372,461**	200,812,650	182,774,353
Others (Note 25)	**440,441,170**	424,316,369	396,853,653
	1,009,688,782	996,906,392	905,875,298
	₱6,458,467,346	₱5,131,720,440	₱5,036,271,310

Real estate others amount include expenses from contracted services and other administration expenses.

Hotel operations others amount includes advertising, sales and promotion fees.

23. **General and Administrative Expenses**

This account consists of:

	2011	2010	2009
Salaries and wages (Notes 20, 25 and 29)	**₱422,611,616**	₱367,370,141	₱352,580,249
Advertising and promotions	**339,031,250**	285,976,028	199,825,182
Taxes and licenses	**301,858,105**	316,976,296	236,908,362
Commission	**276,098,706**	253,316,134	224,761,947
Rent expense (Note 34)	**164,889,306**	158,400,664	156,097,564
Insurance	**68,297,031**	37,756,695	35,006,496
Light, water and communication (Note 30)	**64,696,047**	53,427,953	53,017,210
Donation	**43,886,381**	37,696,344	23,178,581
Supplies expense	**33,033,099**	27,231,435	13,991,651
Travel and transportation	**28,325,620**	26,320,363	19,785,993
Entertainment, amusement and recreation	**13,743,722**	8,486,948	9,656,765
Provision for impairment losses (Note 8)	**770,804**	2,025,141	1,000,601
Others	**24,884,333**	20,299,273	22,707,883
	₱1,782,126,020	₱1,595,283,415	₱1,348,518,484

24. **Depreciation and Amortization**

Depreciation and amortization are distributed as follows:

	2011	2010	2009
Real estate (Notes 11, 12 and 22)	**₱1,923,747,627**	₱1,711,386,218	₱1,486,071,942
Hotel operations (Notes 11, 12 and 22)	**189,372,461**	200,812,650	182,774,353
	₱2,113,120,088	₱1,912,198,868	₱1,668,846,295

25. **Personnel Expenses**

Personnel expenses consist of (see Note 23):

	2011	2010	2009
Salaries, wages and other staff costs	**₱482,157,134**	₱435,332,938	₱430,317,859
Pension expense (Note 29)	**25,774,243**	21,248,965	19,328,400
SSS contributions, PAG-IBIG contributions, premiums and others	**63,265,460**	52,135,462	35,879,108
	₱571,196,837	₱508,717,365	₱485,525,367

The above amounts are distributed as follows:

	2011	2010	2009
General and administrative (Note 23)	**₱422,611,616**	₱367,370,141	₱352,580,249
Hotel operations (Note 22)	**148,585,221**	141,347,224	132,945,118
	₱571,196,837	₱508,717,365	₱485,525,367

26. **Interest Income and Interest Expense**

This account consists of:

	2011	2010	2009
Interest income			
Installment contract receivables	**₱227,648,380**	₱234,195,441	₱111,115,924
Bank deposits (Note 7)	**414,303,157**	298,455,839	120,053,222
Receivable from affiliated companies	**26,469,281**	160,567,866	–
Receivable from Meralco (Note 30)	**3,392,519**	8,906,565	6,606,412
	₱671,813,337	₱702,125,711	₱237,775,558
Interest expense			
Loans payable (Note 16)	**₱177,709,404**	₱228,768,370	₱–
Customers' deposits (Note 15)	**72,600,177**	71,311,994	68,624,827
	₱250,309,581	₱300,080,364	₱68,624,827

27. **Income Tax**

The Group's provision for income tax includes the regular corporate income tax (RCIT), minimum corporate income tax (MCIT) and final tax paid at the rate of 20% for peso deposits and 7.50% for foreign currency deposits which are final withholding tax on gross interest income. These income taxes as well as the deferred tax provisions are presented for income tax in the consolidated statement of comprehensive income. Details follow:

	2011	2010	2009
Current			
RCIT	**₱659,117,793**	₱603,089,926	₱656,936,577
Final tax	**74,778,141**	46,472,582	5,211,068
MCIT	**12,663**	233,606	–
	733,908,597	649,796,114	662,147,645
Deferred	**147,731,790**	24,566,140	351,714,132
	₱881,640,387	₱674,362,254	₱1,013,861,777

The reconciliation of statutory income tax rate to the effective income tax rate follows:

	2011	2010	2009
Statutory income tax rate	**30.00%**	30.00%	31.25%
Reductions in income tax resulting from:			
Interest income subjected to final tax	**(0.78)**	(0.57)	(0.17)
Tax exempt real estate sales	**(0.01)**	(0.04)	(0.50)
Income subjected to BOI, PEZA and lower tax	**(11.05)**	(13.60)	(6.30)
Change in tax rate	–	–	(0.59)
Effective income tax rate	**18.16%**	15.79%	23.69%

Deferred taxes as of September 30, 2011, 2010 and 2009 relate to the tax effects of the following:

	September 30		October 1
	2011	2010	2009
Deferred tax assets:			
Accrued rent expense	**₱351,900,680**	₱309,457,115	₱261,293,652
Accrued interest expense	**98,798,026**	77,337,747	56,332,918
Accrued retirement payable	**17,763,319**	12,475,434	8,536,133
Allowance for impairment loss	**13,543,076**	15,445,475	14,837,933
MCIT	**246,269**	233,606	–
	482,251,370	414,949,377	341,000,636
Deferred tax liabilities:			
Unamortized capitalized interest expense	**(528,633,025)**	(393,741,545)	(332,299,371)
Excess of real estate revenue based on percentage-of-completion over real estate revenue based on tax rules	**(450,812,458)**	(347,012,563)	(299,732,399)
Accrued rent income	**(105,349,086)**	(119,379,817)	(116,420,990)
Market valuation gain on derivative instrument (Note 13)	**(18,429,190)**	(22,814,767)	(30,895,617)
Unamortized debt issuance cost	**(9,113,978)**	(12,288,172)	(12,116,129)
Receivable from Meralco	–	(2,067,090)	(7,324,568)
	(1,112,337,737)	(897,303,954)	(798,789,074)
Net deferred tax liabilities	**(₱630,086,367)**	(₱482,354,577)	(₱457,788,438)

The Group has deductible temporary difference that is available for offset against taxable income or tax payable for which deferred tax asset has not been recognized. This deductible temporary difference with no deferred tax assets recognized in the consolidated financial statements pertains to NOLCO amounting ₱13 million and ₱0.1 million in 2011 and 2010, respectively.

The deferred tax assets of the above deductible temporary differences for which no deferred tax assets have been recognized amounted to ₱4 million and ₱0.04 million as of September 30, 2011 and 2010, respectively.

The carryforward benefits of NOLCO, which can be claimed as a deduction by the Group against future taxable income for the next three (3) years from the year of incurrence, are as follows:

Period of recognition	Amount	Period of expiration
NOLCO		
September 30, 2011	₱13,542,091	September 30, 2014
September 30, 2010	147,900	September 30, 2013
	₱13,689,991	
MCIT		
September 30, 2011	₱12,663	September 30, 2014
September 30, 2010	233,606	September 30, 2013
	₱246,269	

Revenue Regulations No. 10-2002 define expenses to be classified as entertainment, amusement and representation (EAR) expenses and sets a limit for the amount that is deductible for tax purposes. EAR expenses are limited to 0.5% of net sales for sellers of goods or properties or 1% of net revenue for sellers of services. For sellers of both goods or properties and services, an apportionment formula is used in determining the ceiling on such expenses.

28. **Earnings Per Share**

Earnings per share amounts were computed as follows:

		2011	2010	2009
a.	Net income attributable to equity holders of Parent Company	**₱3,974,107,491**	₱3,592,836,157	₱3,264,458,937
b.	Weighted average number of common shares outstanding adjusted	**3,434,143,420**	2,970,134,021	2,982,151,806
c.	Earnings per share (a/b)	**₱1.16**	₱1.21	₱1.09

There were no potential dilutive shares in 2011, 2010 and 2009.

The 2010 and 2009 earnings per share have been adjusted to take into account the effect of the stock rights offering in 2011.

29. **Retirement Plan**

The Group has an unfunded, noncontributory, defined benefit retirement plan covering all its regular permanent employees. The plan provides retirement, separation, disability and death benefits to its members. The latest actuarial valuation was made on September 30, 2011.

The following tables summarize the components of pension expense (included in salaries and wages account under "General and administrative expenses") recognized in the consolidated statement of comprehensive income and the funded status and amounts recognized in the consolidated statement of financial position for the plan:

Pension expense

	2011	2010	2009
Current service cost	**₱11,819,900**	₱9,169,036	₱11,794,300
Interest cost	**9,042,463**	8,906,540	8,568,100
Expected return on plan assets	**2,499,806**	3,039,272	(3,166,100)
Benefits paid	–	–	–
Past service cost	–	–	–
Actuarial losses recognized	**2,412,074**	134,117	2,132,100
Total pension expense (Note 23)	**₱25,774,243**	₱21,248,965	₱19,328,400

Pension liabilities

	September 30		October 1
	2011	2010	2009
Benefit obligation	**₱145,607,663**	₱122,353,161	₱80,486,580
Fair value of plan assets	**(52,103,163)**	(56,813,768)	(60,559,560)
Unrecognized net actuarial losses (gains)	**(32,648,717)**	(23,954,613)	8,526,756
Pension liabilities	**₱60,855,783**	₱41,584,780	₱28,453,776

Pension benefit obligation

	2011	2010	2009
Balance at beginning of the period	**₱122,353,161**	₱80,486,580	₱101,706,300
Current service cost	**11,819,900**	9,169,036	11,794,300
Interest cost	**9,042,463**	8,906,540	8,568,100
Past service cost	–	–	–
Actuarial gains on obligation	**17,977,621**	35,044,216	(34,743,000)
Benefits paid	**(15,585,482)**	(11,253,211)	(6,839,120)
Balance at end of the period	**₱145,607,663**	₱122,353,161	₱80,486,580

Fair value of plan assets

	2011	2010	2009
Balance at beginning of the period	**₱56,813,768**	₱60,559,560	₱57,568,490
Expected return on plan assets	**(2,499,806)**	(3,039,272)	3,166,100
Actual contributions	**6,503,240**	8,117,961	6,652,020
Benefits paid	**(15,585,482)**	(11,253,211)	(6,839,120)
Actuarial gains - net	**6,871,443**	2,428,730	12,070
Balance at end of the period	**₱52,103,163**	₱56,813,768	₱60,559,560

The rollforward of unrecognized actuarial (losses) gains follows:

	2011	2010	2009
Balance at beginning of year	**₱23,954,613**	(₱8,526,756)	₱28,360,414
Additional actuarial (gains) losses:			
From plan obligation	**17,977,621**	35,044,216	(34,743,000)
From plan asset	**(6,871,443)**	(2,428,730)	(12,070)
Actuarial losses recognized	**(2,412,074)**	(134,117)	(2,132,100)
Balance at end of year	**₱32,648,717**	₱23,954,613	(₱8,526,756)

As of September 30, 2011, pension liability for Robinsons Homes Inc. (RHI) was transferred to the Group.

Actual return on plan assets amounted to ₱4 million, (₱1 million) and ₱3 million in 2011, 2010 and 2009, respectively.

The principal assumptions used in determining pension for the Group's plan are shown below:

	2011	2010	2009
Discount rate	**6.70% - 7.42%**	7.18% - 8.25%	9.29% - 11.40%
Rate of salary increase	**4.00% - 5.50%**	4.00% - 5.50%	4.00% - 5.50%
Expected rate of return on plan assets	**4.50%**	5.50%	5.50%
Experience adjustment gain (loss) - net	**₱19,335,301**	(₱35,044,216)	₱34,743,000
Turnover rate	**10.98% - 35.00%**	10.98% - 35.00%	10.98% - 35.00%

The overall expected rate of return on assets is determined based on the market expectations prevailing on that date, applicable to the period over which the obligation is to be settled.

The Group's plan assets consist of the following:

	2011		2010		2009	
	Amount	**%**	Amount	%	Amount	%
Cash	**₱189,176**	**0.36**	₱225,331	0.40	₱179,754	0.30
Receivables	**65,981,946**	**126.64**	65,034,281	114.47	66,922,515	110.50
Liabilities (Notes 14 and 17)	**(14,067,959)**	**(27.00)**	(8,445,844)	(14.87)	(6,542,709)	(10.80)
	₱52,103,163	**100.00**	₱56,813,768	100.00	₱60,559,560	100.00

The Group's plan assets consist primarily of receivables from related parties with interest rate at prevailing market rate.

The Group expects to contribute about ₱7 million into the pension fund for the fiscal year ending in September 30, 2012.

Amounts for the current and previous annual periods are as follow:

	2011	2010	2009	2008	2007
Pension benefit obligation	**₱145,607,663**	₱122,353,161	₱80,486,580	₱101,706,300	₱84,707,150
Plan assets	**52,103,163**	56,813,768	60,559,560	57,568,490	104,000
Experience adjustments on:					
Plan liabilities	**17,977,621**	35,044,216	(34,743,000)	13,471,444	(1,643,849)
Plan assets	**(6,871,443)**	(2,428,730)	(12,070)	(7,876,242)	(251,500)

30. **Meralco Refund**

As a customer of the Manila Electric Company (Meralco), the Group is entitled to receive a refund pertaining to previous billings adjustments under Phase IV of Meralco's refund scheme. Subsequent to the approval of Meralco's amended refund scheme in 2005 by the Energy Regulatory Commission, the amount and the timing of the receipt of the refund is made certain.

Under the Meralco refund scheme, the Group may opt to refund through postdated checks or as a fixed monthly credit to bills with cash option. The Group has opted to recover the refund through fixed monthly credit to bills with cash option, starting in November 2005 until January 2011. The income from the refund in 2006 amounted to ₱90 million. The receivable was discounted using an EIR of 10%.

As of September 30, 2011, 2010 and 2009, the Group's receivable from Meralco, which is included in "Other asset", amounted to nil (net of unearned interest income of nil), ₱7 million (net of unearned interest income of ₱3 million) and ₱19 million (net of unearned interest income of ₱12 million), respectively (see Note 10). Interest income recognized on amortization of unearned interest income amounted to ₱3 million, ₱9 million and ₱7 million in 2011, 2010 and 2009 respectively (see Note 26).

31. **Financial Risk Management Objectives and Policies**

The Group's principal financial instruments, other than derivatives, comprise of bonds payable, loans payable, receivables from affiliated companies, payables to affiliated companies, receivables and cash and cash equivalents. The main purpose of these financial instruments is to raise fund for the Group's operations. The Group has various other financial assets and liabilities such as trade and other receivables and trade and other payables, which arise directly from its operations.

The main risks currently arising from the Group's financial instruments are foreign currency market risk, liquidity risk, interest rate risk and credit risk. The BOD reviews and approves policies for managing each of these risks and they are summarized below, together with the related risk management structure.

<u>Risk Management Structure</u>
The Group's risk management structure is closely aligned with that of the Parent Company. The BOD of the Parent Company and the respective BODs of each subsidiary are ultimately responsible for the oversight of the Group's risk management processes that involve identifying, measuring, analyzing, monitoring and controlling risks.

The risk management framework encompasses environmental scanning, the identification and assessment of business risks, development of risk management strategies, design and implementation of risk management capabilities and appropriate responses, monitoring risks and risk management performance, and identification of areas and opportunities for improvement in the risk management process.

Each BOD has created the board-level Audit Committee (AC) to spearhead the managing and monitoring of risks.

Audit Committee
The AC shall assist the Group's BOD in its fiduciary responsibility for the over-all effectiveness of risk management systems, and both the internal and external audit functions of the Group. Furthermore, it is also the AC's purpose to lead in the general evaluation and to provide assistance in the continuous improvements of risk management, control and governance processes.

The AC also aims to ensure that:

a. financial reports comply with established internal policies and procedures, pertinent accounting and audit standards and other regulatory requirements;
b. risks are properly identified, evaluated and managed, specifically in the areas of managing credit, market, liquidity, operational, legal and other risks, and crisis management;
c. audit activities of internal and external auditors are done based on plan, and deviations are explained through the performance of direct interface functions with the internal and external auditors; and
d. the Group's BOD is properly assisted in the development of policies that would enhance the risk management and control systems.

Enterprise Risk Management Group (ERMG)
To systematize the risk management within the Group, the ERMG was created to be primarily responsible for the execution of the enterprise risk management framework. The ERMG's main concerns include:

a. recommending risk policies, strategies, principles, framework and limits;
b. managing fundamental risk issues and monitoring of relevant risk decisions;
c. providing support to management in implementing the risk policies and strategies; and
d. developing a risk awareness program.

Support groups have likewise been created to explicitly manage on a day-to-day basis specific types of risks like trade receivables, supplier management, etc.

Compliance with the principles of good corporate governance is also one of the objectives of the BOD. To assist the BOD in achieving this purpose, the BOD has designated a Compliance Officer who shall be responsible for monitoring the actual compliance with the provisions and requirements of the Corporate Governance Manual and other requirements on good corporate governance, identifying and monitoring control compliance risks, determining violations, and recommending penalties on such infringements for further review and approval of the BOD, among others.

<u>Risk Management Policies</u>
The main risks arising from the use of financial instruments are foreign currency risk, liquidity risk, interest rate risk, credit risk and equity price risk. The Group's policies for managing the aforementioned risks are summarized below.

Market risk
<u>Foreign Currency Risk</u>
Foreign currency risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. Foreign currency risk arises from financial instruments that are denominated in United States Dollar (USD) which result primarily from movement of the Philippine Peso (PHP) against the USD.

The Group does not have any foreign currency hedging arrangements.

The table below summarizes the Group's exposure to foreign currency risk as of September 30.

	September 30				October	
	2011		2010		2009	
Assets						
Cash and cash equivalents	**$853,882**	**₱37,331,703**	$3,197,805	₱140,319,691	$1,413,153	₱66,969,339
Liabilities						
Accounts payable and accrued expenses	**200,148**	**8,750,476**	252,166	11,065,044	421,529	19,976,279
Net foreign currency-denominated assets	**$653,734**	**₱28,581,227**	$2,945,639	₱129,254,647	$991,624	₱46,993,060

The exchange rates used to translate the Group's USD-denominated assets and liabilities as of September 30, 2011, 2010 and 2009 follow:

	September 30		October 1
	2011	2010	2009
US Dollar - Philippine Peso exchange rate	**₱43.72 to US$1.00**	₱43.88 to US$1.00	₱47.39 to US$1.00

The following table sets forth the impact of the range of reasonably possible changes in the USD-PHP exchange rate on the Group's income before income tax for the year ended September 30, 2011, 2010 and 2009.

Reasonably Possible Changes in USD-PHP Exchange Rates	Change in Income Before Income Tax
2011	
2.0% PHP appreciation	**(₱1,307,467)**
2.0% PHP depreciation	**1,307,467**
2010	
2.0% PHP appreciation	(₱5,891,278)
2.0% PHP depreciation	5,891,278
2009	
2.0% PHP appreciation	(₱939,861)
2.0% PHP depreciation	939,861

The Group does not expect the impact of the volatility on other currencies to be material.

Liquidity risk

Liquidity risk is the risk arising from the shortage of funds due to unexpected events or transactions. The Group manages its liquidity profile to be able to finance the capital expenditures and service the maturing debts. To cover the financing requirements, the Group intends to use internally generated funds and proceeds from debt and equity offerings.

The following table summarizes the maturity profile of the Group's financial assets and financial liabilities as of September 30, 2011, 2010 and 2009, based on contractual undiscounted cash flows. The table also analyses the maturity profile of the Group's financial assets in order to provide a complete view of the Group's contractual commitments. The analysis into relevant maturity groupings is based on the remaining period at the end of the reporting period to the contractual maturity dates.

Balances due within six (6) months equal their carrying amounts, as the impact of discounting is insignificant.

2011

	On Demand	1 to 3 months	4 to 12 months	More than 1 year but less than 5 years	5 years or more	Total
Loans and receivables						
Cash and cash equivalents	**₱159,643,410**	**₱8,889,183,944**	**₱–**	**₱–**	**₱–**	**₱9,048,827,354**
Receivables						
Trade	**611,609,198**	**338,725,597**	**1,084,115,043**	**949,512,472**	**222,763,169**	**3,206,725,479**
Affiliated companies	**110,118,302**	**–**	**–**	**–**	**–**	**110,118,302**
Others	**312,912,089**	**1,501,302**	**11,931,293**	**47,260,068**	**15,025,965**	**388,630,717**
Other assets						
Utility deposits	**–**	**–**	**–**	**–**	**225,596,431**	**225,596,431**
Receivable from Meralco	**–**	**–**	**–**	**–**	**–**	**–**
Total financial assets	**₱1,194,282,999**	**₱9,229,410,843**	**₱1,096,046,336**	**₱996,772,540**	**₱463,385,565**	**₱12,979,898,283**
Accounts payable and accrued expenses	**₱1,634,014,716**	**₱376,885,073**	**₱740,309,124**	**₱264,232,798**	**₱1,081,932,478**	**₱4,097,374,189**
Payables to affiliated companies (included under Deposits and other liabilities account in the consolidated statement of financial position)	**634,969,045**	**–**	**–**	**–**	**–**	**634,969,045**
Deposits from lessees	**–**	**90,061,557**	**84,483,584**	**1,799,300,032**	**21,084,551**	**1,994,929,724**
Loans payable and future interest payment*	**–**	**168,461,500**	**4,151,634,500**	**13,893,509,500**	**–**	**18,213,605,500**
Interest rate swap*	**–**	**(21,943,533)**	**(83,495,367)**	**(48,229,861)**	**–**	**(153,668,761)**
Other financial liabilities	**₱2,268,983,761**	**₱613,464,597**	**₱4,892,931,841**	**₱15,908,812,469**	**₱1,103,017,029**	**₱24,787,209,697**

**To calculate cash flows from the Inverse Floating Note and the related interest rate swap, forward interest rates are assumed to equal the current fixing rate.*

2010

	On Demand	1 to 3 months	4 to 12 months	More than 1 year but less than 5 years	5 years or more	Total
Loans and receivables						
Cash and cash equivalents	₱309,800,552	₱5,187,804,935	₱–	₱–	₱–	₱5,497,605,487
Receivables						
Trade	1,060,194,153	587,163,990	895,834,627	555,020,282	86,023,115	3,184,236,167
Affiliated companies	2,044,343,678	–	–	–	–	2,044,343,678
Others	272,759,544	1,308,657	–	–	–	274,068,201
Other assets						
Utility deposits	–	5,140,773	600,012	32,009,874	179,088,495	216,839,154
Receivable from Meralco	–	4,678,287	2,212,013	–	–	6,890,300
Total financial assets	₱3,687,097,927	₱5,786,096,642	₱898,646,652	₱587,030,156	₱265,111,610	₱11,223,982,987
Accounts payable and accrued expenses	₱1,236,170,341	₱1,515,645,284	₱80,331,283	₱438,510,255	₱637,801,210	₱3,908,458,373
Payables to affiliated companies (included under Deposits and other liabilities account in the consolidated statement of financial position)	134,390,653	–	–	–	–	134,390,653
Deposits from lessees	–	83,721,595	78,536,287	1,672,636,729	19,600,286	1,854,494,897
Loans payable and future interest payment*	–	153,373,000	1,297,619,000	18,107,986,000	–	19,558,978,000
Interest rate swap*	–	(14,153,533)	(42,460,600)	(99,385,800)	–	(155,999,933)
Other financial liabilities	₱1,370,560,994	₱1,738,586,346	₱1,414,025,970	₱20,119,747,184	₱657,401,496	₱25,300,321,990

**To calculate cash flows from the Inverse Floating Note and the related interest rate swap, forward interest rates are assumed to equal the current fixing rate.*

2009

	On Demand	1 to 3 months	4 to 12 months	More than 1 year but less than 5 years	5 years or more	Total
Loans and receivables						
Cash and cash equivalents	₱8,082,848,590	₱842,847,535	₱–	₱–	₱–	₱8,925,696,125
Receivables						
Trade	1,049,461,141	581,219,760	1,043,238,235	985,916,514	142,776,065	3,802,611,715
Affiliated companies	93,126,774	–	–	–	–	93,126,774
Others	221,615,876	1,063,277	–	–	–	222,679,153
Other assets						
Utility deposits	–	4,267,416	2,009,382	20,351,005	176,068,190	202,695,993
Receivable from Meralco	–	5,616,170	13,608,374	5,190,682	–	24,415,226
Financial assets at FVPL						
Derivative asset	–	–	–	102,985,391	–	102,985,391
Total financial assets	₱9,447,052,381	₱1,435,014,158	₱1,058,855,991	₱1,114,443,592	₱318,844,255	₱13,374,210,377
Accounts payable and accrued expenses	₱1,600,516,467	₱2,252,182,419	₱79,127,118	₱464,735,133	₱540,667,388	₱4,937,228,525
Payables to affiliated companies (included under Deposits and other liabilities account in the consolidated statement of financial position)	120,448,784	–	–	–	–	120,448,784
Deposits from lessees	–	63,647,226	59,705,227	1,271,579,785	14,900,622	1,409,832,860
Loans payable and future interest payment*	–	274,206,000	1,296,660,500	19,555,463,500	–	21,120,177,500
Interest rate swap*	–	(13,828,967)	(41,486,900)	(152,422,567)	–	(207,738,434)
Other financial liabilities	₱1,720,965,251	₱2,570,054,178	₱1,394,005,945	₱21,139,355,851	₱555,568,010	₱27,379,949,235

**To calculate cash flows from the Inverse Floating Note and the related interest rate swap, forward interest rates are assumed to equal the current fixing rate.*

The Group seeks to manage its liquidity profile to be able to service its maturing debts and to finance capital requirements. The Group maintains a level of cash and cash equivalents deemed sufficient to finance operations. As part of its liquidity risk management, the Group regularly evaluates its projected and actual cash flows. It also continuously assesses conditions in the financial markets for opportunities to pursue fund-raising activities. Fund-raising activities may include bank loans and capital market issues both onshore and offshore.

Interest rate risk
Interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group's exposure to the risk for changes in market interest rates relates primarily to the Group's long-term debt obligation with a floating interest rate.

The Group's policy is to manage its interest cost using a mix of fixed and variable rate debts. As of September 30, 2011, 2010 and 2009, 87%, 87% and 61% of the Group's loans payable are at a fixed rate of interest, respectively, before the effects of the interest rate swap hedge.

The following presents the carrying amount, by maturity, of the Group's financial instruments with variable rates that are exposed to interest rate risk.

2011

	Within 1 year	**1-2 years**	**2-3 years**	**Total**
Loans payable (Note 16)	**₱–**	**₱2,000,000,000**	**₱–**	**₱2,000,000,000**

2010

	Within 1 year	1-2 years	2-3 years	Total
Loans payable (Note 16)	₱–	₱2,000,000,000	₱–	₱2,000,000,000

2009

	Within 1 year	1-2 years	2-3 years	Total
Loans payable (Note 16)	₱115,000,000	₱–	₱2,000,000,000	₱2,115,000,000

Financial instruments with floating interest rate are repriced quarterly at intervals of less than one (1) year.

The following table sets forth the impact of the range of reasonably possible changes in the interest rates on the Group's income before income tax in 2011, 2010 and 2009.

Increase/Decrease in Basis Points	Change in Income Before Income Tax
2011	
+150	**₱102,239,605**
-150	**(102,239,605)**
2010	
+150	₱43,395,454
-150	(43,395,454)
2009	
+150	₱34,170,447
-150	(34,170,447)

Interest rate risk sensitivity is calculated on the Group's interest-rate sensitive assets, assuming the Group will rollover such assets as they mature. The Group's floating debt is no longer included since interest is effectively fixed with the interest rate swap.

Other than the potential impact on income before income tax, there is no other effect on equity.

Credit risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Group is exposed to credit risk from its operating activities (primarily from cash and cash equivalents and receivables).

The Group trades only with recognized, creditworthy third parties. It is the Group's policy that all customers who wish to trade on credit terms are subject to credit verification procedures. In addition, receivable balances are monitored on an ongoing basis. These measures result in the Group's exposure to impairment loss as not significant.

With respect to credit risk arising from the Group's financial assets, which comprise of cash and cash equivalents and receivables, the Group's exposure to credit risk arises from default of the counterparty, with a maximum exposure equal to the carrying amount of these instruments.

a. Credit risk exposure

The table below shows the gross maximum exposure to credit risk of the Group as of September 30, 2011, 2010 and 2009, without considering the effects of collaterals and other credit risk mitigation techniques.

	September 30		October 1
	2011	2010	2009
Cash and cash equivalents	**₱9,034,292,854**	₱5,488,738,871	₱8,920,473,247
Receivables - net			
Trade receivables			
Installment contract receivable	**2,451,475,155**	2,442,775,257	3,147,328,645
Accrued rent receivable	**351,163,620**	397,932,724	320,890,367
Rental receivables	**320,425,197**	241,631,827	218,206,849
Hotel operations	**38,517,922**	50,411,442	66,726,078
Affiliated companies	**110,118,302**	2,044,343,678	93,126,774
Other receivables	**388,630,717**	274,068,201	222,679,153
Other assets			
Utility deposits	**225,596,431**	216,839,154	202,695,993
Derivative asset	**172,496,875**	111,066,241	102,985,391
Receivable from Meralco	–	6,890,300	24,415,226
	₱13,092,717,073	₱11,274,697,695	₱13,319,527,723

b. Risk concentrations of the maximum exposure to credit risk

Concentrations arise when a number of counterparties are engaged in similar business activities or activities in the same geographic region or have similar economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. Concentrations indicate the relative sensitivity of the Group's performance to developments affecting a particular industry or geographical location. Such credit risk concentrations, if not properly managed, may cause significant losses that could threaten the Group's financial strength and undermine public confidence.

Given the Group's diverse base of counterparties, it is not exposed to large concentrations of credit risks.

c. Credit quality per class of financial assets

The table below shows the credit quality by class of financial assets as of September 30, 2011, 2010 and 2009, gross of allowance for credit and impairment losses.

2011

	Neither Past Due Nor Impaired			Past Due or	
	High Grade	**Standard Grade**	**Substandard Grade**	**Individually Impaired**	**Total**
Loans and receivables					
Cash and cash equivalents	**₱9,034,292,854**	**₱–**	**₱–**	**₱–**	**₱9,034,292,854**
Receivables:					
Trade receivables					
Installment contract receivables	**1,824,340,414**	**–**	**–**	**646,715,187**	**2,471,055,601**
Accrued rent receivables	**351,163,620**	**–**	**–**	**–**	**351,163,620**
Rental receivables	**301,672,542**	**–**	**–**	**32,153,413**	**333,825,955**
Hotel operations	**24,806,904**	**–**	**–**	**25,911,488**	**50,718,392**
Affiliated companies	**110,118,302**	**–**	**–**	**–**	**110,118,302**
Other receivables	**384,585,176**	**–**	**–**	**4,045,541**	**388,630,717**
Other assets					
Utility deposits	**225,596,431**	**–**	**–**	**–**	**225,596,431**
Financial assets of FVPL					
Derivative asset	**172,496,875**	**–**	**–**	**–**	**172,496,875**
	₱12,429,073,118	**₱–**	**₱–**	**₱708,825,629**	**₱13,137,898,747**

2010

	Neither Past Due Nor Impaired			Past Due or	
	High Grade	Standard Grade	Substandard Grade	Individually Impaired	Total
Loans and receivables					
Cash and cash equivalents	₱5,488,738,871	₱–	₱–	₱–	₱5,488,738,871
Receivables:					
Trade receivables					
Installment contract receivables	1,209,007,518	–	–	1,253,852,455	2,462,859,973
Accrued rent receivables	397,932,724	–	–	–	397,932,724
Rental receivables	144,999,130	–	–	117,145,590	262,144,720
Hotel operations	22,767,813	–	–	39,073,296	61,841,109
Affiliated companies	2,044,343,678	–	–	–	2,044,343,678
Other receivables	274,068,201	–	–	–	274,068,201
Other assets					
Utility deposits	216,839,154	–	–	–	216,839,154
Receivable from Meralco	6,890,300	–	–	–	6,890,300
Financial assets of FVPL					
Derivative asset	111,066,241	–	–	–	111,066,241
	₱9,916,653,630	₱–	₱–	₱1,410,071,341	₱11,326,724,971

2009

	Neither Past Due Nor Impaired			Past Due or	
	High Grade	Standard Grade	Substandard Grade	Individually Impaired	Total
Loans and receivables					
Cash and cash equivalents	₱8,920,473,247	₱–	₱–	₱–	₱8,920,473,247
Receivables:					
Trade receivables					
Installment contract receivables	2,866,977,762	–	–	300,435,599	3,167,413,361
Accrued rent receivables	320,890,367	–	–	–	320,890,367
Rental receivables	131,050,306	–	–	107,669,436	238,719,742
Hotel operations	37,983,835	–	–	38,146,768	76,130,603
Affiliated companies	93,126,774	–	–	–	93,126,774
Other receivables	222,679,153	–	–	–	222,679,153
Other assets					
Utility deposits	202,695,993	–	–	–	202,695,993
Receivable from Meralco	24,415,226	–	–	–	24,415,226
Financial assets of FVPL					
Derivative asset	102,985,391	–	–	–	102,985,391
	₱12,923,278,054	₱–	₱–	₱446,251,803	₱13,369,529,857

High grade cash and cash equivalents are short-term placements and working cash fund placed, invested, or deposited in foreign and local banks belonging to the top ten (10) banks, including an affiliate bank, in the Philippines in terms of resources, profitability and credit standing.

High grade accounts, other than cash and cash equivalents, are accounts considered to be of high value. The counterparties have a very remote likelihood of default and have consistently exhibited good paying habits. Standard grade accounts are active accounts with propensity of deteriorating to mid-range age buckets. These accounts are typically not impaired as the counterparties generally respond to credit actions and update their payments accordingly. Substandard grade accounts are accounts which have probability of impairment based on historical trend. These accounts show propensity to default in payment despite regular follow-up actions and extended payment terms.

d. Impairment assessment

The Group recognizes impairment losses based on the results of the specific/individual and collective assessment of its credit exposures. Impairment has taken place when there is a presence of known difficulties in the servicing of cash flows by counterparties, infringement of the original terms of the contract has happened, or when there is an inability to pay principal or interest overdue beyond a certain threshold. These and the other factors, either singly or in tandem with other factors, constitute observable events and/or data that meet the definition of an objective evidence of impairment.

The two methodologies applied by the Group in assessing and measuring impairment include: (1) specific/individual assessment and (2) collective assessment.

Under specific/individual assessment, the Group assesses each individually significant credit exposure for any objective evidence of impairment, and where such evidence exists, accordingly calculates the required impairment. Among the items and factors considered by the Group when assessing and measuring specific impairment allowances are: (a) the timing of the expected cash flows; (b) the projected receipts or expected cash flows; (c) the going concern of the counterparty's business; (d) the ability of the counterparty to repay its obligations during financial crises; (e) the availability of other sources of financial support;

and (f) the existing realizable value of collateral. The impairment allowances, if any, are evaluated as the need arises, in view of favorable or unfavorable developments.

With regard to the collective assessment of impairment, allowances are assessed collectively for losses on receivables that are not individually significant and for individually significant receivables when there is no apparent evidence or not yet objective of individual impairment. A particular portfolio is reviewed on a periodic basis, in order to determine its corresponding appropriate allowances. The collective assessment evaluates and estimates the impairment of the portfolio in its entirety even though there is no objective evidence of impairment on an individual assessment.

Equity price risk
Equity price risk relates to financial assets and liabilities whose values will fluctuate as a result of changes in market prices.

Such investment securities are subject to price risk due to changes in market values of instruments arising either from factors specific to individual instruments or their issuers or factors affecting all instruments traded in the market.

The equity's market risk policy requires it to manage such risks by setting and monitoring objectives and constraints on investment, diversification plan and limits on investments.

The impact of the range of reasonably possible changes in the equity price on the Group's income before income tax in 2010 is as follows:

2010

Market Index	Change in market index	Change in Income Before Income Tax
Investment in shares of stocks	0.85	₱1,696,337
	(0.85)	(1,696,337)

As of September 30, 2011, Investment in preferred shares of stock has been redeemed.

Derivative Financial Instrument
Interest rate swap
On May 28, 2008, the Group entered into an interest rate swap agreement with a bank, with a total notional amount of ₱2,000 million to fully hedge its interest rate risk exposures from its Inverse Floating Rate Notes, which bears an interest rate of 15.70% less the 3-month benchmark rate (PDST-F) (see Note 16).

The interest rate swap has a term of five (5) years and interest exchange is every 5th day of March, June, September and December. Under the agreement, the Group agreed with the counterparty to exchange at quarterly intervals, the Group's floating rate payments on the Inverse Floating Rate Note based on 3M PSDT-F (but not to exceed 15.70%) with fixed rate payments based on a 6.95% coupon rate. The swap agreement effectively fixes the Group's interest rate exposure on the inverse floating note to 8.75%. The interest rate swap will mature on the same date as the hedged Inverse Floating Rate Notes.

The estimated fair values of this interest rate swap agreement amounted to ₱172 million asset, ₱111 million asset, ₱103 million asset as of September 30, 2011, 2010 and 2009, respectively (see Note 13). The mark-to-market gain is recorded as part of "Other Income.

The rollforward of the derivative asset is as follows:

	September 30		October 1
	2011	2010	2009
Balance at beginning of year	**₱111,066,241**	₱102,985,391	₱–
Changes in fair value of derivatives	**61,430,634**	8,080,850	102,985,391
Balance at end of year	**₱172,496,875**	₱111,066,241	₱102,985,391

32. Financial Instruments

Fair Value

Set out below is a comparison by category of carrying amounts and fair values of all of the Group's financial instruments that are carried in the consolidated financial statements.

	September 30, 2011		September 30, 2010		October 1, 2009	
	Carrying Amount	**Fair Value**	Carrying Amount	Fair Value	Carrying Amount	Fair Value
Loans and receivables						
Cash and cash equivalents	**₱9,048,827,354**	**₱9,048,827,354**	₱5,497,605,487	₱5,497,605,487	₱8,925,696,125	₱8,925,696,125
Receivables						
Trade						
Installment contract receivable	**2,471,017,513**	**2,145,057,880**	2,462,317,615	2,137,505,612	3,166,871,003	2,853,206,784
Accrued rent receivable	**351,163,620**	**351,163,620**	397,932,724	397,932,724	320,890,367	320,890,367
Rental receivables	**333,825,954**	**333,825,954**	262,144,720	260,841,433	238,719,742	238,719,742
Hotel operations	**50,718,392**	**50,718,392**	61,841,108	61,841,108	76,130,603	76,130,603
Affiliated companies	**110,118,302**	**110,118,302**	2,044,343,678	2,044,343,678	93,126,774	93,126,774
Others	**388,630,717**	**388,630,717**	274,068,201	274,068,201	222,679,153	222,679,153
Other assets						
Utility deposits	**225,596,431**	**225,596,431**	216,839,154	216,839,154	202,695,993	202,695,993
Investment in preferred shares of stock	**–**	**–**	210,000,000	210,000,000	–	–
Receivable from Meralco	**–**	**–**	6,890,300	6,598,494	24,415,226	33,846,525
Derivative asset	**172,496,875**	**172,496,875**	111,066,241	111,066,241	102,985,391	102,985,391
	₱13,152,395,158	**₱12,826,435,525**	₱11,545,049,228	₱11,218,642,132	₱13,374,210,377	₱13,069,977,457
Other financial liabilities						
Accounts payable and accrued expenses						
Accrued bonus and licenses and others	**₱2,625,279,673**	**₱2,625,279,673**	₱2,623,782,761	₱2,623,782,761	₱2,318,123,849	₱2,318,123,849
Accounts payable – trade	**1,840,606,289**	**1,840,606,289**	1,236,170,341	1,236,170,341	1,707,898,821	1,707,898,821
Dividends payable	**8,689,011**	**8,689,011**	7,568,707	7,568,707	7,002,600	7,002,600
Customers' deposit						
Deposits from lessees	**1,994,929,724**	**1,899,672,575**	1,854,494,897	1,609,862,686	1,409,832,860	1,196,573,777
Loans payable	**15,000,000,000**	**16,072,484,362**	15,000,000,000	15,647,074,166	15,115,000,000	15,059,483,370
Payables to affiliated companies	**634,969,045**	**634,969,045**	134,390,653	134,390,653	120,448,784	120,448,784
	₱22,104,473,742	**₱23,081,700,955**	₱20,856,407,359	₱21,258,849,314	₱20,678,306,914	₱20,409,531,201

The fair values of cash and cash equivalents, trade receivables, other receivables, receivable and payable to affiliated companies and accounts payable and accrued expenses are approximately equal to their carrying amounts due to the short-term nature of the transaction.

The fair values of customers' deposits and loans payable are based on the discounted value of future cash flows using the applicable rates for similar types of loans and receivables as of reporting date. The discount rates used range from 6.14% to 7.09% in 2011, 8.00% to 10.00% in 2010 and 8.0% to 10.10% in 2009.

The fair value of the derivative asset is based on valuation techniques applied for swaps and interest rate caps, which include forward pricing, present value calculations, and option pricing models for interest rate options. The model incorporates various inputs including forward and spot interest rates, as well as interest rate volatilities.

Fair Value Hierarchy
The Group uses the following hierarchy for determining the fair value of financial instruments:

Level 1: quoted (unadjusted) prices in active markets for identical assets or liabilities;

Level 2: other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly;

Level 3: techniques which use inputs which have a significant effect on the recorded fair value that are not based on observable market data.

As of September 30, 2011, 2010 and 2009, investment in preferred shares of stock valued under level 1 amounted to nil, ₱210 million and nil, respectively, while derivative asset valued under level 2 amounted to ₱172 million, ₱111 million and ₱103 million, respectively.

There has been no reclassification from Level 1 to Level 2 or 3 category.

33. **Registration with the Board of Investments (BOI) and the Philippine Economic Zone Authority (PEZA)**

Certain operations of the Group are registered with the BOI as preferred pioneer and nonpioneer activities. As registered enterprises, these consolidated subsidiaries are subject to some requirements and are entitled to certain tax and non-tax incentives which are considered in the computation of the provision for income tax.

Crowne Plaza Galleria Manila
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "Operator of Tourist Accommodation Facility (Deluxe Class Hotel - Crowne Plaza Galleria Manila)" on a Pioneer status at a capacity of two hundred sixty five (265) rooms, under Certificate of Registration No. 2006-036 dated March 9, 2006. Under the terms of its registration, the Group is entitled to income tax holiday for a period of six (6) years from October 2006 to September 2012.

Summit Ridge Hotel
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "New Operator of Tourist Accommodation Facility (Hotel-Summit Ridge Hotel)" on a Pioneer status at a capacity of one hundred eight (108) rooms, under Certificate of Registration No. 2007-139 dated August 6, 2007. Under the terms of its registration, the Group is entitled to income tax holiday for a period of six (6) years from January 2009 to December 2014.

Go Hotel, Robinsons Cybergate Plaza
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 “New Operator of Tourist Accommodation Facility (Hotel-Summit Ridge Hotel)” on a Non-Pioneer status at a capacity of two hundred twenty three (223) rooms, under Certificate of Registration No. 2010-002 dated January 6, 2010. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from July 2010 to June 2014.

Gateway Garden Ridge - EDSA
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 “Mass Housing” on a Nonpioneer status at a capacity of two hundred ninety two (292) units, under Certificate of Registration No. 2007-195 dated October 31, 2007. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from October 2007 to October 2011.

Gateway Garden Heights
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 “Mass Housing” on a Nonpioneer status at a capacity of three hundred seventy three (373) units, under Certificate of Registration No. 2007-237 dated December 5, 2007. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from December 2007 to December 2011.

Woodsville Viverde Mansions, Buildings 1-4
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 “Mass Housing” on a Nonpioneer status at a capacity of three hundred sixty three (363) units, under Certificate of Registration No. 2007-204 dated November 9, 2007. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from November 2007 to November 2011.

East of Galleria
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 “Mass Housing” on a Nonpioneer status at a capacity of four hundred fifty nine (459) units, under Certificate of Registration No. 2007-238 dated December 5, 2007. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from the December 2007 to November 2011.

The Wellington Courtyard
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 “Mass Housing” on a Nonpioneer status at a capacity of fifty-six (56) units, under Certificate of Registration No. 2008-024 dated January 23, 2008. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from October 2008 to February 2012.

Woodsville Viverde Mansions, Buildings 5-8
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 “Mass Housing” on a Nonpioneer status at a capacity of two hundred twenty-five (225) units, under Certificate of Registration No. 2008-201 dated August 7, 2008. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from October 2008 to September 2012.

Two Gateway Place
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "Mass Housing" on a Nonpioneer status at a capacity of two hundred sixty four (264) units, under Certificate of Registration No. 2008-202 dated August 7, 2008. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from December 2009 up to November 2013.

Escalades at 20th Avenue
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "Mass Housing" on a Nonpioneer status at a capacity of seven hundred twenty (720) units, under Certificate of Registration No. 2008-216 dated August 13, 2008. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from October 2009 to September 2013.

Cebu Midtown Hotel-Fuente Osmeña Circle
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "Modernization of Tourist Accommodation Facility (Hotel-Summit Ridge Hotel)" on a Non-Pioneer status at a capacity of two hundred ten (210) rooms, under Certificate of Registration No. 2011-021 dated January 24, 2011. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (3) years from June 2011to May 2014.

The Wellington Courtyard Phase 2
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "Mass Housing" on a Nonpioneer status at a capacity of ninety two (92) units, under Certificate of Registration No. 2011-090 dated May 20,2011. Under the terms of its registration, the Group is entitled to income tax holiday for a period of three (3) years from May 2011 to May 2014.

Holiday Inn Galleria Manila
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "Modernization of Tourist Accommodation Facility (Hotel-Summit Ridge Hotel)" on a Non-Pioneer status at a capacity of two hundred eighty-five (285) rooms, under Certificate of Registration No. 2011-097 dated May 25, 2011. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (3) years from May 2011 to May 2014.

Robinsons Cyberpark
The Group is also registered with PEZA (beginning October 1, 2004) as a pioneer enterprise under the Section 6 of Republic Act No. 7916, otherwise known as "The Special Economic Zone Act of 1995, as amended, its Implementing Rules and Regulations" and PEZA Board Resolution No. 00-262 dated August 17, 2003, for creating and designating 68,596 square meters of land located at EDSA corner Pioneer Street, Mandaluyong City as an IT Park to be known as The Robinsons Cyberpark. Under the terms of its registration, the Group is entitled to certain tax and nontax incentives which include, among others, 5% special tax regime.

Robinsons Cybergate Center
The Group is also registered with PEZA (beginning February 8, 2006) as a pioneer enterprise under the Section 6 of Republic Act No. 7916, otherwise known as “The Special Economic Zone Act of 1995, as amended, its Implementing Rules and Regulations” and PEZA Board Resolution No. 00-262 dated August 17, 2003, for creating and designating 11,125 square meters of land located at Araneta Singcang St., Barrio Tangub, National Road, Bacolod City, Negros Occidental as an IT Park to be known as The Robinsons Cybergate Center. Under the terms of its registration, the Group is entitled to certain tax and nontax incentives which include, among others, 5% special tax regime.

Robinsons Place Lipa
The Group is also registered with PEZA (beginning November 3, 2006) as a pioneer enterprise under the Section 6 of Republic Act No. 7916, otherwise known as “The Special Economic Zone Act of 1995, as amended, its Implementing Rules and Regulations” and PEZA Board Resolution No. 00-262 dated August 17, 2003, for creating and designating 65,399 square meters of land located at JP Laurel Highway, Mataas na Lupa, Lipa City, Batangas as an IT Park to be known as The Robinsons Place Lipa. Under the terms of its registration, the Group is entitled to certain tax and nontax incentives which include, among others, 5% special tax regime.

Robinsons Big Supercenter Cainta Junction
The Group is also registered with PEZA (beginning October 28, 2005) as a pioneer enterprise under the Section 6 of Republic Act No. 7916, otherwise known as “The Special Economic Zone Act of 1995, as amended, its Implementing Rules and Regulations” and PEZA Board Resolution No. 00-262 dated August 17, 2003, for creating and designating 19,522 square meters of land located at Ortigas Avenue Extension, Cainta Junction, Cainta, Rizal as an IT Park to be known as The Robinsons Cyberpark. Under the terms of its registration, the Group is entitled to certain tax and nontax incentives which include, among others, 5% special tax regime.

34. Commitments and Contingencies

Operating Lease Commitments - Group as Lessee
The Group entered into long-term operating leases of land with lease terms ranging from 25 to 50 years. These leases include clauses to enable escalation of rental charges on the agreed dates. Total rent expense amounted to ₱165 million, ₱158 million and ₱156 million in 2011, 2010 and 2009, respectively. Future minimum rentals payable under noncancellable operating leases as of September 30 are as follows:

	2011	2010	2009
Within one (1) year	**₱51,773,432**	₱47,147,298	₱48,004,527
After one (1) year but not more than five (5) years	**236,150,146**	213,176,325	202,539,847
After more than five (5) years	**6,129,676,237**	6,253,520,299	6,306,558,981
	₱6,417,599,815	₱6,513,843,922	₱6,557,103,355

Operating Lease Commitments - Group as Lessor
The Group has entered into commercial property leases on its investment property portfolio. These noncancellable leases have remaining noncancellable lease terms of between one (1) and ten (10) years. All leases include a clause to enable upward revision of the rental charge on an annual basis based on prevailing market conditions. The lease contracts also provide for the percentage rent, which is a certain percentage of actual monthly sales or minimum monthly gross sales, whichever is higher. Total rent income amounted to ₱6,114 million, ₱5,588 million and

₱5,143 million in 2011, 2010 and 2009, respectively. Total percentage rent recognized as income for 2011, 2010 and 2009 amounted to ₱1,670 million, ₱1,596 million and ₱1,363 million, respectively.

Future minimum rentals receivable under noncancellable operating leases as of September 30 follows:

	2011	2010	2009
Within one (1) year	**₱1,208,000,779**	₱1,128,494,867	₱943,532,729
After one (1) year but not more than five (5) years	**2,597,161,871**	2,728,725,119	1,354,524,223
After more than five (5) years	**463,430,460**	587,588,901	71,111,376
	₱4,268,593,110	₱4,444,808,887	₱2,369,168,328

Capital Commitments
The Group has contractual commitments and obligations for the construction and development of investment properties and property and equipment items aggregating ₱3,943 million, ₱3,334 million and ₱2,937 million as of September 30, 2011, 2010 and 2009, respectively. Moreover, the Group has contractual obligations amounting to ₱1,569 million, ₱1,567 million and ₱1,547 million as of September 30, 2011, 2010 and 2009, respectively, for the completion and delivery of real estate units that have been presold.

Contingencies
The Group has various contingent liabilities arising in the ordinary conduct of business which are either pending decision by the courts or being contested, the outcome of which are not presently determinable. In the opinion of management and its legal counsel, the eventual liability under these lawsuits or claims, if any, will not have a material or adverse effect on the Group's financial position and results of operations. The Group does not believe that such assessments, in general, will have a material effect on its operating results and financial condition. No provisions were made during the year. The information usually required by PAS 37, *Provisions, Contingent Liabilities and Contingent Assets*, is not disclosed on the grounds that it can be expected to prejudice the outcome of pending assessments.

35. Comparative information

Change in Classification
In 2011, the Group opted to present a classified statement of financial position which separates current and noncurrent items in the statement of financial position to assist users in making economic decisions, especially by allowing the assessment of trends in financial information for predictive purposes and computation of financial ratios. As a result, the September 30, 2010 balances in the statement of financial position were restated to enhance inter-period comparability. In addition, the Company presented October 1, 2009 statement of financial position to comply with the requirement of PAS 1, *Presentation of Financial Statements.*

The accounts affected are summarized in the tables below:

September 30, 2010	2010	Current	Noncurrent
Assets			
Receivables	₱5,451,163,129	₱4,861,604,649	₱589,558,480
Other assets	1,690,551,833	1,045,534,305	645,017,528
Liabilities			
Accounts payable and accrued expenses	4,940,630,306	3,864,318,841	1,076,311,465
Deposits and other liabilities	4,137,480,919	1,307,955,532	2,829,525,387

October 1, 2009	2008	Current	Noncurrent
Assets			
Receivables	₱4,068,957,866	₱2,989,725,063	₱1,079,232,803
Other assets	1,921,775,837	1,320,412,485	601,363,352
Liabilities			
Accounts payable and accrued expenses	5,795,978,735	3,931,826,004	1,864,152,731
Deposits and other liabilities	3,489,064,849	1,016,792,441	2,472,272,408

36. **Approval of the Consolidated Financial Statements**

The accompanying consolidated financial statements were authorized for issue by the BOD on January 12, 2012.

SyCip Gorres Velayo & Co.
6760 Ayala Avenue
1226 Makati City
Philippines

Phone: (632) 891 0307
Fax: (632) 819 0872
www.sgv.com.ph

BOA/PRC Reg. No. 0001
SEC Accreditation No. 0012-FR-2

INDEPENDENT AUDITORS' REPORT
ON SUPPLEMENTARY SCHEDULES

The Stockholders and the Board of Directors
Robinsons Land Corporation
43rd Floor, Robinsons Equitable Tower
ADB Avenue, Ortigas Center, Pasig City

We have audited in accordance with Philippine Standards on Auditing, the consolidated financial statements of Robinsons Land Corporation and Subsidiaries (the Group) included in this Form 17-A and have issued our report thereon dated January 12, 2012. Our audits were made for the purpose of forming an opinion on the basic consolidated financial statements taken as a whole. The schedules listed in the Index to Consolidated Financial Statements and Supplementary Schedules are the responsibility of the Group's management and are presented for purposes of complying with Securities Regulation Code Rules No. 68.1 and SEC Memorandum Circular No. 11, Series of 2008 and are not part of the basic consolidated financial statements. These schedules have been subjected to the auditing procedures applied in the audit of the basic consolidated financial statements and, in our opinion, fairly state in all material respect the financial data required to be set forth therein in relation to the basic consolidated financial statements taken as a whole.

SYCIP GORRES VELAYO & CO.

Michael C. Sabado
Partner
CPA Certificate No. 89336
SEC Accreditation No. 0664-AR-1
Tax Identification No. 160-302-865
BIR Accreditation No. 08-001998-73-2009,
June 1, 2009, Valid until May 31, 2012
PTR No. 3174824, January 2, 2012, Makati City

January 12, 2012

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
SCHEDULE D - INDEBTEDNESS OF UNCONSOLIDATED SUBSIDIARIES AND AFFILIATES
SEPTEMBER 30, 2011

Name of Affiliate	Beginning Balance	Ending Balance
JGSHI	₱ 1,920,690,302	₱ -
Digital Telecommunications, Inc.	39,708,187	40,289,156
Robinsons Recreation Corporation	11,353,023	13,209,271
Universal Robina Corporation	12,644,234	6,249,032
Others	59,947,932	50,370,843
Total	₱ 2,044,343,678	₱ 110,118,302

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
SCHEDULE E - PROPERTY, PLANT AND EQUIPMENT
SEPTEMBER 30, 2011

Classification	Beginning Balance	Additions at Cost	Retirements	Other Changes- Additions (Deductions)	Ending Balance
Other equipment	₱ 4,767,649,403	₱ 491,355,114	₱ (4,661,122)	₱ 323,860,705	₱ 5,578,204,100
	₱ 4,767,649,403	₱ 491,355,114	₱ (4,661,122)	₱ 323,860,705	₱ 5,578,204,100

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
SCHEDULE F - ACCUMULATED DEPRECIATION
SEPTEMBER 30, 2011

Description	Beginning Balance	Additions Charged to Costs and Expenses	Retirements	Other Changes-Additions (Deductions)	Ending Balance
Other equipment	₱ 2,436,713,489	₱ 356,230,485	₱ (4,661,122)	₱ 234,987,801	₱ 3,023,270,653
	₱ 2,436,713,489	₱ 356,230,485	₱ (4,661,122)	₱ 234,987,801	₱ 3,023,270,653

ROBINSONS LAND CORPORATION AND SUBSIDIARIIES
SCHEDULE K - CAPITAL STOCK
SEPTEMBER 30, 2011

Title of Issue	Number of Shares Authorized	Number of Shares Issued and Outstanding	Number of Shares Reserved for Options, Warrants, Conversions, and Other Rights	Number of Shares Held By			
				Affiliates	Directors, Officers and Employees	Treasury Shares	Others
Common Share	8,200,000,000	4,111,528,685		2,496,114,787	17,890,480	17,698,000	1,579,825,418

ROBINSONS LAND CORPORATION AND SUBSIDIARIIES
SCHEDULE L - LIST OF TOP 20 STOCKHOLDERS OF RECORD
SEPTEMBER 30, 2011

	Name of Stockholders	Position	Citizenship	Amount Subscribed	Percent to Total Outstanding
1 .	JG Summit Holdings, Inc.		Filipino	₱ 2,496,114,787	60.97%
2 .	PCD Nominee Corporation (Non-Filipino)		Non-Fil	911,153,213	22.26%
3 .	PCD Nominee Corporation (Filipino)		Filipino	545,117,828	13.32%
4 .	PCD Nominee Corporation (Filipino)		- do -	86,451,718	2.11%
5 .	Elizabeth Yu		- do -	13,105,800	0.32%
6 .	John Gokongwei, Jr.		- do -	12,187,081	0.30%
7	PCD Nominee Corporation (Non-Filipino)		Non-Fil	10,271,048	0.25%
8 .	Cebu Liberty Lumber		Filipino	2,203,200	0.05%
9 .	James L. Go		- do -	1,685,994	0.04%
10 .	Elizabeth Y. Gokongwei &/or John Gokongwei, Jr.		- do -	1,482,000	0.04%
11 .	Robina Y. Gokongwei-Pe		- do -	540,000	0.01%
12	Alberto Mendoza &/or Jeanie Mendoza		- do -	532,800	0.01%
13 .	John L. Gokongwei, Jr.		- do -	450,000	0.01%
14 .	Elizabeth Yu Gokongwei		- do -	412,500	0.01%
15	Mariano K. Tan		- do -	360,000	0.01%
16 .	Frederick D. Go		- do -	337,501	0.01%
17 .	Samuel C. Uy		- do -	324,000	0.01%
18 .	Valentin Khoe		- do -	297,900	0.01%
19 .	Lisa Yu Gokongwei		- do -	270,000	0.01%
20 .	G&L Securities		- do -	241,500	0.01%
	OTHERS			10,291,815	0.25%
				₱ 4,093,830,685	100.00%

INDEX TO EXHIBITS

Form 17-A

* These exhibits are either not applicable to the Company or require no answer.

EXHIBIT 18: **SUBSIDIARIES OF THE REGISTRANT**

Robinsons Land Corporation has six (6) subsidiaries as of September 30, 2011:

		% OWNERSHIP		COUNTRY OF
SUBSIDIARY	**BUSINESS**	**DIRECT**	**EFFECTIVE**	**INC. OR RESIDENCE**
Robinson's Inn, Inc. [1]	Apartelle Operation	100	-	Philippines
Robinsons Realty and Management Corporation	Property development	100	-	Philippines
Robinsons (Cayman) Limited	Property development	100	-	Cayman Islands
Robinsons Properties Marketing and Management Corporation	Marketing of office and residential units	100	-	Philippines
Altus Angeles, Inc.	Property management	51	-	Philippines
Altus San Nicolas Corp.	Property management	80	-	Philippines

[1] *Closed operations effective August 31, 2007*

SEC Number	93269-A
File Number	

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

(Company's Full Name)

43F Robinsons Equitable Tower, ADB Ave. Ortigas Center, Pasig City

(Company's Address)

397-1888

(Telephone Number)

December 31, 2011

(Quarter Ended)

SEC Form 17-Q

(Form Type)

Amendment Designation (If applicable)

CN 000452R - Listed

(Secondary License Type and File Number)

COVER SHEET

9 3 2 6 9 – A

SEC Registration Number

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

(Company's Full Name)

43rd Floor, RobiNSons Equitable ToWer, ADB Avenue, Ortigas Center, Pasig City

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

Rodolfo T. Malit

(Contact Person)

397-1888

(Company Telephone Number)

0 9 3 0

Month *Day*

(Fiscal Year)

1 7 - Q

(Form Type)

Month *Day*

(Annual Meeting)

(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

S T A M P S

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TABLE OF CONTENTS

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-Q

QUARTERLY REPORT PURSUANT TO SECTION 17 OF THE SECURITIES REGULATION CODE AND SRC RULE 17(2)(b) THEREUNDER

1. For the quarterly period ended **December 31, 2011**

2. Commission 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 or organization
   MANILA, PHILIPPINES

6. Industry Classification Code: [ ] (SEC Use Only)

7. Address of issuer's principal office Postal Code

   43F Robinsons Equitable Tower, ADB Ave., Ortigas Center, Pasig City

8. Issuer's telephone number, including area code

   397-1888

9. Former name, former address and former fiscal year, if changed since last report

   Not applicable

10. Securities registered pursuant to Sections 8 and 12 of the Code, 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	**4,093,830,685 shares**
Registered bonds payable	**₱15,000,000,000.00**

11. Are any or all of the securities listed on a Stock Exchange?

Yes [/] No [ ]

If yes, state the name of such Stock Exchange and the class/es of securities listed therein:

PHILIPPINE STOCK EXCHANGE **COMMON STOCK**

12. Indicate by check mark whether the registrant:

(a) has filed all reports required to be filed by Section 17 of the Code and SRC Rule 17 thereunder or Sections 11 of the RSA and RSA Rule 11(a)-1 thereunder, and Sections 26 and 141 of the Corporation Code of the Philippines, during the preceding twelve (12) months (or for such shorter period the registrant was required to file such reports)

Yes [/] No [ ]

(b) has been subject to such filing requirements for the past ninety (90) days.

Yes [/] No [ ]

PART I--FINANCIAL INFORMATION

Item 1. Financial Statements.

Financial Statements and, if applicable, Pro Forma Financial Statements meeting the requirements of SRC Rule 68, Form and Content of Financial Statements, shall be furnished as specified therein. **See Exhibit II**

Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations.

See Exhibit I

PART II--OTHER INFORMATION

The Company’s retained earnings include accumulated equity in undistributed net earnings of investee companies and affiliates amounting to ₱388 million as of December 31, 2011 and ₱380 million as of September 30, 2011. This amount is not available for dividend declaration until received in the form of dividends from subsidiaries.

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 thereunto duly authorized.

2/9/12 2/9/12

Issuer Signature & Title Date	**JAMES L. GO** Chairman & Chief Executive Officer	**LANCE Y. GOKONGWEI** Vice-Chairman & Deputy CEO

2/9/12

Issuer Signature & Title Date	**FREDERICK D. GO** President & Chief Operating Officer

2/9/12 2/9/12

Issuer Signature & Title Date	**CONSTANTE T. SANTOS** SVP-Corporate Controller	**RODOLFO T. MALIT** FVP-Controller

ROBINSONS LAND CORPORATION
1st Quarter FY 2012 PERFORMANCE

I. Consolidated Operations

Net income attributable to equity holders of Parent Company for the three months ended December 31 amounted to ₱1,146.1 million, up by 13% compared with the same period last year. Likewise, EBITDA and EBIT showed positive variances of 9% and 10% to ₱2,026.5 million and ₱1,504.8 million, respectively.

Combined real estate and hotel revenues were up by 12% to ₱3,355.7 million against last year's ₱3,008.1 million. Detailed analyses of the various segments are presented in the succeeding paragraphs. Interest income increased by 30% due to higher level of money market placements during the period.

Real estate cost went up by 16% due to higher level of repairs and maintenance for various malls, higher film rentals, and higher cost of sales from residential division, among others. Hotel expenses is higher by 7% due to increase in utilities, repairs and maintenance, and cost of food sold. General and administrative expenses are higher by 15% because of higher commissions, advertising and promotions, and salaries. Interest expense for the period stood at ₱62.6 million, down by ₱29.0 million or 32% due to higher level of qualifying assets for interest capitalization.

II. Segment Operations

The Commercial Centers Division contributed 50% or ₱1.8 billion of the Company's gross revenues, posting a 14% growth. Metro Manila malls led by Robinsons Galleria, Ortigas and Robinsons Place, Manila contributed to the growth while almost all provincial malls also posted decent growth in rental revenues. Amusement revenue went up by 23% to ₱222 million. The Division's EBIT and EBITDA have shown positive variances of 17% and 12%, respectively.

RLC's Residential Division accounted for 30% of the Company's total revenues for the period. Its revenues for the period amounted to ₱1,103.0 million higher by 11% compared to last year's ₱996.8 million due to higher level of realized sales based on project completion.

The Office Buildings Division contributed 10% or ₱347.7 million of the Company's revenues, up by 15% from last year's ₱302.0 million. Lease income is derived from eight office buildings, Galleria Corporate Center, Robinsons Equitable Tower, Robinsons Summit Center, Robinsons Cybergate Centers Towers 1, 2 and 3, Cybergate Plaza and Cebu Cybergate. EBIT and EBITDA of the Division showed positive variances of 8% and 9%, respectively.

The Hotels Division contributed 10% or ₱341.2 million to the Company's revenues, up by 7%. Crowne Plaza Galleria Manila, Holiday Inn Galleria Manila, Summit Circle Cebu (formerly Cebu Midtown Hotel), Summit Ridge Hotel and Go Hotel posted occupancy rates of 83%, 80%, 43%, 43% and 90%, respectively. The Division's EBIT and EBITDA showed positive variance of 8% and 4%, respectively.

III. Financial Resources and Liquidity

Cash and Cash Equivalents increased by 42% due to the collection of subscriptions receivable arising from the stock rights offering in 2011. Receivables went up by 12% due to higher level of accounts meeting the needed equity requirement for sales of condo and housing units. Subdivision Land and Condominium and Residential Units increased slightly by 2% to ₱8.6 billion due to higher level of project completion. Investments is up by ₱1.5 billion or 4% due to higher level of capital expenditures. Other current assets increased by 6% to ₱1.4 billion due to increase in advances to suppliers and contractors. Accounts payable and accrued expenses increased slightly by 3% due to higher level of expenditures. Deferred tax liabilities went up by 28% due to higher level of financial income compared to taxable income from installment sales of condo and housing units. Deposits and Other Liabilities (current portion) decreased by 24% mainly due to the payment of payable to JGSHI, while its non-current portion increased by 4% due to increase in level of customers' deposits.

As of December 31, 2011, total assets of the Company stood at ₱71.1 billion while total equity amounted to ₱45.0 billion.

RLC's financial position remains solid, with a debt to equity ratio of 0.33:1 as of December 31, 2011 and 0.38:1 as of September 30, 2011 while cash stood at ₱12.8 billion and ₱9.0 billion as of December 31, 2011 and September 30, 2011, respectively. Current ratio improved to 2.90:1 compared to last year's 2.34:1. Earnings per share for the first three months amounted to ₱0.28 per share. Net book value excluding minority interest in consolidated subsidiary stood at ₱10.93 per share as of December 31, 2011 compared to ₱10.65 per share as of September 30, 2011.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

Unaudited Consolidated Financial Statements
December 31, 2011 and for the Three months Ended December 31, 2011 and 2010
(With Comparative Audited Consolidated
Balance Sheet as of September 30, 2011)

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

UNAUDITED INTERIM CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	December 31, 2011 (Unaudited)	September 30, 2011 (Audited)
ASSETS		
Current Assets		
Cash and cash equivalents (Note 5)	**₱12,838,758,297**	₱9,048,827,354
Receivables - net (Note 6)	**2,754,662,512**	2,470,912,824
Subdivision land, condominium and residential units for sale - at cost (Note 7)	**8,646,644,343**	8,491,028,487
Other current assets (Note 8)	**1,392,364,492**	1,318,829,880
Total Current Assets	**25,632,429,644**	21,329,598,545
Noncurrent Assets		
Noncurrent receivables - net (Note 6)	**1,338,159,111**	1,189,418,089
Investment properties - net (Note 9)	**40,890,130,056**	39,385,145,549
Property and equipment - net (Note 10)	**2,572,830,051**	2,554,933,447
Other noncurrent assets (Note 11)	**664,764,465**	659,695,850
Total Noncurrent Assets	**45,465,883,683**	43,789,192,935
	₱71,098,313,327	₱65,118,791,480
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts payable and accrued expenses (Note 12)	**₱4,492,312,439**	₱4,360,623,030
Income tax payable	**79,021,366**	98,838,411
Deposits and other liabilities (Note 13)	**1,258,366,206**	1,655,209,612
Current portion of loans payable (Note 14)	**3,000,000,000**	3,000,000,000
Total Current Liabilities	**8,829,700,011**	9,114,671,053
Noncurrent Liabilities		
Loans payable – net of current portion (Note 14)	**12,000,000,000**	12,000,000,000
Deferred tax liabilities - net	**804,586,202**	630,086,367
Deposits and other noncurrent liabilities (Note 15)	**4,499,444,000**	4,337,435,850
Total Noncurrent Liabilities	**17,304,030,202**	16,967,522,217
Total Liabilities	**26,133,730,213**	26,082,193,270
Equity		
Equity attributable to equity holders of the Parent Company		
Capital stock (Note 16)	**4,111,528,685**	4,111,528,685
Additional paid-in capital	**20,392,532,781**	20,392,532,781
Subscription receivables	**–**	(4,774,641,165)
Treasury stock (Note 16)	**(221,834,657)**	(221,834,657)
Retained earnings (Note 17)		
Unappropriated	**9,944,637,648**	8,798,491,988
Appropriated	**10,500,000,000**	10,500,000,000
	44,726,864,457	38,806,077,632
Non-controlling interest in consolidated subsidiaries	**237,718,657**	230,520,578
	44,964,583,114	39,036,598,210
	₱71,098,313,327	₱65,118,791,480

See accompanying Notes to Unaudited Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

UNAUDITED INTERIM CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

FOR THE THREE MONTHS ENDED DECEMBER 31

	2011	2010
REVENUE		
Real estate	**₱3,014,762,326**	₱2,689,432,236
Hotel operations	**340,984,802**	318,706,411
Interest income	**225,830,975**	173,167,836
	3,581,578,103	3,181,306,483
COSTS AND EXPENSES		
Real estate	**1,302,962,486**	1,125,525,665
Hotel operations	**282,151,776**	264,071,894
General and administrative	**473,478,622**	412,106,135
Interest expense	**62,577,396**	91,611,724
	2,121,170,280	1,893,315,418
INCOME BEFORE INCOME TAX	**1,460,407,823**	1,287,991,065
PROVISION FOR INCOME TAX	**307,064,084**	273,256,024
NET INCOME	**₱1,153,343,739**	₱1,014,735,041
OTHER COMPREHENSIVE INCOME FOR THE PERIOD	**–**	–
TOTAL COMPREHENSIVE INCOME FOR THE PERIOD	**₱1,153,343,739**	₱1,014,735,041
Net Income (Loss) Attributable to:		
Equity holders of Parent Company	**₱1,146,145,660**	₱1,014,883,889
Non-controlling interest in consolidated subsidiaries	**7,198,079**	(148,848)
	₱1,153,343,739	₱1,014,735,041
Adjusted Earnings per Share (Note 18)		
Basic/Diluted, net income for the period attributable to equity holders of the Parent Company	**₱0.28**	₱0.34

See accompanying Notes to Unaudited Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

UNAUDITED CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY
FOR THE PERIOD ENDED DECEMBER 31, 2011 AND 2010

	Attributable to Equity Holders of the Parent Company						
	Capital Stock	Additional Paid-in Capital	Treasury Shares (Note 15)	Subscriptions Receivable	Unappropriated Retained Earnings (Note 14)	Appropriated Retained Earnings	Total
As of October 1, 2011	**₱4,111,528,685**	**₱20,392,532,781**	**(₱221,834,657)**	**(₱4,774,641,165)**	**₱8,798,491,988**	**₱10,500,000,000**	**₱38,806,077,632**
Net income for the period	**–**	**–**	**–**	**–**	**1,146,145,660**	**–**	**1,146,145,660**
Subscriptions Receivable	**–**	**–**	**–**	**4,774,641,165**	**–**	**–**	**4,774,641,165**
Balances at December 31, 2011	**₱4,111,528,685**	**₱20,392,532,781**	**(₱221,834,657)**	**₱–**	**₱9,944,637,648**	**₱10,500,000,000**	**₱44,726,864,457**
As of October 1, 2010	₱2,746,918,457	₱8,181,576,147	(₱221,834,657)	₱–	₱6,298,163,543	₱10,500,000,000	₱27,504,823,490
Net income for the period	–	–	–	–	1,014,883,889	–	1,014,883,889
Balances at December 31, 2010	₱2,746,918,457	₱8,181,576,147	(₱221,834,657)	₱–	₱7,313,047,432	₱10,500,000,000	₱28,519,707,379

See accompanying Notes to Unaudited Interim Consolidated Financial Statements..

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

UNAUDITED INTERIM CONSOLIDATED STATEMENTS OF CASH FLOWS
FOR THE THREE MONTHS ENDED DECEMBER 31

	2011	2010
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	**₱1,460,407,823**	₱1,287,991,065
Adjustments for:		
Depreciation and amortization	**521,620,228**	501,728,712
Interest expense	**62,577,396**	91,611,724
Provision for impairment losses	**229,928**	198,556
Loss on disposal of property and equipment	**–**	4,074
Interest income (Note 26)	**(225,830,975)**	(173,167,836)
Operating income before working capital changes	**1,819,004,400**	1,708,366,295
Decrease (increase) in:		
Receivables	**(401,074,691)**	264,468,165
Subdivision land, condominium and residential units for sale	**(155,615,856)**	(387,616,581)
Prepaid expenses and value-added input tax	**41,648,015**	(1,628,138)
Other current assets	**(8,211,637)**	(11,083,063)
Increase (decrease) in:		
Accounts payable and accrued expenses and other noncurrent liabilities	**51,643,672**	83,062,802
Customers' deposits	**123,133,965**	(102,832,458)
Cash generated from operations	**1,470,527,868**	1,552,737,022
Income tax paid	**(152,381,294)**	(300,935,345)
Net cash flows provided by operating activities	**1,318,146,574**	1,251,801,677
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest received	**213,658,845**	159,197,153
Decrease (increase) in:		
Advances to lot owners	**–**	(3,541,390)
Advances to suppliers and contractors	**(107,462,478)**	(15,232,073)
Other noncurrent assets	**(4,577,127)**	(6,177,646)
Receivables from affiliated companies	**(19,473,817)**	1,931,628,142
Additions to:		
Investment properties (inclusive of capitalized borrowing cost)	**(1,941,734,873)**	(1,290,410,475)
Property and equipment	**(102,766,466)**	(63,855,745)
Net cash flows used in investing activities	**(1,962,355,916)**	711,607,966

(Forward)

	2011	2010
CASH FLOWS FROM FINANCING ACTIVITIES		
Subscriptions receivable	**₱4,774,641,165**	₱–
Interest paid	**104,516,972**	87,149,311
Increase (Decrease) in payable to affiliated companies and other liabilities	**(445,012,889)**	73,687,264
Payments of cash dividends (Note 18)	**(4,963)**	1,157,678
Net cash flows provided by (used in) financing activities	**4,434,140,285**	161,994,253
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	**3,789,930,943**	2,125,403,896
CASH AND CASH EQUIVALENTS AT OCTOBER 1	**9,048,827,354**	5,497,605,487
CASH AND CASH EQUIVALENTS AT DECEMBER 31	**₱12,838,758,297**	₱7,623,009,383

See accompanying Notes to Unaudited Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

NOTES TO UNAUDITED CONSOLIDATED FINANCIAL STATEMENTS

1. Corporate Information

Robinsons Land Corporation (the Parent Company) is a stock corporation organized under the laws of the Philippines and has four wholly-owned subsidiaries, namely: Robinsons Inn, Inc. (RII); Robinsons Realty and Management Corporation (RRMC); Robinsons (Cayman) Limited (RCL); and Robinsons Properties Marketing and Management Corporation (RPMMC); a 51%-owned subsidiary, Altus Angeles, Inc. (AAI); and an 80%-owned subsidiary, Altus San Nicolas Corp. (ASNC) (collectively known as the "Group").

The Group is engaged in the business of selling, acquiring, developing, leasing and disposing of real properties such as land, buildings, shopping malls, commercial centers and housing projects, hotels and other variants and mixed-used property projects. The Group is 60.97% owned by JG Summit Holdings, Inc. (JGSHI), the Group's ultimate parent company. JGSHI is one of the country's largest conglomerates, with diverse interests in branded consumer foods, agro-industrial and commodity food products, petrochemicals, air transportation and financial services.

The Parent Company's principal executive office is located at 43rd Floor, Robinsons Equitable Tower, ADB Avenue, Ortigas Center, Pasig City.

2. Basis of Preparation

The interim condensed consolidated financial statements as at December 31, 2011 and September 30, 2011 and for the three months ended December 31, 2011 and 2010 have been prepared in compliance with Philippine Accounting Standards (PAS) 34, *Interim Financial Reporting*.

The interim condensed consolidated financial statements do not include all the information and disclosures required in the annual financial statements, and should be read in conjunction with the Group's annual financial statements as of September 30, 2011.

The interim condensed consolidated financial statements have been prepared under the historical cost convention method and are presented in Philippine Pesos (₱), the Group's functional currency. All amounts are rounded to the nearest peso unless otherwise indicated.

Basis of Consolidation

The interim condensed consolidated financial statements comprise the financial statements of the Group (see Note 1) as at December 31, 2011 and September 30, 2011 and for the three months ended December 31, 2011 and 2010.

All intercompany balances, transactions, income and expense and profit and loss are eliminated in full.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control and continue to be consolidated until the date such control ceases.

Minority interest represents the portion of profit or loss and net assets in subsidiaries not wholly owned and are presented separately in the consolidated statement of income and consolidated statement of changes in equity and within equity in the consolidated balance sheet, separately from the Parent Company's equity.

3. Changes in Accounting Policies

The accounting policies adopted in the preparation of the interim financial statement are consistent with those followed in the preparation of the Group's annual financial statement for the year ended September 30, 2011.

- Revised PAS 24, *Related Party Disclosures (effective for annual periods beginning on or after January 1, 2011)*
  The definition of a related party has been clarified to simplify the identification of related party relationships, particularly in relation to significant influence and joint control. A partial exemption from the disclosures has been included for government-related entities. For these entities, the general disclosure requirements of PAS 24 will not apply. Instead, alternative disclosures have been included, requiring: (a) the name of the government and the nature of its relationship with the reporting entity; (b) the nature and amount of individually significant transactions during the year; (c) a qualitative or quantitative indication of the extent of other transactions that are collectively significant.

- Amendments to Philippine Interpretation IFRIC 14 *Prepayments of a Minimum Funding Requirement* (Amendment) *(effective for annual periods beginning on or after January 1, 2011)*
  The amendment provides guidance on assessing the recoverable amount of a net pension asset and permits an entity to treat the prepayment of a minimum funding requirement as an asset.

- PAS 32, *Financial Instruments: Presentation - Classification of Rights Issue (effective for annual periods beginning on or after February 1, 2010)*
  It amended the definition of a financial liability in order to classify rights issues (and certain options or warrants) as equity instruments in cases where such rights are given pro rata to all of the existing owners of the same class of an entity's non-derivative equity instruments, or to acquire a fixed number of the entity's own equity instruments for a fixed amount in any currency.

- PAS 1, *Presentation of Financial Statements (effective for annual periods beginning on or after January 1, 2011)*
  The amendment clarifies that an entity will present an analysis of other comprehensive income for each component of equity, either in the statement of changes in equity or in the notes to the financial statement.

- PFRS 7, *Financial Instruments: Disclosures (effective for annual periods beginning on or after January 1, 2011)*
  The amendment emphasizes the interaction between quantitative and qualitative disclosures and the nature and extent of risks associated with financial instruments.

  Amendments to quantitative and credit risk disclosures are as follow:

  a. Clarify that only a financial asset whose carrying amount does not reflect the maximum exposure to credit risk needs to provide further disclosure of the amount that represents the maximum exposure to such risk;
  b. Require, for all financial assets, disclosure of the financial effect of collateral held as security and other credit enhancements regarding the amount that best represents the maximum exposure to credit risk (e.g., a description of the extent to which collateral mitigates credit risk);
  c. Remove the disclosure requirement of the collateral held as security, other credit enhancements and an estimate of their fair value for financial assets that are past due but not impaired, and financial assets that are individually determined to be impaired;
  d. Remove the requirement to specifically disclose financial assets renegotiated to avoid becoming past due or impaired; and
  e. Clarify that the additional disclosure required for financial assets obtained by taking possession of collateral or other credit enhancements are only applicable to assets still held at the reporting date.

The following new Philippine Interpretations and amendments to existing PFRS and PAS, which became effective in July 1, 2010 (except when otherwise indicated) did not have any significant impact on the accounting policies, financial position or performance of the Group:

- Amendments to PFRS 1, *First-time Adoption of International Financial Reporting Standards - Additional Exemptions for First-time Adopters (effective July 1, 2010)*
- Amendments to PFRS 2 - *Group Cash-settled Share-based Payment Arrangements (effective July 1, 2010)*

Improvements to PFRSs
The following are the International Accounting Standards Board (IASB) issued omnibus of amendments to its standards, issued in May 2008 and 2009, effective January 1, 2010, primarily with a view to removing inconsistencies and clarifying wording. There are separate transitional provisions for each standard. The adoption of the following amendments resulted to changes in accounting policies but did not have any impact on the consolidated financial position or performance of the Group.

PFRS 5, *Noncurrent Assets Held for Sale and Discontinued Operations*
- The amendment clarifies that the disclosures required in respect of non-current assets or disposal groups classified as held for sale or discontinued operations are only those set out in PFRS 5.
- The disclosure requirements of other PFRSs only apply if specifically required for such non-current assets or discontinued operations.
- It also clarifies that the general requirements of PAS 1 still apply, particularly paragraphs 15 (to achieve a fair presentation) and 125 (sources of estimation uncertainty) of PAS 1.

PFRS 8, *Segment Reporting*

- Segment assets and liabilities need only be reported when those assets and liabilities are included in measures that are used by the chief operating decision maker.

PAS 7, *Statement of Cash Flows*

- The amendment explicitly states that only expenditure that results in a recognized asset can be classified as a cash flow from investing activities.

PAS 17, *Leases*

- The amendment removes the specific guidance on classifying land as a lease so that only the general guidance remains. The amendments will be applied retrospectively.

PAS 36, *Impairment of Assets*

- The amendment clarifies that the largest unit permitted for allocating goodwill acquired in a business combination is the operating segment, as defined in PFRS 8, before aggregation for reporting purposes.

PAS 39, *Financial Instruments: Recognition and Measurement*

- A prepayment option is considered closely related to the host contract when the exercise price of a prepayment option reimburses the lender up to the approximate present value of lost interest for the remaining term of the host contract.
- The scope exemption for contracts between an acquirer and a vendor in a business combination to buy or sell and acquire at a future date, applies only to binding forward contracts, and not derivative contracts where further actions by either party are still to be taken.
- Gains or losses on cash flow hedges of a forecast transaction that subsequently results in the recognition of a financial instrument or on cash flow hedges of recognized financial instruments should be reclassified in the period that the hedged forecast cash flows affect profit or loss.

PFRS 3, *Business Combinations*

- The measurement options available for non-controlling interest (NCI) were amended. Only components of NCI that constitute a present ownership interest that entitles their holder to a proportionate share of the entity's net assets in the event of liquidation should be measured at either fair value or at present ownership instrument's proportionate share of the acquiree's identifiable net assets. All other components are to be measured at their acquisition date fair value.

PAS 27, *Consolidated and Separate Financial Statements*

- The amendment clarifies that the consequential amendments from PAS 27 made to PAS 21, *The Effects of Foreign Exchange Rates*, PAS 28, *Investments in Associates* and PAS 31, *Interests in Joint Ventures* apply prospectively for annual periods beginning on or after July 1, 2009 or earlier when PAS 27 is applied earlier.

Other amendments resulting from Improvements to PFRSs to the following standards did not have any impact on the accounting policies, financial position or performance of the Group:

- PFRS 1, *First-time Adoption of International Financial Reporting Standards*
- IFRIC 13, *Customer loyalty programmes*.

<u>Future Changes in Accounting Policies</u>
The Group will adopt the following new and amended PFRS and Philippine Interpretation enumerated below when these become effective. Except for the adoption of Philippine Interpretation IFRIC 15, *Agreement for Construction of Real Estate*, the following new and amended PFRS and Philippine Interpretation will not have significant impact to the consolidated financial statements:

Effective in 2012 for adoption in fiscal year ending September 30, 2013

- PAS 12, *Income Taxes (Amendment) - Deferred Taxes: Recovery of Underlying Assets (effective for annual periods beginning on or after January 1, 2012)*
  The amendment clarified the determination of deferred tax on investment property measured at fair value. The amendment introduces a rebuttable presumption that deferred tax on investment property measured using the fair value model in PAS 40 should be determined on the basis that its carrying value amount will be recovered through sale. Furthermore, it introduces the requirement that deferred tax on non-depreciable assets are measured using revaluation model in PAS 16 always be measured on a sale basis of the asset.

- PAS 1*, Presentation of Financial Statements - Presentation of Items in Other Comprehensive Income (effective for annual periods beginning on or after January 1, 2012)*
  The amendments to PAS 1 change the grouping of items presented in other comprehensive income. Items that could be reclassified (or 'recycled') to profit or loss at a future point in time (for example, upon derecognition or settlement) would be presented separately from items that will never be reclassified. The amendment affects presentation only and has no other impact on the Group's financial position and performance.

Effective in 2013 for adoption by the Group on fiscal year ending September 30, 2014

- PFRS 10, *Consolidated Financial Statements* and PAS 27, *Separate Financial Statements (effective for annual periods beginning on or after January 1, 2013)*
  PFRS 10 replaces the portion of PAS 27, *Consolidated and Separate Financial Statements* that addresses the accounting for consolidated financial statements. It also includes issues raised in SIC 12, *Consolidation for Special Purpose Entities*.

  PFRS 10 establishes a single control model that applies to all entities including special purpose entities. The changes introduced by PFRS 10 will require management to exercise significant judgment to determine which entities are controlled, and therefore, are required to be consolidated by the parent, compared with the requirements of PAS 27.

- PFRS 11, *Joint Arrangements* and PAS 28, *Investments in Associates and Joint Ventures*
  PFSR 11 replaces PAS 31, *Interest in Joint Ventures* and SIC-13, *Jointly-controlled Entities – Non-monetary Contributions by Venturers (effective for annual periods beginning on or after January 1, 2013)*

  PFRS 11 removes the option to account for jointly controlled entities using proportionate consolidation. Instead, jointly controlled entities that meet the definition of a joint venture must be accounted for using equity method.

The application of this new standard will not have an impact the financial position of the Group.

- PFRS 12, *Disclosure of Interest in Other Entities (effective for annual periods beginning on or after January 1, 2013)*
  PFRS 12 includes all of the disclosures that were previously in PAS 27 related to consolidated financial statements, as well as all the disclosures that were previously in PAS 31, and PAS 28. These disclosures related to an entity's interests in subsidiaries, joint arrangements, associates and structured entities. A number of new disclosures are also required.

- PFRS 13, *Fair Value Measurement (effective for annual periods beginning on or after January 1, 2013)*
  PFRS 13 establishes a single source of guidance under IFRS for all fair value measurements. PFRS 13 does not change when and entity is required to use fair value, but rather provides guidance on how to measure fair value under PFRS when fair value is required or permitted. The Group is currently assessing the impact that this standard will have on the financial position or performance.

- PAS 19, *Employee Benefits (effective for annual periods beginning on or after January 1, 2013)*
  The IASB has issued numerous amendments to PAS 19. These range from fundamental changes such as removing the corridor mechanism and the concept of expected returns from plan assets to simple clarifications and re-wording. For defined benefit plans, the ability to defer recognition of actuarial gains and losses (i.e., the corridor approach) has been removed. As revised, actuarial gains and losses are recognized in the other comprehensive income when they occur. Amounts recorded in profit or loss are limited to current and past service costs, gains or losses on settlements, and net interest income (expense). All other changes in the net defined benefit asset (liability) are recognized in other comprehensive income with no subsequent recycling to profit or loss. The Group is currently assessing the full impact of the amendments.

- PAS 27, *Separate Financial Statements* (as revised in 2011) *(effective for annual periods beginning on or after January 1, 2013)*
  As a consequence of the new PFRS 10 and 12, what remains of PAS 27 is limited to accounting for subsidiaries, jointly-controlled entities and associates in separate financial statements. This will have an effect on the separate financial statements of the Parent Company.

- PAS 28, *Investments in Associates and Joint Ventures* (as revised in 2011) *(effective for annual periods beginning on or after January 1, 2013)*
  As a consequence of the new PFRS 10 and 12, PAS 28 has been renamed PAS 28, *Investments in Associates and Joint Ventures,* and describes the application of the equity method to investments in joint ventures in addition to associates.

Effective in 2015 for adoption by the Group on fiscal year ending September 30, 2016

- PFRS 9, *Financial Instruments*
  The first phase of PFRS 9, *Financial Instruments,* which is effective for annual periods beginning on or after January 1, 2015, addresses the classification and measurement of financial instruments. Phase 1 of PFRS 9 applies to all financial assets within the scope of PAS 39. The key requirements of PFRS 9 are as follow:

  i. At initial recognition, all financial assets are measured at fair value.
  ii. Debt instruments may (if the Fair Value Option is not invoked) be subsequently measured at amortized cost if: (a) the asset is held within a business model whose objective is to hold the assets to collect contractual cash flows and (b) The contractual terms of the financial asset give rise, on specified dates, to cash flows that are solely payments of principal and interest on the principal outstanding. All other debt instruments are subsequently measured at fair value.

  iii. All equity investment financial assets are measured at fair value either through other comprehensive income or profit or loss. Entities must make an irrevocable choice for each instrument, unless they are held for trading, in which case they must be measured at fair value through profit or loss.
  iv. For financial liabilities to which the Fair Value Option is invoked, the amount of change in the fair value of a liability attributable to changes in credit risk must be presented in other comprehensive income. The remainder of the change in fair value is presented in profit or loss, unless presentation of the fair value change in respect of the liability's credit risk in other comprehensive income would create or enlarge an accounting mismatch in profit or loss.

- Philippine Interpretation IFRIC 15, *Agreement for Construction of Real Estate.*
  The implementation of the Philippine Interpretation is deferred until the final *Review Standard* is issued by IASB and after an evaluation on the requirements and guidance in the standard vis-à-vis the practices and regulations in the Philippine real estate industry is completed. This Philippine Interpretation covers accounting for revenue and associated expenses by entities that undertake the construction of real estate directly or through subcontractors. This Philippine Interpretation requires that revenue on construction of real estate be recognized only upon completion, except when such contract qualifies as construction contract to be accounted for under PAS 11, *Construction Contracts*, or involves rendering of services in which case revenue is recognized based on stage of completion. Contracts involving provision of services with the construction materials and where the risks and reward of ownership are transferred to the buyer on a continuous basis will also be accounted for based on stage of completion.

The adoption of this Philippine Interpretation will be accounted for retrospectively and will result to the restatement of prior period consolidated financial statements. The adoption of this Philippine Interpretation may significantly affect the determination of the net income and the related statement of financial position accounts as follows: Installment contract receivables, Deposit from real estate buyers, Deferred tax liabilities and Retained earnings.

4. Segment Reporting

In 2009, the Group adopted PFRS 8, *Operating Segment* which replaces PAS 14, *Segment Reporting*, which adopted a management approach to segment reporting. Under this approach, the information reported would be that which management uses internally for evaluating the performance of operating segments and allocating resources to those segments.

The Group evaluates performance based on net income, EBIT (net income after adding provisions for income tax and interest expense on loan borrowings) and EBITDA (net income after adding provisions for income tax, interest expense on loan borrowings and depreciation and amortization). The Group does not report its results based on geographical segments because the Group operates only in the Philippines.

The Group derives its revenue from the following reportable units:

Commercial Center Division - develops, leases and manages shopping malls/commercial centers all over the Philippines.

Residential Division - develops and sells residential condominium units, middle-income and socialized housing and residential lots.

High-rise Office Buildings Division - develops and leases office spaces.

Hotel Division - owns and operates a chain of prime hotels in Pasig City, Quezon City, Cebu City, Tagaytay City and Mandaluyong City.

The financial information about the operations of these business segments is summarized as follows:

Three months ended December 31, 2011 (Unaudited)

	Commercial Center Division	Residential Division	Office Buildings Division	Hotels Division	Total
Revenue	**₱1,789,691,450**	**₱1,102,970,432**	**₱347,710,064**	**₱341,206,157**	**₱3,581,578,103**
Costs and expenses	**454,474,156**	**854,533,337**	**11,644,484**	**234,470,724**	**1,555,122,701**
Earnings before interest, income tax and depreciation and amortization	**1,335,217,294**	**248,437,095**	**336,065,580**	**106,735,433**	**2,026,455,402**
Depreciation and Amortization	**375,324,342**	**9,032,943**	**89,581,891**	**47,681,052**	**521,620,228**
Income before interest and depreciation and amortization	**₱959,892,952**	**₱239,404,152**	**₱246,483,689**	**₱59,054,381**	**₱1,504,835,174**
Total segment assets	**₱44,244,983,360**	**₱19,226,181,186**	**₱5,576,265,839**	**₱2,050,882,942**	**₱71,098,313,327**
Total segment liabilities	**₱16,731,161,251**	**₱6,983,132,677**	**₱1,681,454,063**	**₱737,982,222**	**₱26,133,730,213**

Three months ended December 31, 2010 (Unaudited)

	Commercial Center Division	Residential Division	Office Buildings Division	Hotels Division	Total
Revenue	₱1,563,441,976	₱996,840,819	₱302,044,262	₱318,979,426	₱3,181,306,483
Costs and expenses	373,988,963	732,918,017	(5,790,433)	216,606,985	1,317,723,532
Earnings before interest, income tax and depreciation and amortization	1,189,453,013	263,922,802	307,834,695	102,372,441	1,863,582,951
Depreciation and Amortization	367,630,196	7,792,501	78,841,106	47,464,909	501,728,712
Income before interest and depreciation and amortization	₱821,822,817	₱256,130,301	₱228,993,589	₱54,907,532	₱1,361,854,239
Total segment assets	₱33,969,933,194	₱14,388,766,140	₱4,293,875,732	₱1,669,452,188	₱54,322,027,254
Total segment liabilities	₱16,823,155,336	₱6,894,648,022	₱1,203,597,689	₱648,462,952	₱25,569,863,999

The Group generally accounts for inter-segment sales and transfers as if the sales and transfers were to third parties at current market prices.

Segment information of the Group does not include geographical segments since its operations are concentrated in the Philippines.

The revenue of the Group consists mainly of sales to external customers. Inter-segment revenue arising from lease arrangements are eliminated on consolidation.

5. Cash and Cash Equivalents

This account consists of:

	December 31, 2011	September 30, 2011
Cash on hand and in banks	**₱111,882,269**	₱159,643,410
Short-term investments	**12,726,876,028**	8,889,183,944
	₱12,838,758,297	₱9,048,827,354

6. Receivables

This account consists of

	December 31, 2011	September 30, 2011
Trade	**₱3,617,334,428**	₱3,206,725,479
Affiliated companies	**129,592,118**	110,118,302
Others	**391,268,590**	388,630,717
	4,138,195,136	3,705,474,498
Less allowance for impairment losses	**45,373,513**	45,143,585
	4,092,821,623	3,660,330,913
Less noncurrent portion	**1,338,159,111**	1,189,418,089
	₱2,754,662,512	₱2,470,912,824

Others amounting to ₱391 million and ₱389 million as of December 31, 2011 and September 30, 2011, respectively, pertain to advances to officers and employees, accrued interest receivable and advances to various third parties.

7. Subdivision Land, Condominium and Residential Units for Sale

This account consists of:

	December 31, 2011	September 30, 2011
Land and Condominium units	**₱6,433,238,187**	₱6,411,923,262
Residential units and subdivision land development costs	**2,213,406,156**	2,079,105,225
	₱8,646,644,343	₱8,491,028,487

8. Other Current Assets

	December 31, 2011	September 30, 2011
Value-added input tax	**₱843,786,379**	₱903,217,562
Advances to suppliers and contractors	**383,658,697**	276,687,707
Supplies	**65,794,671**	57,542,090
Prepaid expenses	**62,873,607**	45,090,437
Advances to lot owners	**32,772,104**	32,772,104
Utility deposits	**3,479,034**	3,519,980
	₱1,392,364,492	₱1,318,829,880

9. Investment Properties

	December 31, 2011	September 30, 2011
Land	**₱17,801,513,725**	₱ 16,914,362,270
Land improvements – net	**34,673,165**	32,202,729
Building and improvements – net	**17,516,030,566**	17,745,355,445
Construction in Progress	**5,537,912,600**	4,693,225,105
	₱40,890,130,056	₱39,385,145,549

Investment properties consisted mainly of land held for appreciation, shopping malls /commercial centers and office buildings that are held to earn rentals

10. Property and Equipment

This account consists of:

	December 31, 2011	September 30, 2011
Land and land improvements – net	**₱194,051,446**	₱186,480,649
Building and improvements – net	**1,578,398,854**	1,605,030,926
Other equipments - net	**800,379,751**	763,421,872
	₱2,572,830,051	₱2,554,933,447

11. Other Noncurrent Assets

This account consists of:

	December 31, 2011	September 30, 2011
Utility deposits	**₱219,493,148**	₱222,076,451
Advances to lot owners	**174,166,992**	174,166,992
Derivative asset	**172,496,875**	172,496,875
Others	**98,607,450**	90,955,532
	₱664,764,465	₱659,695,850

12. Accounts Payable and Accrued Expenses

	December 31, 2011	September 30, 2011
Accrued taxes and licenses, bonus and other liabilities	**₱2,546,515,898**	₱2,625,279,676
Accounts payable	**1,841,463,513**	1,634,014,716
Accrued rent expense	**95,648,980**	92,639,627
Dividends payable	**8,684,048**	8,689,011
	₱4,492,312,439	₱4,360,623,030

13. Deposits and Other Liabilities

	December 31, 2011	September 30, 2011
Customers' deposits	**₱1,055,140,589**	₱1,020,240,567
Payables to affiliated companies	**203,225,617**	634,969,045
	₱1,258,366,206	₱1,655,209,612

14. **Loans Payable**

This account consists of:

	Principal Amount	**December 31, 2011**	September 30, 2011
Five-year and one day note from Hongkong Shanghai Banking Corporation (HSBC) maturing on May 29, 2012 with fixed rate at 6.375%, interest payable semi-annually in arrears on the last day of each six-month interest period	**₱3,000,000,000**	**₱3,000,000,000**	₱3,000,000,000
Notes subscribed to by Land Bank of the Philippines (LBP), China Banking Corporation (CBC), (HSBC) and SBC under the Inverse Floating Rate Notes Facility Agreement maturing on June 6, 2013 bearing an interest rate of 15.7% less the 3-month benchmark rate (PDST-F), and a tenor of 5 years + 1 day; interest is payable quarterly, in arrears, on the last day of each 3-month interest period	**2,000,000,000**	**2,000,000,000**	2,000,000,000
Five-year and one day bond from HSBC maturing on July 14, 2014 with fixed rate at 8.5%, interest payable semi-annually in arrears on the last day of each six-month interest period	**5,000,000,000**	**5,000,000,000**	5,000,000,000
Five-year and one day bond from HSBC maturing on August 27, 2014 with fixed rate at 8.25%, interest payable semi-annually in arrears on the last day of each six-month interest period	**5,000,000,000**	**5,000,000,000**	5,000,000,000
	15,000,000,000	**15,000,000,000**	15,000,000,000
Less current portion	**–**	**3,000,000,000**	3,000,000,000
	₱15,000,000,000	**₱12,000,000,000**	₱12,000,000,000

15. **Deposits and Other Noncurrent Liabilities**

	December 31, 2011	September 30, 2011
Customers' deposits	**₱2,649,690,268**	₱2,561,456,325
Accrued rent expense	**1,141,386,972**	1,080,362,640
Pension liabilities	**60,855,783**	60,855,783
Advances and others	**647,510,977**	634,761,102
	₱4,499,444,000	₱4,337,435,850

16. **Capital Stock**

The details of the number of common shares and the movements thereon follow:

	December 31, 2011	September 30,2011
Authorized - at ₱1 par value	**8,200,000,000**	8,200,000,000
At the beginning of the period	**4,093,830,685**	2,729,220,457
Additional subscription	**–**	1,364,610,228
Issued and outstanding	**4,093,830,685**	4,093,830,685

Increase in Authorized Capital Stock

On November 19, 2010, the Board of Directors (BOD) authorized the increase in the authorized capital stock of the Company from ₱3,000,000,000 common shares with par value of ₱1.00 per share to ₱8,200,000,000 common shares with par value of ₱1.00 per share. On February 23, 2011, the stockholders representing at least two –thirds of the outstanding capital stock also approved the said increase in authorized capital stock.

In line with the foregoing, the BOD also approved on February 16, 2011 a 1:2 stock rights offering to stockholders of record as of March 30, 2011 (ex – date March 25, 2011). Accordingly, the company received subscriptions for 1,364,610,228 shares at an offer price of ₱10 per share on April 11-15, 2011. The subscription receivables were fully collected in October 2011.

Proceeds from the rights offering follow:

Cash payment for subscriptions	**₱8,871,461,115**
Subscription receivables	**4,774,641,165**
Total subscriptions	**₱13,646,102,280**
Less: Payments pertaining to Capital Stock at Par	**1,364,610,228**
Gross additional paid in capital	**12,281,492,052**
Less: Rights offering expenses	**70,535,418**
Net additional paid in capital	**₱12,210,956,634**

The SEC approved the increase in capital stock on May 17, 2011.

Treasury Shares

On October 22, 2009, the Parent Company's BOD approved the creation and implementation of a share buy-back program allotting up to ₱1,000 million to reacquire a portion of the Parent Company's issued and outstanding common shares, representing approximately 3.1% of current market capitalization.

As of December 31, 2011, the Parent Company has repurchased a total of 17,698,000 shares for a total purchase price of ₱221,834,657 at an average price of ₱12.53 per share.

Capital Management

The primary objective of the Group's capital management is to ensure that it maintains healthy capital ratios in order to support its business and maximize shareholder value. The Group manages its capital structure and makes adjustments to these ratios in light of changes in economic conditions and the risk characteristics of its activities. In order to maintain or adjust the capital structure, the Group may adjust the amount of dividend payment to shareholders, return capital structure or issue capital securities. No changes have been made in the objective, policies and processes as they have been applied in previous years.

The Group monitors its use of capital structure using a debt-to-capital ratio which is gross debt divided by total equity. The Group includes within gross debt all interest-bearing loans and borrowings, while capital represents total equity. Following is a computation of the Group's debt-to-capital ratio as of December 31, 2011 and September 30, 2011.

	December 31, 2011	September 30,2010
(a) Loans payable (Note 13)	**₱15,000,000,000**	₱15,000,000,000
(b) Equity	**₱44,911,966,215**	₱ 39,036,598,210
(c) Debt-to-capital ratio (a/b)	**0.33:1**	0.38:1

The Group's policy is to have a debt-to-capital ratio of not exceeding 1.5:1 level. This policy is consistent with the requirements under the Group's debt covenants with lenders.

17. Retained Earnings

Restriction
A portion of the unappropriated retained earnings representing the undistributed net earnings of subsidiaries amounting to ₱388 million as of December 31, 2011 and ₱ 380 million as of September 30, 2011 are not available for dividend declaration until received in the form of dividends.

18. Earnings Per Share

Earnings per share amounts were computed as follows:

		2011	2010
a.	Net income attributable to equity holders of Parent Company	**₱1,146,145,660**	₱1,014,883,889
b.	Weighted average number of common shares outstanding adjusted	**4,093,830,685**	2,963,933,416
c.	Earnings per share (a/b)	**₱0.28**	₱0.34

There were no potential dilutive shares in 2011 and 2010.

The 2010 earnings per share have been adjusted to take into account the effect of the stock rights offering in 2011.

19. Financial Risk Management Objectives and Policies

The Group's principal financial instruments, other than derivatives, comprise of bonds payable, loans payable, receivables from affiliated companies, payables to affiliated companies, receivables and cash and cash equivalents. The main purpose of these financial instruments is to raise fund for the Group's operations. The Group has various other financial assets and liabilities such as trade and other receivables and trade and other payables, which arise directly from its operations.

The main risks currently arising from the Group's financial instruments are foreign currency market risk, liquidity risk, interest rate risk and credit risk. The BOD reviews and approves policies for managing each of these risks and they are summarized below, together with the related risk management structure.

<u>Risk Management Structure</u>
The Group's risk management structure is closely aligned with that of the Parent Company. The BOD of the Parent Company and the respective BODs of each subsidiary are ultimately responsible for the oversight of the Group's risk management processes that involve identifying, measuring, analyzing, monitoring and controlling risks.

The risk management framework encompasses environmental scanning, the identification and assessment of business risks, development of risk management strategies, design and implementation of risk management capabilities and appropriate responses, monitoring risks and risk management performance, and identification of areas and opportunities for improvement in the risk management process.

Each BOD has created the board-level Audit Committee (AC) to spearhead the managing and monitoring of risks.

Audit Committee
The AC shall assist the Group's BOD in its fiduciary responsibility for the over-all effectiveness of risk management systems, and both the internal and external audit functions of the Group. Furthermore, it is also the AC's purpose to lead in the general evaluation and to provide assistance in the continuous improvements of risk management, control and governance processes.

The AC also aims to ensure that:

a. financial reports comply with established internal policies and procedures, pertinent accounting and audit standards and other regulatory requirements;
b. risks are properly identified, evaluated and managed, specifically in the areas of managing credit, market, liquidity, operational, legal and other risks, and crisis management;
c. audit activities of internal and external auditors are done based on plan, and deviations are explained through the performance of direct interface functions with the internal and external auditors; and
d. the Group's BOD is properly assisted in the development of policies that would enhance the risk management and control systems.

Enterprise Risk Management Group (ERMG)
To systematize the risk management within the Group, the ERMG was created to be primarily responsible for the execution of the enterprise risk management framework. The ERMG's main concerns include:

a. recommending risk policies, strategies, principles, framework and limits;
b. managing fundamental risk issues and monitoring of relevant risk decisions;
c. providing support to management in implementing the risk policies and strategies; and
d. developing a risk awareness program.

Support groups have likewise been created to explicitly manage on a day-to-day basis specific types of risks like trade receivables, supplier management, etc.

Compliance with the principles of good corporate governance is also one of the objectives of the BOD. To assist the BOD in achieving this purpose, the BOD has designated a Compliance Officer who shall be responsible for monitoring the actual compliance with the provisions and requirements of the Corporate Governance Manual and other requirements on good corporate governance, identifying and monitoring control compliance risks, determining violations, and recommending penalties on such infringements for further review and approval of the BOD, among others.

<u>Risk Management Policies</u>
The main risks arising from the use of financial instruments are market risk, foreign currency risk, liquidity risk, interest rate risk, credit risk and equity price risk. The Group's policies for managing the aforementioned risks are summarized below.

Market risk

Foreign Currency Risk

Foreign currency risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. Foreign currency risk arises from financial instruments that are denominated in United States Dollar (USD) which result primarily from movement of the Philippine Peso (PHP) against the USD.

The Group does not have any foreign currency hedging arrangements.

Liquidity risk

Liquidity risk is the risk arising from the shortage of funds due to unexpected events or transactions. The Group manages its liquidity profile to be able to finance the capital expenditures and service the maturing debts. To cover the financing requirements, the Group intends to use internally generated funds and proceeds from debt and equity offerings.

The Group seeks to manage its liquidity profile to be able to service its maturing debts and to finance capital requirements. The Group maintains a level of cash and cash equivalents deemed sufficient to finance operations. As part of its liquidity risk management, the Group regularly evaluates its projected and actual cash flows. It also continuously assesses conditions in the financial markets for opportunities to pursue fund-raising activities. Fund-raising activities may include bank loans and capital market issues both onshore and offshore.

Interest rate risk

Interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group’s exposure to the risk for changes in market interest rates relates primarily to the Group’s long-term debt obligation with a floating interest rate.

Credit risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Group is exposed to credit risk from its operating activities (primarily from cash and cash equivalents and receivables).

The Group trades only with recognized, creditworthy third parties. It is the Group’s policy that all customers who wish to trade on credit terms are subject to credit verification procedures. In addition, receivable balances are monitored on an ongoing basis. These measures result in the Group’s exposure to impairment loss as not significant.

With respect to credit risk arising from the Group’s financial assets, which comprise of cash and cash equivalents and receivables, the Group’s exposure to credit risk arises from default of the counterparty, with a maximum exposure equal to the carrying amount of these instruments.

Equity price risk

Equity price risk relates to financial assets and liabilities whose values will fluctuate as a result of changes in market prices.

Such investment securities are subject to price risk due to changes in market values of instruments arising either from factors specific to individual instruments or their issuers or factors affecting all instruments traded in the market.

The equity's market risk policy requires it to manage such risks by setting and monitoring objectives and constraints on investment, diversification plan and limits on investments.

20. Commitments and Contingencies

Under the contract to sell covering the sale of subdivision land and houses, residential condominium units, office building units, the Company is obligated to complete and deliver the sold units on agreed delivery dates. Moreover, estimated costs to complete sold units amounted to ₱1.7 billion and ₱1.6 billion as of December 31, 2011 and September 30, 2011, respectively.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

AGING OF RECEIVABLES AND PAYABLES
As of December 31, 2011

	Total	Due within Six Months	Due over Six Months
Receivables – net	₱4,092,821,623	₱688,665,628	₱3,404,155,995
Accounts Payable and Accrued Expenses	₱4,492,312,439	₱1,123,078,110	₱3,369,234,329

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

PART 1- FINANCIAL INFORMATION

Item 1. Financial Statements required under SRC Rule 68.1		**Remarks**
7. The following information, as a minimum, should be disclosed in the notes to financial statements, if material and if not disclosed elsewhere in the interim financial report.		
h.	Material events subsequent to the end of the interim period that have not been reflected in the financial statements for the interim period;	not applicable
i.	The effect of changes in the composition of the issuer during the interim period, including business combinations, acquisitions or disposal of subsidiaries and long-term investments, restructurings, and discontinuing operations;	not applicable
j.	Changes in contingent liabilities or contingent assets since the last annual balance sheet date.	not applicable
k.	Existence of material contingencies and any other events or transactions that are material to an understanding of the current interim period.	Note 18
Item 2. Management's Discussion and Analysis (MDA) of Financial Condition and Results of Operations ((Part 111, par. (A) (2) (b))		
2. Discussion and analysis of material event/s and uncertainties known to management that would address the past and would have an impact on future operations of the following:		
(a)(i)	Any known trends, demands, commitments, events or uncertainties that will result in or that are reasonably likely to result in increasing or decreasing liquidity.	not applicable
(a)(ii)	Any events that will trigger direct or contingent financial obligation that is material to the company, including any default or acceleration of an obligation;	not applicable
(a)(iii)	All material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships of the company with unconsolidated entities or other persons created during the reporting period.	not applicable
(a)(iv)	Any material commitments for capital expenditures, the general purpose of such commitments and the expected sources of funds for such expenditures.	not applicable
(a)(v)	Any known trends, events or uncertainties that have had or that are reasonably expected to have a material favorable or unfavorable impact on net sales/revenues/income from continuing operations.	not applicable
(a)(vi)	Any significant elements of income or loss that did not arise from the issuer's continuing operations.	not applicable
(a)(viii)	Any seasonal aspects that had a material effect on the financial condition or result of operations.	not applicable
PART 11 - OTHER INFORMATION		
1. Disclosure not made under SEC Form 17-C		not applicable

Annex “A”

Business Overview of Robinsons Land Corporation, Robinsons Inn, Inc. and Robinsons Realty Management Corporation

<u>Robinsons Land Corporation</u>

Robinsons Land Corporation (the Parent Company) is a stock corporation organized under the laws of the Philippines and has four wholly-owned consolidated subsidiaries, a 51%-owned company, and an 80%-owned company.

The Company’s principal executive office is located at 43rd Floor Robinsons Equitable Tower, ADB Avenue Ortigas Center, Pasig City.

The Group has 1,539 and 1,421 employees as of September 30, 2011 and 2010, respectively.

RLC is one of the Philippines’ leading real estate developers in terms of revenues, number of projects and total project size. It is engaged in the development and operation of shopping malls and hotels, and the development of mixed-use properties, office and residential buildings, as well as land and residential housing developments, including socialized housing projects located in key cities and other urban areas nationwide. RLC adopts a diversified business model, with both an “investment” component, in which the Company develops, owns and operates commercial real estate projects (principally shopping malls, office buildings and hotels) and a “development” component, in which RLC develops residential real estate projects for sale (principally residential condominiums, upper-middle to high-end residential developments and low-and-middle-cost lots and houses in its subdivision developments).

RLC’s operations are divided into its four business divisions:

- The Commercial Centers Division develops, leases and manages shopping malls throughout the Philippines. As of September 30, 2011, RLC operated 29 shopping malls, comprising six malls in Metro Manila and 23 malls in other urban areas throughout the Philippines, and had another 7 new malls and 3 expansion projects that are in the planning and development stage scheduled for completion in the next two years.

- The Residential Division develops and sells residential developments for sale/pre-sale. As of September 30, 2011, RLC’s Residential Division had completed 33 residential projects, 51 ongoing projects, and 7 projects awaiting the receipt of License to Sell (LS). It currently has several projects in various stages for future development that are scheduled for completion in the next one to five years.

- The Office Buildings Division develops office buildings for lease. As of September 30, 2011, this division has completed eight office buildings, located in Metro Manila and Cebu City. These offices projects are primarily developed as investment properties, to be leased to tenants by the Company.

- The Hotels Division owns and operates hotels within Metro Manila, Cebu City, Tagaytay City and Mandaluyong City. RLC’s Hotels Division currently has a portfolio of five hotels, the Crowne Plaza Manila Galleria, Holiday Inn Manila Galleria, Summit Circle Cebu (formerly Cebu Midtown Hotel), Tagaytay Summit Ridge Hotel and Go Hotel.

RLC was incorporated on June 4, 1980 as the real estate investment arm of JG Summit Holdings Inc. ("JG Summit"), and its shares were offered to the public in an intital public offfering and were subsequently listed in the Manila Stock Exchange and Makati Stock Exchange (predecessors of the Philippine Stock Exchange) on October 16, 1989. The Company had succesful follow-on offering of primary and secondary shares in October 2006 where a total of 932.8 million shares were offered to domestic and international investors, generating USD 223 million or ₱10.87 Billion in proceeds. Of this amount, approximately ₱5.3 Billion was raised from the primary portion, intended to be used to fund its capital expenditure programs for fiscal year 2007. The additional shares were listed on October 4, 2006. JG Summit, RLC's controlling shareholder, owned approximately 60.97% of RLC's outstanding shares as of fiscal year 2011.

On November 19, 2010, the Board of Directors approved the increase in the authorized capital stock of RLC from three billion common shares into eight billion two hundred million commons shares, with a par value of one peso per share.

In line with the foregoing, the Board of Directors also approved on February 16, 2011 a 1:2 stock rights offering to stockholders of record as of March 30, 2011 (ex - date March 25, 2011). Accordingly, the Company received subscriptions for 1,364,610,228 shares at an offer price of ₱10 per share on April 11-15, 2011.

The SEC approved the increase in capital stock on May 17, 2011.

b) Business

RLC has four business divisions – Commercial Centers, Residential, Office Buildings, and Hotels.

i. Commercial Centers Division

RLC's Commercial Centers Division develops, leases and manages shopping malls throughout the Philippines. The Commercial Centers Division accounted for ₱6.23 Billion or 47% of RLC's revenues and ₱4.44 Billion or 62% of RLC's EBITDA in fiscal year 2011 and ₱5.74 Billion or 51% of RLC's revenues and ₱4.14 Billion or 65% of RLC's EBITDA in fiscal year 2010. As of September 30, 2011, the Company's Commercial Centers Division had assets, valued on a historical cost less depreciation basis, of ₱39.28 Billion.

During fiscal year 2011, the Commercial Centers Division completed the redevelopment of its flagship malls, namely Robinsons Galleria and Robinsons Place Manila. The Division also had an ongoing redevelopment in Robinsons Metro East and expansion of its malls in Bacolod and Tacloban. It currently operates 29 shopping malls, comprising six malls in Metro Manila and 23 malls in other urban areas throughout the Philippines, with a gross floor area of approximately 1.508 million square meters.

As of September 30, 2011, RLC had a portfolio of 29 shopping malls:

Name, Location		Fiscal Year opened	Approximate gross floor area
			(in '000 sq.m.)
Metro Manila			
Robinsons Galleria	EDSA corner Ortigas Avenue, Quezon City	1991	221
Robinsons Place Manila	M. Adriatico Street, Ermita, Manila	1998	241

Robinsons Nova Market	Quirino Highway, Novaliches, Quezon City	2001	56
Robinsons Metro East	Marcos Highway, Brgy. Dela Paz, Pasig City	2002	119
Forum Robinsons	EDSA Corner Pioneer Road, Mandaluyong City	2005	55
Robinsons Otis	P.M. Guanzon St., Paco, Manila	2008	32
Outside Metro Manila			
Robinsons Place Bacolod	Lacson Street, Mandalagan, Bacolod City	1997	48
Robinsons Place Imus	Aguinaldo Highway, Tanzang Luma V, Imus, Cavite	1999	65
Robinsons Place Cebu	Fuente Osmena, Bo. Capitol, Cebu City	2000	17
Robinsons Town Mall Los Baños	Lopez Avenue, Batong Malaki, Los Baños, Laguna	2000	10
Robinsons Place Iloilo	Quezon-Ledesma Street, Rojas Village, Iloilo City	2002	75
Robinsons Star Mills Pampanga	San Jose, San Fernando, Pampanga	2002	62
Robinsons Santa Rosa Market	Old Nat'l Hi-way, Brgy Tagapo, Sta Rosa, Laguna	2003	37
Robinsons Place Dasmariñas	Pala-Pala, Dasmarinas, Cavite	2003	96
Robinsons Cagayan de Oro	Limketkai Complex, Lapasan, Cagayan De Oro City	2003	18
Robinsons Place Lipa	Mataas Na Lupa, Lipa City, Batangas	2004	59
Robinsons Place Cainta	Ortigas Avenue Extension, Junction, Cainta, Rizal	2004	31
Robinsons Place Angeles	McArthur Hi-way, Balibago, Angeles City, Pampanga	2004	31
Robinsons Cybergate Bacolod	Barrio Tangub, National Road, Bacolod City	2005	18
Robinsons Luisita	McArthur Highway, Brgy. San Miguel, Tarlac City	2007	17
Robinsons Cabanatuan	Km. 3, Maharlika Highway, Cabanatuan City	2008	18
Robinsons Pulilan	Trinidad Highway, Brgy. Cutcot, Pulilan, Bulacan	2009	12
Summit Ridge Tagaytay	Km. 58, Tagaytay-Nasugbu Road, Tagaytay City	2009	14
Robinsons Cybergate Davao	J. P. Laurel Avenue, Davao City	2009	14
Robinsons Place Tacloban	National Highway, Marasbaras, Tacloban City	2009	31
Robinsons Place General Santos	Jose Catolico Sr. Ave., Lagao, General Santos City	2009	33
Robinsons Place Dumaguete	Calindagan Business Park, Dumaguete City	2010	38
Robinsons Ilocos Norte	Brgy. 1 San Francisco, San Nicolas, Ilocos Norte	2010	20
Robinsons Cybergate Cebu	Don Gil Garcia St., Capitol, Cebu City	2010	20
Total			1,508

The Commercial Centers Division's main revenue stream is derived from the lease of commercial spaces. Revenues from the Commercial Centers Division, which represent recurring lease rentals, comprise significant part of RLC's revenues. Historically, revenues from lease rentals have been a steady source of operating cash flows for the Company. RLC expects that the revenues and operating cash flows generated by the commercial centers business shall continue to be the driver for the Company's growth in the future.

As of fiscal year 2011, the Company had 7 new shopping malls and three expansion projects in the planning and development stage for completion in the next 2 years. The Company's business plan for the Commercial Centers Division over the next five years, subject to market conditions, is to sustain its growth momentum via development of new shopping malls and expansion of existing ones.

ii. Residential Division

The Residential Division focuses on the construction of residential condominium projects. The Division accounted for ₱4.56 Billion or 34% of RLC's revenues and ₱1.01 Billion or 14% of RLC's EBITDA in fiscal year 2011, and ₱3.22 Billion or 29% of RLC's revenues and ₱777.6 Million or 12% of RLC's EBITDA in fiscal year 2010. As of September 30, 2011, the Company's Residential Division had assets, valued on a historical cost less depreciation basis, of ₱18.20 Billion.

The Residential Division is categorized into four brands. The different brands differ in terms of target market, location, type of development and price ranges to allow clear differentiation among markets. These four brands are:

- Luxuria
- Robinsons Residences
- Robinsons Communities
- Robinsons Homes

1) LUXURIA

The Luxuria segment sells and develops prestigious residential developments in prime locations. Currently, there are nine (9) residential projects under the Luxuria portfolio, of which two (2) had been completed and seven (7) projects are under various stages of development. Projects under this segment are located in Cebu, Ortigas Center and Makati.

Key details of the Company's Luxuria residential projects are set forth in the table below:

Name	Storeys	Number of Units
Current projects		
AmiSa Private Residences Tower B [1]	18	155
AmiSa Private Residences Tower C [1]	18	191
Sonata Private Residences – Building 1 [1]	30	270
Sonata Private Residences – Building 2 [1]	30	270
Allegro at Sonata Place [1]	31	408
Signa Designer Residences Tower 1....................................	30	312
Signa Designer Residences Tower 2....................................	26	354
Completed Projects		
Galleria Regency [1] [2]	13	107
AmiSa Private Residences Tower A [1]	14	134

The Luxuria projects are detailed as follows:

1. ***Galleria Regency*** is part of the Galleria mixed-use development which includes the Robinsons Galleria mall, two office buildings (Galleria Corporate Center and Robinsons - Equitable Tower) and two hotels (the Crowne Plaza Manila Galleria and the Holiday Inn Manila Galleria).

2. ***AmiSa Private Residences Towers A, B and C*** are part of a mixed –use resort development in Mactan, Cebu that has been masterplanned to consist of six mid-rise residential condominiums, a hotel, and an entertainment center.

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[1] Part of a mixed-used development
[2] Located in a 33-storey building, 20 floors of which are occupied by the Crowne Plaza Hotel

3. ***Sonata Private Residences – Buildings 1 and 2*** are part of a mixed-use community in Ortigas Center that has been masterplanned to consist of two (2) residential condominiums, and two (2) other components.

4. ***Signa Designer Residences Tower 1*** is part of a two tower development in Makati City. It is a joint venture project between Robinsons Land Corporation and Security Land Corporation.

5. ***The Allegro at Sonata Place*** is a part of a mixed-use community in Ortigas Center that has been planned together with the Sonata Private Residences Buildings 1 and 2, and one (1) other component.

The Company's Business Plan for its Luxuria Brand is to continue to acquire and launch properties in key central and strategic locations within Metro Manila ideal for low density vertical or horizontal developments. It sees potential to differentiate by combining prestigious addresses with distinctive features and amenities.

The Company intends to take advantage of these opportunities and believes its sales operations can absorb up to three projects a year. The following table sets forth RLC's existing land bank allocations for the development of new projects in the Luxuria segment as of September 30, 2011:

Location	Acquisition Date	Approximate gross land area [3]
		(in hectares)
Fort Bonifacio, Taguig City..	March 2007 [4]	1.0
Total		1.0

2) ROBINSONS RESIDENCES

Projects under Robinsons Residences are strategically located within business districts and emerging cities and mostly are mixed-use developments.

As of September 30, 2011, Robinsons Residences segment had a portfolio of 23 residential projects, of which 13 had been completed and 10 projects are under various stages of development.

Key details of Company's residential projects under the Robinsons Residences brand are as follows:

Name	Storeys	Number of Units
Current projects		
The Trion Towers – Building 1	49	736
The Trion Towers – Building 2 ………………………………..	49	721
Gateway Regency [5]	32	336

[3] *"Gross Land Area" means the total area of land acquired by the Company*
[4] *This indicates the date the purchase agreement was executed between RLC and the landowner*

[5] *Part of a mixed-use development*

Name	Storeys	Number of Units
Current projects		
The Magnolia Residences Tower A [1]	36	386
The Magnolia Residences Tower B [1]	38	419
The Sapphire Residences Tower 1	37	408
Woodsville Residences	2	117
Vimana Verde Residences Tower B	5	20
Vimana Verde Residences Tower C	5	45
Azalea Place Cebu	25	408
Completed Projects		
Robinsons Place Residences 1 [1]	38	388
Robinsons Place Residences 2 [1]	38	388
One Gateway Place [1]	28	459
Gateway Garden Heights [1]	32	554
One Adriatico Place [1]	38	601
Two Adriatico Place [1]	38	589
Three Adriatico Place [1]	38	594
Fifth Avenue Place	38	691
Otis 888 Residences [1]	3	195
McKinley Park Residences	44	394
East of Galleria	44	745
The Fort Residences	30	223
Vimana Verde Residences Tower A	5	20

The Robinsons Residences projects are detailed as follows:

1. ***One Gateway Place, Gateway Garden Heights and Gateway Regency*** are part of the Pioneer mixed-use development, which includes the Robinsons Forum – Pioneer mall, four office buildings (Robinsons Cybergate Center Tower 1, Robinsons Cybergate Center Tower 2, Robinsons Cybergate Center Tower 3 and Robinsons Cybergate Plaza) and Go Hotels;

2. ***One Adriatico Place, Two Adriatico Place, Three Adriatico Place and Robinsons Place Residences 1 and 2*** are part of the Ermita mixed-use development, which includes the Robinsons Place Manila mall.

3. ***Otis 888 Residences*** is part of a mixed-used development in Paco, Manila, which includes a mall;

4. ***The Magnolia Residences Towers A and B*** are part of a mixed – use development on what was the former Magnolia Ice Cream Plant in New Manila, Quezon City. It has been masterplanned to consist of a shopping mall and four (4) residential buildings.

5. ***Fifth Avenue Place*** is a 38-storey development in Fort Bonifacio Global City. Composed of 693 units, it is the first completed project of RLC in the area.

6. ***McKinley Park Residences*** is a 43-storey development in Fort Bonifacio Global City. It is composed of 394 units.

7. ***The Fort Residences*** is a 28-storey development in Fort Bonifacio Global City. It is composed of 243 units - flat and loft type.

8. ***The Trion Towers 1 and 2*** are part of a three tower development in Fort Bonifacio Global City. It is the fourth project of RLC in the area.

9. ***East of Galleria*** is a one tower development located at Topaz Street, Ortigas Center. It is conveniently located near RLC's Robinsons Galleria mall.

10. ***Woodsville Residences*** is the townhouse development under the Robinsons Residences portfolio. It is strategically located in Merville, Paranaque.

11. ***The Sapphire Tower 1*** is a two tower development located in Sapphire Road, Ortigas Center. It is also conveniently located near RLC's Robinsons Galleria mall.

12. ***Vimana Verde Residences Towers A, B and C*** is a three building development located in St. Martin Street, Valle Verde, Pasig City.

13. ***Azalea Place Cebu*** is a 25-storey development located along Gorordo Avenue, Cebu City. It is composed of 408 units.

The Company's Business Plan for its Robinsons Residences is to cater to urban professionals with projects geared towards a live-work-play lifestyle that this market values. It capitalizes on the company's expertise in delivering mixed-use mid- to high-rise developments located within business districts and emerging cities.

The Company intends to take advantage of these opportunities and believes its sales operations can absorb up to three projects a year. The following table sets forth RLC's existing land bank allocations for the development of new projects in the residential condominiums division as of September 30, 2011:

Location	**Acquisition Date**	**Approximate gross land area [6]**
		(in hectares)
Maxilom Avenue, Cebu City	September 2008	1.0
Pasay City	September 2010 [(2)]	0.8
Mejore	September 2011	4.4
Total		6.2

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[6] "Gross Land Area" means the total area of land acquired by the Company

[2] This indicates the date the purchase agreement was executed between RLC and the landowner.

3) ROBINSONS COMMUNITIES

Robinsons Communities is the residential brand of RLC which caters to the needs of early nesters, young mobile achievers and families coming from the B to BB segment who wish to live independently and comfortably close to places of work, study, and recreation. Robinsons Communities provides convenient community living via its quality, affordable condo homes that offer open spaces, functional amenities and complementing commercial spaces. Most of Robinsons Communities' projects are conveniently located near major gateways, highly developed cities, and central business districts to provide easy access to schools, work places, and vital institutions.

As of September 30, 2011, Robinsons Communities had completed thirteen (13) residential condominium projects and five (5) subdivision projects. It has various projects on-going in different stages that are scheduled for completion in the next one to four years.

Robinsons Communities is currently focusing on the development of both Mid-rise and High-rise residential condominium projects that primarily offer compact units with price levels below P3.0 million. As of September 30, 2011, the brand had a portfolio of 29 residential projects, 24 of which are condominium buildings and 5 are subdivisions. All its condominium projects are located in Metro Manila while the subdivisions are in Novaliches, Tagaytay, Cebu and Davao.

Key details of Company's residential projects under Robinsons Communities are set forth in the table below:

PROJECT NAME	NUMBER OF RESIDENTIAL FLOORS	NUMBER OF RESIDENTIAL UNITS
Current Projects		
Escalades at 20th Avenue - Tower 3.........	10	120
Escalades at 20th Avenue - Tower 4.........	10	120
Escalades at 20th Avenue - Tower 5.........	10	120
Escalades at 20th Avenue - Tower 6.........	10	120
Escalades South Metro - Tower A............	9	176
Escalades South Metro - Tower B............	9	176
The Pearl Place - Tower A	34	673
Wellington Courtyard - Bldg D..................	6	41
Wellington Courtyard - Bldg E..................	6	38
Acacia Escalades - Building A..................	10	383
Axis Residences - Tower A	36	916
Completed Projects		
Escalades at 20th Avenue - Tower 1.........	10	120
Escalades at 20th Avenue - Tower 2.........	10	120
Wellington Courtyard - Bldg A..................	6	34
Wellington Courtyard - Bldg B..................	6	34
Wellington Courtyard - Bldg C..................	6	45
Gateway Garden Ridge............................	30	373

Woodsville Viverde Mansions - Bldg 1	9	96
Woodsville Viverde Mansions - Bldg 2	9	72
Woodsville Viverde Mansions - Bldg 3	11	96
Woodsville Viverde Mansions - Bldg 4	13	72
Woodsville Viverde Mansions - Bldg 5	9	96
Woodsville Viverde Mansions - Bldg 8	9	108
Woodsville Viverde Mansions - Bldg 6	9	96
Bloomfields Tagaytay		107
Bloomfields Davao		315
Bloomfields Novaliches		461
Blue Coast Residences		70
Centennial Place		50

The Robinsons Communities projects are detailed as follows:

1. ***Woodsville Viverde Mansions Buildings 1 to 6 and 8*** is a mixed use development located South of Metro Manila. It includes a village mall, a cluster of residential mid-rise buildings, and horizontal housing enclaves.

2. ***Escalades at 20th Avenue Buildings 1 to 6*** - A mid-rise residential building complex featuring a Tropical-inspired central garden, strategically located along 20th Avenue and nearby Aurora Boulevard. A total of 720 units, 120 per building; Building 1 consists of 12 storeys composed of 10 residential floors, upper ground amenity floor and lower ground parking. While Building 2 to 6 are composed of 10 residential floors and a ground parking area.

3. ***The Wellington Courtyard Buildings A to E*** - Country-style in design, another vacation condominium in Tagaytay City within the 1-hectare property of OMICO Corporation. This project of residential Low-Rise Buildings (LRBs) covers two Phases, Phase I (2 LRBs) and Phase II (3 LRBs). These LRBs, with approximately 192 units, feature cozy one-to-two bedroom units with average floor area of 30 to 65 square meters, which cost approximately P2 million to P4 million. To be pursued separately by the OMICO Corporation, a commercial strip will be developed at the frontage of the property.

4. ***Gateway Garden Ridge*** is part of the Pioneer mixed use development in Mandaluyong which includes the Forum Robinsons mall and three office buildings (Robinsons Cybergate Center Tower 1, Robinsons Cybergate Center Tower 2 and Robinsons Cybergate Center Tower 3).

5. ***Escalades South Metro*** is a residential development located in Sucat, Muntinlupa. Comprising of six (6) mid-rise residential buildings, it also boasts of generous open spaces with 75% of total land area allocated to amenities and facilities. Project amenities include a central clubhouse, swimming pool, and adequate play spaces for the kids.

6. ***The Pearl Place*** is a two-tower high-rise residential development located at the heart of Ortigas Center, Pasig City. Primarily intended for start-up families and urban professionals, The Pearl Place boasts of affordable compact residential units in a modern setting. The development contains various amenities at the 6th floor, Summit Lounge at the 40th floor of Tower A and retail spaces at the ground floor.

7. ***Axis Residences*** is a high-rise residential development located in Pioneer St., Mandaluyong City. The project is a joint venture project between Federal Land Inc. and Robinsons Land Corporation. It boasts of compact units that primarily caters to the housing needs of young urban professionals, investors and start up families.

8. ***Acacia Escalades*** is a mid-rise residential development located at the corner of Calle Industria and Amang Rodriguez, Brgy. Manggahan, Pasig City. The project comprise two (2) mid-rise buildings and is envisioned to have a commercial component within the community.

9. ***Bloomfields Novaliches*** is a horizontal residential development situated behind Robinsons Place - Novaliches mall.

10. ***Bloomfields Davao*** - Following the success of Robinsons Highlands, RLC continued to maintain its strong presence in the region by signing up a joint venture agreement with Security Bank Corp. to develop and market their 10-hectare prime property in Lanang, Davao City. The project will showcase an American flower-field concept to benefit an exclusive 318-household upscale community. The subdivision will include 200-square meter residential lots and a few commercial strips.

11. ***Bloomfields Tagaytay*** - This is an exclusive residential community within a 6.5-hectare mixed use development of RLC, accentuated at the frontage with a street mall, a hotel and covered badminton courts. Set in an American flower-field theme, the community will have 107 residential lots at a generous 240 square meter minimum lot cut. The 4.4-hectare residential portion of the project has been substantially sold out, after its launching in April 2005, and is currently at about 50% completion.

12. ***Blue Coast Residences*** - A nature-endowed residential resort community located in the Mactan Island of Cebu, within 3.37-hectare, where you can experience the picturesque sea view, the fresh tropical breeze and a variety of nature adventure. With 70 lots at lot cuts ranging from 96 to 400 square meters. The project is less than 5 minutes drive from the Mactan International Airport.

13. ***Centennial Place*** - This is a 0.5-hectare upscale townhouse development located in Bgy. Horseshoe, C. Benitez Street, Quezon City. It consists of fifty (50) 200 square-meter townhouses, with lots ranging from 65 to 70 square meters. House construction has been completed while the units have been practically sold out.

The Company's Business Plan for its Robinsons Communities brand is to develop new projects in response to actual and anticipated market demand. The Company recognizes that there is significant potential for growth in the affordable to middle-cost condominium developments. The Company intends to take advantage of these opportunities and believes its sales operations can absorb up to three new projects a year. It plans to acquire additional properties through purchase or joint venture. The following table sets forth RLC's existing land bank allocations for the development of new projects for Robinsons Communities as of September 30, 2011:

Location	Acquisition Date	Approximate land area [7]
		(in hectares)
Cubao, Quezon City	2004	0.3308
Cubao, Quezon City	2008	0.2242
Merville, Parañaque	March 2006 [8]	3.2226
Sucat, Muntinlupa [9]	November 2002	1.5452
Manggahan, Pasig City	2010	0.3946

3) ROBINSONS HOMES

Robinsons Homes is one of the four (4) residential brands of Robinsons Land Corporation (RLC). It offers choice lots in themed subdivisions with option for house construction to satisfy every Filipino's dream of owning his own home.

As of September 30, 2011, Robinsons Homes has 30 projects in its portfolio. Twenty three (23) of these projects are on-going, while seven (7) are awating for the receipt of License to Sell (LS) to launch. Among the on-going projects, seventeen (17) have been substantially completed and sold. Key details of RLC's projects in Robinsons Homes as of fiscal year 2011 are set forth in the table below:

Name	Location	Started [10]	Approximate Gross Land Area [11]	Number of Lots/Units
			(in hectares)	
Robinsons Homes East	Antipolo City	August 1995	41.0	3,735
Robinsons Vineyard	Cavite	May 1996	71.8	2,899
South Square Village	Cavite	August 1998	26.7	3,958
San Lorenzo Homes	Antipolo City	September 1999	2.8	372
Robinsons Highlands	Davao City	May 1999	46.0	815
Manchester Midlands	Cavite	July 2000	13.9	999
Robinsons Hillsborough Pointe´	Cagayan De Oro City	November 2002	20.0	318
Forest Parkhomes	Angeles City	August 2004	8.9	319
San Jose Estates	Antipolo City	May 2005	1.8	80

[7] *"Land Area" means the area of land available for project expansion or future project development.*
[8] *The date indicates when the purchase agreement was executed between RLC and the landowner.*
[9] *This property is part of a mixed-use development of RLC, and represents the unused residential portion only.*
[10] *The Company considers a project "started" when it has obtained permits necessary that allow it to pre-sell lots.*
[11] *"Gross Land Area" means the total area of land acquired by the Company*

Name	Location	Started [10]	Approximate Gross Land Area [11]	Number of Lots/Units
			(in hectares)	
Robinsons Residenza Milano..........	Batangas City	August 2005	7.3	357
Fernwood Parkhomes	Pampanga	November 2005	14.5	654
Rosewood Parkhomes	Angeles City	November 2005	3.0	116
Richmond Hills................................	Cagayan De Oro City	May 2005	8.3	282
Mirada Dos	Pampanga	September 2006	4.5	181
Brighton Parkplace	Laoag City	December 2006	5.0	172
Brighton Parkplace North	Laoag City	April 2007	3.8	89
Montclair Highlands	Davao City	July 2007	15.3	351
Aspen Heights	Consolacion, Cebu	July 2007	25.0	583
Fresno Parkview	Cagayan de Oro City	February 2008	15.0	501
St. Bernice Estates	Antipolo City	March 2008	3.4	212
Hanalei Heights	Laoag City	March 2011	22.2	558
Forest Parkhomes North	Angeles City	March 2011	7.0	276
Grand Tierra	Tarlac	May 2011	18.3	674
Sitio Andalucia	Bantay, Ilocos Sur	-	7.5	236
Monte Del Sol………………………	Misamis Oriental	-	3.3	256
Nizanta Gardens	Davao City	-	12.9	477
Costa Verde ………………………..	Davao City	-	15.0	1,104
St. Judith Hills................................	Antipolo City	-	9.6	390
Bloomfields Heights Lipa	Lipa, Batangas	-	12.4	340
Bloomfields General Santos……….	General Santos City	-	33.0	755

The Robinsons Homes portfolio of projects are described as follows:

1. ***Robinsons Homes East*.** A 41-hectare, self-contained community development located in Bo. San Jose, Antipolo City, Rizal. The development consists of three (3) enclaves: a.) Robinsons Homes East, a project of about 3,000 mixed houseand-lot packages; b.) San Jose Heights, a subdivision of more than 200 townhouse units, with option for lot-only purchase; and finally, c.) Robinsons Commercial Arcade, a 14-unit shop houses containing a total of 190 square meters per unit of leasable space, and 8 commercial lots of at least 216 square meters each.

2. ***Robinsons Vineyard*.** An 71.8-hectare joint-venture project with Vine Development Corporation located in Dasmariñas, Cavite. It consists of about 2,900 residential lots with an average lot size of approximately 120 square meters each. Although middle-cost lots are the main products being offered in Vineyard, Robinsons Homes is also offering its clients the option for house and lot packages.

3. ***South Square Village*.** This is a 26.7-hectare socialized housing project located in General Trias, Cavite. On the average, each housing unit has a floor area of 20 square meters lying on a minimum 32 square meter lot. The project has almost 4,000 residential units. Southsquare Plaza, a commercial development within the subdivision, offers lots only, with minimum lot area of 100 square meters.

4. ***San Lorenzo Homes*.** This is a 2.8-hectare expansion project of Robinsons Home East. It is a 372-unit neighborhood of 2-storey houses with floor area of 48 square meters, built on a minimum 40 square-meter lot. This project has been fully completed.

5. ***Robinsons Highlands*.** This is a 46.0-hectare, middle-cost residential development project located in Buhangin, Davao City, which was undertaken in joint venture with Lopzcom Realty Corporation. This project consists of three (3) enclaves, namely Robinsons Highlands, Highland Crest, and Highlands Peak. Average lot cut is 180 square meters.

6. ***Manchester Midlands in Grosvenor Place*.** This is a 13.9-hectare residential/commercial development project located in Tanza, Cavite. It consists of 999 lots with average lot cut of 120 square meters.

7. ***Robinsons Hillsborough Pointé*.** This is a 20-hectare joint venture development project with Pueblo de Oro Development Corporation. The project is situated within the 360-hectare Pueblo de Oro Township project in Cagayan de Oro City. RLC's share in the joint venture is 318 lots in four (4) phases, which have been fully completed. The lots have an average size of 150 square meters.

8. ***Forest Parkhomes*.** A mid-cost residential subdivision in Bgy. Pampang, Angeles City, Pampanga. Forest Parkhomes is RLC's first housing venture in the North. The project is a joint venture with Don Pepe Henson Enterprises, Inc.. It offers 319 units with a minimum area of 150 square meters.

9. ***San Jose Estates*.** This is a 2-hectare residential enclave in front of Robinsons Homes East in Antipolo City; the project consists of 80 units. Minimum cuts for residential lots is 120 square meters per unit.

10. ***Robinsons Residenza Milano*.** Set in the rustic village of San Isidro, Batangas City, this 7.3-hectare Italian-inspired residential subdivision primarily caters to OFWs in Italy. The community, which is the division's first venture in Batangas, has 357 households with a minimum lot cut of 100 square meters per unit.

11. ***Fernwood Parkhomes*.** This 14.5-hectare residential development in the industrial town of Mabalacat, Pampanga is strategically located right next to Sta. Ines exit of the NLEX. In partnership with Mayen Development Corp. and Mayen Paper Inc., this Mediterranean-greens-inspired subdivision has a residential community of 654 households, each with a minimum 120 square meter lot cut, and a commercial development along its frontage.

12. ***Rosewood Parkhomes.*** Located along Fil-Am Friendship Highway in Barrio Cutcut, Angeles City, this 3-hectare American flower-field themed joint venture project with Ms. Rosalie Henson-Naguiat, offers exclusivity to 116 units. Product offering is lot-only, with option for housing, where the average-per-unit lot cut is 150 square meters for residential and 195 square meters for commercial.

13. ***Richmond Hills.*** Located within an 8.3-hectare property of Dongallo Family, this mid-cost subdivision in Brgy. Camaman-an, Cagayan De Oro City, offers both the scenic view of the urban core and the serene and exclusive living of modern community. Approximately offering a total of 282 lots with option for housing and with an average lot cut of 150 square meters.

14. ***Monte del Sol.*** A 3.3-hectare residential subdivision located at El Salvador, Misamis Oriental. This offers 256 lots, with lot areas ranging from 72 to 250 square meters.

15. ***Mirada Dos.*** Spanish-themed clustered parkhomes in Northern Luzon within the 4.5-hectare property of the Miranda Family. Located at MacArthur Highway, Barangay Sindalan, San Fernando, Pampanga, it is a mid-cost residential/commercial subdivision with 181 lots; lot area ranges from 150 to 230 square meters.

16. ***Costa Verde.*** This 15-hectare mid-cost residential subdivision in Bago Gallera, Davao, offers 1104 lots at an average lot cut of 120 square meters. The property is 12 kms away from Davao City downtown area and 1 km from Sta Lucia's South Pacific Golf and Leisure Estates.

17. ***Forest Parkhomes North.*** An expansion of Forest Parkhomes, another exclusive prime residential community located at Barangay Pampang, Angeles City, Pampanga. This is a mid-cost residential subdivision with approximately 276 lots at an average lot cut of 150 square meters.

18. ***Hanalei Heights.*** A 22.2-hectare prime residential enclave located just a few kilometers away from Laoag International Airport and the famous Fort Ilocandia Hotel Complex. With approximately 558 lots at an average lot cut of 120 square meters, the project is located at Barangay Balacad, Laoag City, Ilocos Norte.

19. ***Brighton Parkplace.*** A 5.0-hectare joint venture project with the Ablan Family, this 172 mid-cost residential development is located at Bgy. Gabu, Laoag City, Ilocos Norte. With predominant lot cuts ranging from 150 to 200 square meters, it is less than a kilometer away from the Laoag International Airport.

20. ***Brighton Parkplace North.*** A 3.8-hectare joint venture project with the Lazo Family, this 89-unit mid-cost subdivision is located at Bgy. Cavit, Laoag City, Ilocos Norte. Lot cuts range from 195 to 445 square meters.

21. ***Montclair Highlands.*** A 15.3-hectare joint venture project with the Abrina Family, this 351-unit mid-cost residential cum commercial development is located at Diversion Road, Buhangin, Davao City. Lot cuts range from 192 to 440 square meters.

22. ***Aspen Heights.*** A 25.0-hectare joint venture project with Lopzcom Realty Corp., this mid-cost development, located in Barangays Tolo-tolo and Danglag, Consolacion, Cebu, offers 583 units with predominant lot cut of 120 square meters.

23. ***Sitio Andalucia*. ** A joint venture project with BCS Realty Holdings with an initial development of 7.5 hectares, which is part of a 44.5-hectare property located in Bantay, Ilocos Sur. This mid-cost residential subdivision offers 236 units with minimum lot cuts of 200 square meters.

24. ***Fresno Parkview*. ** A 15.0-hectare joint venture project with Phinma Property Holdings Corporation, this mid-cost development is located in Bgy Lumbia, Cagayan de Oro. It offers 501 residential units with predominant lot cut of 150 square meters.

25. ***St. Bernice Estates*. ** Adjacent to the San Jose Estates, this 3.4-hectare residential project along the Antipolo-Teresa Highway in Bgy. San Jose, Antipolo City, offers 212 residential units with options for lot-only and house-and-lot package.

26. ***Nizanta Gardens*.** A project of Asian-inspired architecture located in Barangays Tigatto and Waan, Davao City, this 12.9-hectare property is a joint venture project with Lapanday Prime Development Corporation. Lot cuts range from 150 to 220 sqm.

27. ***Grand Tierra*.** A 18.3-hectare joint venture project with the Coronel-Zarate Families, this western-ranch-inspired residential development in Capas, Tarlac offers 674 lots with predominant lot cut of 140 sqm.

28. ***Bloomfields Heights Lipa.*** A 12.4-hectare premium residential development located in Brgy. Tibig, Lipa City, Batangas. Strategically located, it is inspired by a modern tropical theme that offers 340 residential units. With a typical lot area of 192 square meters that offers naturally wide-open spaces and exclusive amenities, it compliments a sophisticated lifestyle.

29. ***St. Judith Hills.*** A 9.6-hectare mid-cost development located in Brgy. San Jose, Antipolo City. It is a mediterranean-western themed subdivision with 279 residential lots and 111 townhouse units, with lot cuts of approximately 150 square meters per unit.

30. ***Bloomfields General Santos.*** A 33-hectare residential development located in Brgy. Labangal, General Santos City. This tropical oasis in the heart of the city offers 755 residential and commercial lots with lot cuts ranging from approximately 200 to 600 square meters.

Some of these developments include lots zoned for commercial use. For projects undertaken through joint venture arrangements, these commercial lots are allocated equitably between RLC and its joint venture partners.

As of September 30, 2011, RLC was awaiting the receipt of License to Sell (LS) to launch seven (7) new projects by Robinsons Homes. These projects, Monte Del Sol, Costa Verde, Sitio Andalucia, Nizanta Gardens, Bloomfields General Santos, St. Judith Hills and Bloomfields Heights Lipa, will comprise a total of approximately 3,500 units.

The Company’s Business Plan for Robinsons Homes, subject to market conditions, is to launch at least three (3) new projects per year. To this end, the Company is expanding the geographic region in which it seeks land, primarily by pursuing joint venture opportunities in select regional areas. As of September 30, 2011, it was in various stages of negotiations for the acquisition of approximately 110 hectares in key regional cities throughout the Philippines.

i. Office Buildings Division

RLC’s Office Buildings Division develops office buildings for lease. The Office Buildings Division accounted for ₱1.35 Billion or 10% of RLC’s revenues and ₱1.30 Billion or 18% of RLC’s EBITDA in fiscal year 2011, and ₱1.18 Billion or 10% of RLC’s revenues and ₱1.14 Billion or 18% of RLC’s EBITDA in fiscal year 2010. As of September 30, 2011, the Company’s Office Buildings Division had assets, valued on a historical cost less depreciation basis, of ₱5.66 Billion.

RLC engages outside architects and engineers for the design of its office buildings developments. One recent trend affecting the Company’s office tower design is the increasing presence of customer call centers and BPOs in the Philippines. The Company has secured a number of major customer call centers and BPOs as long-term tenants in its office building space and has focused on attracting their business, including custom-designing its office space with call center and BPO design requirements in mind. The Company believes, based on its own market research, that it is a leading provider of office space to BPOs in the Philippines.

As of September 30, 2011, the Office Buildings Division has completed eight office buildings, and is developing two additional buildings. The Company's completed office building projects are located in Metro Manila and Cebu City, and are described below.

Name,	Location	Size & Designation	Approximate gross floor area
Galleria Corporate Center............................	Along EDSA corner Ortigas Avenue, Quezon City	30-storey	30,000 sq.m
Robinsons-Equitable Tower.........................	Corner of ADB and Poveda Streets, Pasig City	45-storey	82,000 sq.m
Robinsons Summit Center...........................	Ayala Avenue, Makati City	37-storey	61,000 sq.m
Robinsons Cybergate Center Tower 1	Pioneer Street, Mandaluyong City	18-storey	35,000 sq.m
Robinsons Cybergate Center Tower 2	Pioneer Street, Mandaluyong City	27-storey	58,000 sq.m
Robinsons Cybergate Center Tower 3	Pioneer Street, Mandaluyong City	27-storey	56,000 sq.m
Robinsons Cybergate Plaza	EDSA, Mandaluyong City	12-storey	52,000 sq.m
Robinsons Cybergate Cebu......................	Fuente Osmena, Bo. Capitol, Cebu City	3-storey	7,000 sq.m

The Company's current office buildings are described as follows:

1. ***Galleria Corporate Center*.** This is a 30-storey office tower located along EDSA corner Ortigas Avenue in Quezon City which is directly connected to the Robinsons Galleria shopping mall. The office tower has an approximate gross floor area of 30,000 square meters and an approximate net floor area (comprising only leasable space) of 25,000 square meters. As of September 30, 2011, approximately 83% of the Galleria Corporate Center had been sold while the remaining areas, which are owned by RLC, had a 100% occupancy rate.

2. ***Robinsons-Equitable Tower*.** This is a 45-storey office tower located at the corner of ADB Avenue and Poveda Street in Pasig City. The office tower has an approximate gross floor area of 82,000 square meters and an approximate net floor area (comprising only leasable space) of 52,000 square meters. As of September 30, 2011, RLC had sold approximately 76% of the net floor area within Robinsons-Equitable Tower and retains the rest for lease. Robinsons-Equitable Tower had a 99% occupancy rate as of September 30, 2011.

3. ***Robinsons Summit Center.*** This is a 37-storey office tower located along Ayala Avenue in the Makati central business district. The office tower has an approximate gross floor area of 61,000 square meters and an approximate net floor area (comprising only leasable space) of 31,000 square meters. RLC owns and is currently leasing out substantially all of the net floor area of this building. Robinsons Summit Center had a 100% occupancy rate as of September 30, 2011.

4. ***Robinsons Cybergate Center Tower 1*.** This is an 18-storey office building complex located at Pioneer St., Mandaluyong. The office building has an approximate gross floor area of 35,000 square meters and an approximate net floor area (comprising only leasable space) of 27,000 square meters. RLC owns 100% of the net floor area. Robinsons Cybergate Center Tower 1 had a 100% occupancy rate as of September 30, 2011.

5. ***Robinsons Cybergate Center Tower 2*.** This is a 27-storey office building, located in the Pioneer mixed-use complex next to Robinsons Cybergate Center Tower 1. The office building has an approximate gross floor area of 58,000 square meters and an approximate net floor area (comprising only leasable space) of 44,000 square meters. RLC owns 100% of the net floor area. Robinsons Cybergate Center Tower 2 had a 100% occupancy rate as of September 30, 2011.

6. ***Robinsons Cybergate Center Tower 3*.** This is a 27-storey office buildings, located in the Pioneer mixed-use complex. The office has an approximate gross floor area of 56,000 square meters and an approximate net floor area (comprising only leasable space) of 42,000 square meters. The building was substantially completed by March 31, 2008. RLC owns 100% of the net floor area. Robinsons Cybergate Center Tower 3 had a 98.5% occupancy rate as of September 30, 2011.

7. ***Robinsons Cybergate Plaza.*** This is a 12-storey building, located within the Pioneer mixed-use complex, along EDSA. The building has 2 hotel floors with an approximate area of 7,000 square meters and small-cut retail spaces at the ground floor. The office floors are located at the 2nd, 7th to 12th floors with a gross leasable area of approximately 25,000 square meters. RLC owns 100% of the net floor area. Robinsons Cybergate Plaza had a 100% occupancy rate as of September 30, 2011.

8. ***Robinsons Cybergate Cebu*.** This is a mixed-use building with a mall and office space located in Fuente Osmena Circle, Cebu City. The office space comprise three floors located on top of the mall, with a gross floor area of approximately 7,000 square meters. The office floors had been substantially completed by August 2010. As of September 30, 2011, the office floors had an occupancy rate of 100%.

iv. Hotels

RLC's hotels division owns and operates hotels within Metro Manila, Tagaytay City and Cebu City. For this period, RLC has several Go Hotels under construction and aims to develop additional hotels within its mixed-use developments. RLC's hotels division currently has a portfolio of five hotels. As of September 30, 2011, the Company's Hotels Division had assets, valued on a historical cost less depreciation basis, of ₱1.98 Billion.

The hotels division accounted for ₱1.21 Billion or 9% of RLC's revenues and ₱387.3 Million or 5% of RLC's EBITDA in fiscal year 2011, and ₱1.15 Billion or 10% of RLC's revenues and ₱353.7 Million or 6% of RLC's EBITDA in fiscal year 2010.

Although the hotels division is an important part of RLC's business, the Company considers its primary value to be as a complement to its other developments. It is studying plans to increase its presence in this market segment with its Go Hotels and the possible expansion of its Summit Hotels.

The table below sets out certain key details of RLC's hotel portfolio as of September 30, 2011:

HOTEL	LOCATION	CLASSIFICATION	NUMBER OF ROOMS
Crowne Plaza Manila Galleria …	Ortigas Avenue, Cor ADB Avenue, Quezon City	De Luxe	263
Holiday Inn Manila Galleria	One ADB Avenue, Ortigas Center, Pasig City	De Luxe	285
Summit Circle Cebu (formerly Cebu Midtown Hotel)	Fuente Osmena, Bo. Capitol, Cebu City	Standard	210
Summit Ridge Hotel ……………..	Aguinaldo Highway, Tagaytay City	De Luxe	108
Go Hotel …………………………..	EDSA, Mandaluyong City	Tourist Inn	223

As of September 30, 2011, the Company's Hotels Division has an average occupancy rate of 71%.

RLC's Crowne Plaza and Holiday Inn hotels are managed by Holiday Inn (Philippines), Inc., a subsidiary of the InterContinental Hotels Group ("InterContinental"), pursuant to a long-term management contract. The contract, which commenced in 2003, has a term of ten years and is extendible at the option of RLC for a further ten years. Holiday Inn has the sole and exclusive right to control the operational activities of each hotel. Holiday Inn's key management duties include, inter alia, handling all personnel matters, including those pertaining to the general manager and financial controller of each hotel, carrying out accounting and budgeting activities in consultation with RLC and operating each hotel in accordance with the operating standards for the appropriate hotel brand. It must also carry out advertising activities in connection with the international sales and marketing programs of the Holiday Inn and Crowne Plaza hotel chains (including use of web-based reservations systems). Holiday Inn receives management and incentive fees for managing these two properties. RLC employs all hotel employees except for key management personnel, including the general manager and financial controller of each hotel and other key personnel as determined by Holiday Inn. RLC manages the Summit Circle Cebu (formerly Cebu Midtown Hotel), Tagaytay Summit Ridge Hotel and Go Hotel directly.

c) Significant Subsidiaries

As of September 30, 2011, RLC has four wholly-owned subsidiaries, a 51%-owned subsidiary and an 80%-owned subsidiary, all of which are consolidated with the Company's financial statements.

On March 4, 2009, the Securities and Exchange Commission (SEC) approved the plan of merger of the Parent Company with wholly-owned subsidiaries, Robinsons Homes, Inc. (RHI), Trion Homes Development Corporation (THDC) and Manila Midtown Hotels and Land Corporation (MMHLC). The merger resulted to enhanced operating efficiencies and economies, increased financial strength through pooling of resources and more favorable financing and credit facilities. No Parent Company shares were issued in exchange for the net assets of RHI, THDC and MMHLC.

The merger was accounted for similar to a pooling of interest method because the combined entities were under common control, therefore, has no effect on the consolidated financial statements. The subsidiaries after the merger are RII, RRMC, RCL, RPMMC and AAI.

Key details of each of RLC's operating subsidiary companies are set forth below.

1. ***Robinson's Inn, Inc.*** Robinson's Inn, Inc. (RII) was incorporated on October 19, 1988, has a registered share capital of 25,000,000 and is 100% owned by RLC. RII's principal business is to engage in the development and operation of apartelles, inns, motels, condominiums, apartments and other allied business, and to acquire, purchase, sell, assign or lease land, buildings and other improvements. RII is part of the Company's hotels division, and runs the Robinsons Apartelle which closed operations effective August 31, 2007.

2. ***Robinsons Realty and Management Corporation.*** Robinsons Realty and Management Corporation (RRMC) was registered with the Philippine Securities and Exchange Commission on May 16, 1988 primarily to acquire by purchase, lease, donation or otherwise, and to own, use , improve, develop, subdivide, sell, mortgage, exchange, lease and hold for investment or otherwise, real estate of all kinds.

3. ***Robinsons (Cayman) Limited.*** Robinsons (Cayman) Limited (RCL) was incorporated in Cayman Islands, British West Indies on March 25, 1997 with a registered authorized capital stock of US$50,000.00 at $1.00 per share, 1,000 shares of which is subscribed and paid up by the Parent Company. The company acts as a real estate agent on the international market, among others, for the Residential Division.

4. ***Robinsons Properties Marketing and Management Corporation.*** Robinsons Properties Marketing and Management Corporation (RPMMC) was incorporated on November 25,1998, has a registered share capital of 1,000,000 and is 100%-owned by the Parent Company. RPMMC is part of the Company's residential division. RPMMC manages the marketing of the portfolio of residential and office units that are available for sale through the residential division's Robinsons Communities, Robinsons Residences, and Luxuria Brands. RPMMC's primary purpose is to acquire, own, use, sell, exchange, lease and develop real property of all kinds, and to market, manage or otherwise sell and convey buildings, houses, apartments and other structures of whatever kind together with their appurtenances.

5. ***Altus Angeles, Inc.*** Altus Angeles, Inc. (AAI) was incorporated on October 30, 2002, has a registered share capital of 400,000 and is 51%-owned by the Parent Company. AAI is a joint venture within the Company's Commercial Centers Division. AAI's principal business is to establish, manage and maintain commercial complexes, offer such services and merchandise of all kinds and to do and perform such acts as necessary or incidental to the accomplishment of the foregoing corporate business objects insofar as may be allowed by applicable rules and regulations.

6. ***Altus San Nicolas Corp.*** Altus San Nicolas Corp. (ASNC) was incorporated on March 28, 2007, has a registered share capital of 40,000,000 and is 80%-owned by the Parent Company. ASNC is a joint venture within the Company's Commercial Centers Division. ASNC's principal business is to establish, manage and maintain a commercial complex and to enter into all kinds of contracts, agreements, and obligations for the leasing of commercial space or the disposition, sale of goods and merchandise of all kinds and perform such acts and things necessary or incidental to the accomplishment of the foregoing corporate business and objects as may be allowed by applicable laws, rules and regulations, without engaging in retail business.

Robinsons Inn, Inc. (RII)

RII, was incorporated on October 19, 1988, has a registered share capital of 25,000,000 and is 100% owned by RLC. RII's principal business is to engage in the development and operation of apartelles, inns, motels, condominiums, apartments and other allied business, and to acquire, purchase, sell, assign or lease land, buildings and other improvements. RII is part of the Company's hotels division, and runs the Robinsons Apartelle which closed operations effective August 31, 2007.

Robinson Realty and Management Corporation (RRMC)

RRMC, was registered with the Philippine Securities and Exchange Commission on May 16, 1988 primarily to acquire by purchase, lease, donation or otherwise, and to own, use , improve, develop, subdivide, sell, mortgage, exchange, lease and hold for investment or otherwise, real estate of all kinds.

ANNEX “B”

Annex "B"

Legal Proceedings of the Corporation and its subsidiaries

The Corporation and its subsidiaries and affiliates are subject to various civil and criminal lawsuits and legal actions arising in the ordinary course of business. In the opinion of the Corporation's management, none of the lawsuits or legal actions to which it is currently subject will materially affect the daily operations of its business nor will they have a material effect on the Corporation's consolidated financial position.

ANNEX “C”

Annex "C"

Market Price, Dividends and Principal Stockholders of Robinsons Land Corporation

Market Information

Data on the quarterly price movement of its shares for the past three fiscal years are set forth below.

	2011			2010			2009		
Quarter	**High**	**Low**	**Close**	**High**	**Low**	**Close**	**High**	**Low**	**Close**
1	16.30	15.26	16.30	13.00	12.75	13.00	4.90	4.70	4.90
2	11.62	11.52	11.52	14.50	14.25	14.50	4.60	4.50	4.50
3	12.04	11.96	12.00	15.00	14.50	14.75	6.80	6.70	6.80
4	11.30	11.00	11.30	16.10	16.04	16.06	10.75	10.25	10.50

Additional information as of December 31, 2011 are as follows:

Market Price:	<u>Fiscal Year 2012</u>	<u>High</u>	<u>Low</u>
	Oct. to Dec. 2011	₱11.46	₱11.28

The Company's common stock is traded in the Philippine Stock Exchange.

Dividends

RLC declared cash dividends for each of the fiscal years 2011, 2010 and 2009.

For fiscal year 2011, the Company declared a cash dividend of ₱0.36 per share from unrestricted Retained Earnings as of September 30, 2010 to all stockholders on record as of May 31, 2011. The cash dividends were paid out on June 27, 2011.

For fiscal year 2010, the Company declared a cash dividend of ₱0.48 per share from unrestricted Retained Earnings as of September 30, 2009 to all stockholders on record as of May 5, 2010. The cash dividends were paid out on May 20, 2010.

For fiscal year 2009, the Company declared a cash dividend of ₱0.25 per share from unrestricted Retained Earnings as of September 30, 2008 to all stockholders on record as of May 15, 2009. The cash dividends were paid out on June 10, 2009.

RLC's retained earnings include accumulated equity in undistributed net earnings of subsidiaries amounting to ₱380 Million, ₱365 Million, and ₱345 Million in 2011, 2010 and 2009. These amounts are not available for dividend declaration until received in the form of dividends.

Principal Shareholders

The following table sets forth the Company's top twenty shareholders and their corresponding number of shares held as of September 30, 2011:

	Name of Stockholders	No. of Shares Held	Percent to Total Outstanding
1	JG Summit Holdings, Inc.	2,496,114,787	60.97%
2	PCD Nominee Corporation (Non-Filipino)	911,153,213	22.26%
3	PCD Nominee Corporation (Filipino)	545,117,828	13.32%
4	PCD Nominee Corporation (Filipino)	86,451,718	2.11%
5	Elizabeth Yu	13,105,800	0.32%
6	John Gokongwei, Jr.	12,187,081	0.30%
7	PCD Nominee Corporation (Non-Filipino)	10,271,048	0.25%
8	Cebu Liberty Lumber	2,203,200	0.05%
9	James L. Go	1,685,994	0.04%
10	Elizabeth Y. Gokongwei &/or John Gokongwei, Jr.	1,482,000	0.04%
11	Robina Y. Gokongwei-Pe	540,000	0.01%
12	Alberto Mendoza &/or Jeanie Mendoza	532,800	0.01%
13	John L. Gokongwei, Jr.	450,000	0.01%
14	Elizabeth Yu Gokongwei	412,500	0.01%
15	Mariano K. Tan	360,000	0.01%
16	Frederick D. Go	337,501	0.01%
17	Samuel C. Uy	324,000	0.01%
18	Valentin Khoe	297,900	0.01%
19	Lisa Yu Gokongwei	270,000	0.01%
20	G&L Securities	241,500	0.01%
	OTHERS	10,291,815	0.25%
	Total	**4,093,830,685**	**100.00%**

ANNEX “D”

Annex "D"

Financial statements of Robinsons Land Corporation, Robinsons Inn, Inc. and Robinsons Realty and Management Corporation

COVER SHEET

9	3	2	6	9	-	A			

SEC Registration Number

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

(Company's Full Name)

43rd Floor, Robinsons Equitable Tower, ADB Avenue, Ortigas Center, Pasig City

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

Rodolfo T. Malit
(Contract Person)

397-1888
(Company Telephone Number)

0	9		3	0

Month *Day*
(Fiscal Year)

A	A	F	S	

(Form Type)

Month *Day*
(Annual Meeting)

(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

S T A M P S

Remarks: Please use BLACK ink for scanning purposes.

SEC Number 93269-A
File Number

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

(Company's Full Name)

43F Robinsons Equitable Tower, ADB Ave.
Ortigas Center, Pasig City

(Company's Address)

3971-888

(Telephone Number)

SEPTEMBER 30

(Fiscal Year Ending)
(month & day)

FORM 17-A (ANNUAL REPORT)

Form Type

Amendment Designation (if applicable)

September 30, 2010

Period Ended Date

CN 000452-R-Listed

(Secondary License Type and File Number)

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-A

ANNUAL REPORT PURSUANT TO SECTION 17
OF THE SECURITIES REGULATION CODE AND SECTION 141
OF THE CORPORATION CODE OF THE PHILIPPINES

1. For the fiscal year ended : **September 30, 2010**

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. **Manila, Philippines**
   Province, Country or other jurisdiction of incorporation or organization

6. (SEC Use Only)
   Industry Classification Code:

7. **43F Robinsons Equitable Tower, ADB Ave. Ortigas Center, Pasig City**
   Address of principal office Postal Code

8. **3971-888**
   Issuer's telephone number, including area code

9. **N.A** ………………..
   Former name, former address, and former fiscal year, if changed since last report.

10. Securities registered pursuant to Sections 8 and 12 of the SRC, or Sec. 4 and 8 of the RSA2

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
Common Stock	2,729,220,457 shares
Registered bonds payable	₱ 15,000,000,000.00

11. Are any or all of these securities listed on a Stock Exchange.

    Yes [✓] No [ ]

If yes, state the name of such stock exchange and the classes of securities listed therein:

Philippine Stock Exchange **Common Shares**

12. Check whether the issuer:

(a) has filed all reports required to be filed by Section 17 of the SRC and SRC Rule 17 thereunder or Section 11 of the RSA and RSA Rule 11(a)-1 thereunder, and Sections 26 and 141 of The Corporation Code of the Philippines during the preceding twelve (12) months (or for such shorter period that the registrant was required to file such reports);

Yes [✓] No [ ]

(b) has been subject to such filing requirements for the past ninety (90) days.

Yes [✓] No [ ]

13. Agregate market value of the voting stock held by non-affiliates: **₱ 17,055,077,746**

TABLE OF CONTENTS

PART I- BUSINESS AND GENERAL INFORMATION

Item 1. Business

a) Overview

Robinsons Land Corporation (the Parent Company) is a stock corporation organized under the laws of the Philippines and has four wholly-owned consolidated subsidiaries namely, Robinson's Inn, Inc. (RII), Robinsons Realty and Management Corporation (RRMC), Robinsons (Cayman) Limited (RCL), and Robinsons Properties Marketing and Management Corporation (RPMMC), a 51%-owned company, Altus Angeles, Inc. (AAI) and an 80% owned company, Altus San Nicolas Corp. (ASNC), (collectively known as RLC Group).

The Company's principal executive office is located at 43rd Floor Robinsons Equitable Tower, ADB Avenue Ortigas Center, Pasig City.

The Group has 1,421 and 1,424 employees as of September 30, 2010 and 2009, respectively.

RLC is one of the Philippines' leading real estate developers in terms of revenues, number of projects and total project size. It is engaged in the development and operation of shopping malls and hotels, and the development of mixed-use properties, office and residential buildings, as well as land and residential housing developments, including socialized housing projects located in key cities and other urban areas nationwide. RLC adopts a diversified business model, with both an "investment" component, in which the Company develops, owns and operates commercial real estate projects (principally shopping malls, office buildings and hotels) and a "development" component, in which RLC develops residential real estate projects for sale (principally residential condominiums, upper-middle to high-end residential developments and low-and-middle-cost lots and houses in its subdivision developments).

RLC's operations are divided into its four business divisions:

- The Commercial Centers Division develops, leases and manages shopping malls throughout the Philippines. As of September 30, 2010, RLC operated 29 shopping malls, comprising six malls in Metro Manila and 23 malls in other urban areas throughout the Philippines, and had another six projects that are in the planning and development stage scheduled for completion in the next two years.

- The Residential Division develops and sells residential developments for sale/pre-sale. As of September 30, 2010, RLC's Residential Division had completed twenty seven (27) residential projects, 48 ongoing projects, and 9 projects awaiting the receipt of License to Sell (LS). It currently has several projects in various stages for future development that are scheduled for completion in the next one to five years.

- The Office Buildings Division develops office buildings for lease. As of September 30, 2010, this division has completed seven office buildings, all located in Metro Manila. These offices projects are primarily developed as investment properties, to be leased to tenants by the Company.

- The Hotels Division owns and operates hotels within Metro Manila, Cebu City, Tagaytay City and Mandaluyong City. RLC's Hotels Division currently has a portfolio of five hotels, the Crowne Plaza Manila Galleria, Holiday Inn Manila Galleria, Cebu Midtown Hotel, Tagaytay Summit Ridge Hotel and Go Hotel.

RLC was incorporated on June 4, 1980 as the real estate investment arm of JG Summit Holdings Inc, ("JG Summit"), and its shares were offered to the public in an intital public offfering and were subsequently listed in the Manila Stock Exchange and Makati Stock Exchange (predecessors of the Philippine Stock Exchange) on October 16, 1989. The Company had succesful follow-on offering of primary and secondary shares in October 2006 where a total of 932.8 million shares were offered to domestic and international investors, generating USD 223 million or ₱10.87 Billion in proceeds. Of this amount, approximately ₱5.3 Billion was raised from the primary portion, intended to be used to fund its capital expenditure programs for fiscal year 2007. The additional shares were listed on October 4, 2006. JG Summit, RLC's controlling shareholder, owned approximately 60.40% of RLC's outstanding shares as of fiscal year 2010.

On November 19,2010, the Board Directors approved the increase in the authorized capital stock of RLC from three billion common shares into eight billion two hundred million commons shares, with a par value of one peso per share.

b) Business

RLC has four business divisions – Commercial Centers, Residential, Office Buildings, and Hotels.

i. Commercial Centers Division

RLC's Commercial Centers Division develops, leases and manages shopping malls throughout the Philippines. The Commercial Centers Division accounted for ₱5.74 Billion or 51% of RLC's revenues and ₱ 4.14 Billion or 65% of RLC's EBITDA in fiscal 2010 and ₱4.21 Billion or 39% of RLC's revenues and ₱ 3.22 Billion or 54% of RLC's EBITDA in fiscal 2009. As of September 30, 2010, the Company's Commercial Centers Division had assets, valued on a historical cost less depreciation basis, of ₱32.7 Billion.

During fiscal year 2010, the Commercial Centers Division had opened three malls; Robinsons Place Dumaguete, Robinsons Ilocos Norte and Robinsons Cybergate Cebu and had an on-going major redevelopment in Robinsons Galleria. It currently operates 29 shopping malls, comprising six malls in Metro Manila and 23 malls in other urban areas throughout the Philippines, with a gross floor area of approximately 1.508 million square meters.

As of September 30, 2010 RLC had a portfolio of 29 shopping malls:

Name	Location	Fiscal Year opened	Approximate gross floor area (in '000 sq.m.)
Metro Manila			
Robinsons Galleria	EDSA corner Ortigas Avenue, Quezon City	1991	221
Robinsons Place Manila	M. Adriatico Street, Ermita, Manila	1998	241
Robinsons Nova Market	Quirino Highway, Novaliches, Quezon City	2001	56
Robinsons Metro East	Marcos Highway, Brgy. Dela Paz, Pasig City	2002	121
Forum Robinsons	EDSA Corner Pioneer Road, Mandaluyong City	2005	54
Robinsons Otis	P.M. Guanzon St., Paco, Manila	2008	30
Outside Metro Manila			
Robinsons Place Bacolod	Lacson Street, Mandalagan, Bacolod City	1997	48
Robinsons Place Imus	Aguinaldo Highway, Tanzang Luma V, Imus, Cavite	1999	65
Robinsons Place Cebu	Fuente Osmena, Bo. Capitol, Cebu City	2000	17
Robinsons Town Mall Los Baños	Lopez Avenue, Batong Malaki, Los Baños, Laguna	2000	10
Robinsons Place Iloilo	Quezon-Ledesma Street, Rojas Village, Iloilo City	2002	75
Robinsons Star Mills Pampanga	San Jose, San Fernando, Pampanga	2002	62
Robinsons Santa Rosa Market	Old Nat'l Hi-way, Brgy Tagapo, Sta Rosa, Laguna	2003	37
Robinsons Place Dasmariñas	Pala-Pala, Dasmarinas, Cavite	2003	96
Robinsons Cagayan de Oro	Limketkai Complex, Lapasan, Cagayan De Oro City	2003	18
Robinsons Place Lipa	Mataas Na Lupa, Lipa City, Batangas	2004	59
Robinsons Place Cainta	Ortigas Avenue Extension, Junction, Cainta, Rizal	2004	31
Robinsons Place Angeles	McArthur Hi-way, Balibago, Angeles City, Pampanga	2004	31
Robinsons Cybergate Bacolod	Barrio Tangub, National Road, Bacolod City	2005	18
Robinsons Luisita	McArthur Highway, Brgy. San Miguel, Tarlac City	2007	17
Robinsons Cabanatuan	Km. 3, Maharlika Highway, Cabanatuan City	2008	18
Robinsons Pulilan	Trinidad Highway, Brgy. Cutcot, Pulilan, Bulacan	2009	12

Summit Ridge Tagaytay	Km. 58, Tagaytay-Nasugbu Road, Tagaytay City	2009	12
Robinsons Cybergate Davao	J. P. Laurel Avenue, Davao City	2009	14
Robinsons Place Tacloban	National Highway, Marasbaras, Tacloban City	2009	31
Robinsons Place General Santos	Jose Catolico Sr. Ave., Lagao, General Santos City	2009	33
Robinsons Place Dumaguete.................	Calindagan Business Park, Dumaguete City	2010	38
Robinsons Ilocos Norte..........................	Brgy. 1 San Francisco, San Nicolas, Ilocos Norte	2010	22
Robinsons Cybergate Cebu...................	Don Gil Garcia St., Capitol, Cebu City	2010	21
Total...			1,508

The Commercial Centers Division's main revenue stream is derived from the lease of commercial spaces. Revenues from the Commercial Centers Division, which represent recurring lease rentals, comprise significant part of RLC's revenues. Historically, revenues from lease rentals have been a steady source of operating cash flows for the Company. RLC expects that the revenues and operating cash flows generated by the commercial centers business shall continue to be the driver for the Company's growth in the future.

As of fiscal year 2010, the Company had 6 new shopping malls in the planning and development stage for completion in the next 2 years. The company's business plan for the commercial centers division over the next five years, subject to market conditions, is to sustain its growth momentum via development of new shopping malls and expansion of existing ones.

ii. Residential Division

The Residential Division focuses on the construction of residential condominium projects. The Division accounted for ₱3.22 Billion or 29% of RLC's revenues and ₱ 777.6 Million or 13% of RLC's EBITDA in fiscal 2010, and ₱ 4.37 Billion or 41% of RLC's revenues and ₱1.38 Billion or 23% of RLC's EBITDA in fiscal 2009. As of September 30, 2010, the Company's Residential Division had assets, valued on a historical cost less depreciation basis, of ₱14.34 Billion.

The Residential Division is now categorized into four brands. The different brands differ in terms of target market, location, type of development and price ranges to allow clear differentiation among markets. These four brands are:

- Luxuria
- Robinsons Residences
- Robinsons Communities
- Robinsons Homes

1) LUXURIA

The Luxuria segment sells and develops prestigious residential developments in prime locations. Currently, there are seven (7) residential projects under the Luxuria portfolio, of which one (1) had been completed and six (6) projects are under various stages of development. Projects under this segment are located in Cebu , Ortigas Center and Makati.

Key details of Company's Luxuria residential projects are set forth in the table below:

Name	Storeys	Number of Units
Current projects		
AmiSa Private Residences Tower A [1]	14	134
AmiSa Private Residences Tower B [1]	18	155
AmiSa Private Residences Tower C [1]	18	191
Sonata Private Residences – Building 1 [1]	30	270
Sonata Private Residences – Building 2 [1]	30	270
Signa Designer Residences Tower 1	30	312
Completed Projects		
Galleria Regency [1] [2]	13	107

[1] *Part of a mixed-used development*
[2] *Located in a 33-storey building, 20 floors of which are occupied by the Crowne Plaza Hotel*

The Luxuria projects are detailed as follows:

1. ***Galleria Regency*** is part of the Galleria mixed-use development which includes the Robinsons Galleria mall, two office buildings (Galleria Corporate Center and Robinsons - Equitable Tower) and two hotels (the Crowne Plaza Manila Galleria and the Holiday Inn Manila Galleria).

2. ***AmiSa Private Residences Towers A, B and C*** are part of a mixed – use resort development in Mactan, Cebu that has been masterplanned to consist of six mid-rise residential condominiums, a hotel, and an entertainment center.

3. ***Sonata Private Residences – Buildings 1 and 2*** are part of a mixed-use community in Ortigas Center that has been masterplanned to consist of two (2) residential condominiums, and two (2) other components.

4. ***Signa Designer Residences Tower 1*** is part of a two tower development in Makati City. It is a joint venture project between Robinsons Land Corporation and Security Land Corporation.

The Company's Business Plan for its Luxuria Brand is to continue to acquire and launch properties in key central and strategic locations within Metro Manila ideal for low density vertical or horizontal developments. It sees potential to differentiate by combining prestigious addresses with distinctive features and amenities.

The Company intends to take advantage of these opportunities and believes its sales operations can absorb up to three projects a year. The following table sets forth RLC's existing land bank allocations for the development of new projects in the Luxuria segment as of September 30, 2010:

Location	**Acquisition Date**	**Approximate gross land area** [1]
		(in hectares)
Fort Bonifacio, Taguig City	March 2007 [2]	1.0
Total		1.0

[1] *"Gross Land Area" means the total area of land acquired by the Company*
[2] *This indicates the date the purchase agreement was executed between RLC and the landowner*

2) ROBINSONS RESIDENCES

Projects under Robinsons Residences are strategically located within business districts and emerging cities and mostly are mixed-use developments.

As of September 30, 2010, Robinsons Residences segment had a portfolio of 22 residential projects, of which 11 had been completed and 11 projects are under various stages of development.

Key details of Company's residential projects under the Robinsons Residences brand are as follows:

Name	Storeys	Number of Units
Current projects		
The Fort Residences	30	223
The Trion Towers – Building 1	49	736
The Trion Towers – Building 2	49	721
Gateway Regency [1]	32	336
The Magnolia Residences Tower A [1]	36	386
The Magnolia Residences Tower B [1]	38	419
The Sapphire Residences Tower 1	37	408
Woodsville Residences	2	117
Vimana Verde Residences Tower A	5	20
Vimana Verde Residences Tower B	5	20
Vimana Verde Residences Tower C	5	45
Completed Projects		
Robinsons Place Residences 1 [1]	38	388
Robinsons Place Residences 2 [1]	38	388
One Gateway Place [1]	28	459
Gateway Garden Heights [1]	32	554
One Adriatico Place [1]	38	601
Two Adriatico Place [1]	38	589
Three Adriatico Place [1]	38	594
Fifth Avenue Place	38	691
Otis 888 Residences [1]	3	195
McKinley Park Residences	44	394
East of Galleria	44	745

[1] *Part of a mixed-use development*

The Robinsons Residences projects are detailed as follows:

1. ***One Gateway Place, Gateway Garden Heights and Gateway Regency*** are part of the Pioneer mixed-use development, which includes the Robinsons Forum – Pioneer mall, four office buildings (Robinsons Cybergate Center Tower 1, Robinsons Cybergate Center Tower 2, Robinsons Cybergate Center Tower 3 and Robinsons Cybergate Plaza) and the newly launched GoHotels.Ph;

2. ***One Adriatico Place, Two Adriatico Place, Three Adriatico Place and Robinsons Place Residences 1 and 2*** are part of the Ermita mixed-use development, which includes the Robinsons Place Manila mall.

3. ***Otis 888 Residences*** is part of a mixed-used development in Paco, Manila, which includes a mall;

4. ***The Magnolia Residences Towers A and B*** are part of a mixed – use development on what was the former Magnolia Ice Cream Plant in New Manila, Quezon City. It has been masterplanned to consist of a shopping mall and four (4) residential buildings.

5. ***Fifth Avenue Place*** is a 38-storey development in Fort Bonifacio Global City. Composed of 693 units, it is the first completed project of RLC in the area.

6. ***McKinley Park Residences*** is a 43-storey development in Fort Bonifacio Global City. It is composed of 394 units.

7. ***The Fort Residences*** is a 28-storey development in Fort Bonifacio Global City. It is composed of 243 units - flat and loft type.

8. ***The Trion Towers 1 and 2*** are part of a three tower development in Fort Bonifacio Global City. It is the fourth project of RLC in the area.

9. ***East of Galleria*** is a one tower development located at Topaz Street, Ortigas Center. It is conveniently located near RLC's Robinsons Galleria mall.

10. ***Woodsville Residences*** is the townhouse development under the Robinsons Residences portfolio. It is strategically located in Merville, Paranaque.

11. ***The Sapphire Tower 1*** is a two tower development located in Sapphire Road, Ortigas Center. It is also conveniently located near RLC's Robinsons Galleria mall.

12. ***Vimana Verde Residences Towers A, B and C*** is a three building development located in St. Martin Street, Valle Verde, Pasig City.

The Company's Business Plan for its Robinsons Residences is to cater to urban professionals with projects geared towards a live-work-play lifestyle that this market values. It capitalizes on the company's expertise in delivering mixed-use mid- to high-rise developments located within business districts and emerging cities.

The Company intends to take advantage of these opportunities and believes its sales operations can absorb up to three projects a year. The following table sets forth RLC's existing land bank allocations for the development of new projects in the residential condominiums division as of September 30, 2010:

Location	**Acquisition Date**	**Approximate gross land area [1]**
		(in hectares)
Maxilom Avenue, Cebu City	September 2008	1.0
Pasay City	September 2010 [2]	0.8
Total		1.8

[1] *"Gross Land Area" means the total area of land acquired by the Company*
[2] *This indicates the date the purchase agreement was executed between RLC and the landowner.*

3) ROBINSONS COMMUNITIES

Robinsons Communities is the residential brand of RLC which offers community living by providing functional and compact condominium units with generous open spaces and amenities. It develops affordable to mid-cost residential developments in locations with proximity to major cities or central business districts. As of September 30, 2010, Robinsons Communities had completed ten (10) residential condominium projects and five (5) subdivision projects. It has various projects on-going in different stages that are scheduled for completion in the next one to four years.

Robinsons Communities is currently focusing on the development of both Mid-rise and High-rise residential condominium projects that primarily offer compact units with price levels below P3.0 million. As of September 30, 2010, the brand had a portfolio of 26 residential projects, 21 of which are condominium buildings and 5 are subdivisions. All its condominium projects are located in Metro Manila while the subdivisions are in Novaliches, Tagaytay, Cebu and Davao.

Key details of Company's residential projects under Robinsons Communities are set forth in the table below:

Name	Storeys	Number of Units
Current projects		
Escalades at 20th Avenue - Tower 1	10	120
Escalades at 20th Avenue - Tower 3	10	120
Escalades at 20th Avenue - Tower 4	10	120
Escalades at 20th Avenue - Tower 6	10	120
Escalades South Metro - Tower A	10	132
Escalades South Metro - Tower B	10	132
The Pearl Place - Tower A	34	1,367
Wellington Courtyard - Bldg C	6	45
Wellington Courtyard - Bldg D	6	41
Wellington Courtyard - Bldg E	6	38
Woodsville Viverde Mansions - Bldg 6	9	96
Completed Projects		
Escalades at 20th Avenue - Tower 2	10	120
Wellington Courtyard - Bldg A	6	34
Wellington Courtyard - Bldg B	6	34
Gateway Garden Ridge	30	373
Woodsville Viverde Mansions - Bldg 1	9	96
Woodsville Viverde Mansions - Bldg 2	9	72
Woodsville Viverde Mansions - Bldg 3	11	96
Woodsville Viverde Mansions - Bldg 4	13	72

Name	Storeys	Number of Units
Current projects		
Woodsville Viverde Mansions - Bldg 5	9	96
Woodsville Viverde Mansions - Bldg 8	9	108
Bloomfields Novaliches		461
Bloomfields Tagaytay		107
Bloomfields Davao		315
Blue Cost Residences		70
Centennial Place		50

The Robinsons Communities projects are detailed as follows:

1. ***Woodsville Viverde Mansions Buildings 1 to 6 and 8*** is a mixed use development located South of Metro Manila. It includes a village mall, a cluster of residential mid-rise buildings and horizontal housing enclaves,

2. ***Escalades at 20th Avenue Buildings 1 to 4 and 6*** - A mid-rise residential building complex featuring a Tropical-inspired central garden, strategically located along 20th Avenue and nearby Aurora Boulevard. A total of 720 units, 120 per building; Building 1 consists of 12 storeys composed of 10 residential floors, upper ground amenity floor and lower ground parking. While Building 2 to 6 are composed of 10 residential floors and a ground parking area.

3. ***The Wellington Courtyard Buildings A to E*** - Country-style in design, another vacation condominium in Tagaytay City within the 1-hectare property of OMICO Corporation. This project of residential Low-Rise Buildings (LRBs) covers two Phases, Phase I (2 LRBs) and Phase II (3 LRBs). These LRBs, with approximately 170 units, feature cozy one-to-two bedroom units with average floor area of 30 to 65 square meters, which cost approximately P2M to P4M. To be pursued separately by the OMICO Corporation, a commercial strip will be developed at the frontage of the property.

4. ***Gateway Garden Ridge*** is part of the Pioneer mixed use development in the Mandaluyong which includes the Robinsons Place - Pioneer mall and three office buildings (Robinsons Cybergate Center Tower 1, Robinsons Cybergate Center Tower 2 and Robinsons Cybergate Center Tower 3)

5. ***Escalades South Metro*** is a residential development located in Sucat, Muntinlupa. Comprising of eight (8) mid rise residential buildings, it, also, boasts of generous open spaces with 75% of total land area allocated to amenities and facilities. Project amenities include a central clubhouse, swimming pool, and adequate play spaces for the kids.

6. ***The Pearl Place*** is a two-tower high-rise residential development located at the heart of Ortigas Center, Pasig City. Primarily intended for start-up families and urban professionals, The Pearl Place boasts of affordable compact residential units in a modern setting. The development contains various amenities at the 6th floor, Summit Lounge at the 40th floor of Tower A and retail spaces at the ground floor.

7. ***Bloomfields Novaliches*** is a horizontal residential development situated behind Robinsons Place - Novaliches mall;

8. ***Bloomfields Davao*** - Following the success of Robinsons Highlands, RLC continued to maintain its strong presence in the region by signing up a joint venture agreement with Security Bank Corp. to develop and market their 10-hectare prime property in Lanang, Davao City. The project will showcase an American flower-field concept to benefit an exclusive 318-household upscale community. The subdivision will include 200-square meter residential lots and a few commercial strips.

9. ***Bloomfields Tagaytay*** - This is an exclusive residential community within a 6.5-hectare mixed-use development of RLC, accentuated at the frontage with a street mall, a hotel and covered badminton courts. Set in an American flower-field theme, the community will have 107 residential lots at a generous 240 square meter minimum lot cut. The 4.4-hectare residential portion of the project has been substantially sold out, after its launching in April 2005, and is currently at about 50% completion.

10. ***Blue Coast Residences*** - A nature-endowed residential resort community located in the Mactan Island of Cebu, within 3.37-hectare, where you can experience the picturesque sea view, the fresh tropical breeze and a variety of nature adventure. With 91 lots at lot cuts ranging from 96 to 400 square meters. The project is less than 5 minutes drive from the Mactan International Airport.

11. ***Centennial Place*** - This is a 0.5-hectare upscale townhouse development located in Bgy. Horseshoe, C. Benitez Street, Quezon City. It consists of fifty (50) 200 square-meter townhouses, with lots ranging from 65 to 70 square meters. House construction has been completed while the units have been practically sold out.

The Company's business plan for its Robinsons Communities brand is to develop new projects in response to actual and anticipated market demand. The Company believes that there is a significant potential for growth is in the affordable to middle-cost condominium developments. The Company intends to take advantage of these opportunities and believes its sales operations can absorb up to three projects a year. It plans to acquire additional properties thru purchase and joint venture. The following table sets forth RLC's existing land bank allocations for the development of new projects for Robinsons Communities as of September 30, 2010:

Location	Acquisition Date	Approximate gross land area [1]
		(in hectares)
Cubao, Quezon City	2004/2008	1.3354
Merville, Parañaque... ...	March 2006 [2]	6
Sucat, Muntinlupa [3]...	November 2002	2.3261
Pearl Drive, Pasig City...	2010	0.3073
Manggahan, Pasig City	2010	1.0477

[1] "Gross Land Area" means the total area of land acquired by the Company
[2] This indicates the date the purchase agreement was executed between RLC and the landowner.
[3] This property is part of a mixed-use development of RLC, and represents the unused portion of a larger tract of land allocated to Commercial Centers division.

4) ROBINSONS HOMES

Robinsons Homes is one of the four (4) residential brands of Robinsons Land Corporation (RLC). It offers choice lots in themed subdivisions with option for house construction to satisfy every Filipino's dream of owning his own home.

As of September 30, 2010, Robinsons Homes has 29 projects in its portfolio. Twenty (20) of these projects are on-going, while nine (9) are awating for the receipt of License to Sell (LS) to launch. Among the on-going projects, fourteen (14) have been completed and substantially sold. Key details of RLC's projects in Robinsons Homes as of fiscal year 2010 are set forth in the table below:

Name	Location	Started [1]	Approximate gross land area [2]	Number of Lots/Units
			(in hectares)	
Robinsons Homes East..................	Antipolo City	August 1995	39.1	3,216
Robinsons Vineyard	Cavite	May 1996	82.4	2,928
South Square Village......................	Cavite	August 1998	35.0	3,925
San Lorenzo Homes.......................	Antipolo City	September 1999	2.8	372
Robinsons Highlands	Davao City	May 1999	46.0	818
Manchester Midlands	Cavite	July 2000	13.9	999
Robinsons Hillsborough Pointe´......	Cagayan De Oro City	November 2002	20.0	320
Forest Parkhomes..........................	Angeles City	August 2004	8.9	320
San Jose Estates	Antipolo City	May 2005	1.9	79
Robinsons Residenza Milano..........	Batangas City	August 2005	7.3	358
Fernwood Parkhomes	Pampanga	November 2005	14.5	654
Rosewood Parkhomes	Angeles City	November 2005	2.9	117
Richmond Hills	Cagayan De Oro City	May 2005	8.3	283
Mirada Dos.....................................	Pampanga	September 2006	4.5	256
Brighton Parkplace	Laoag City	December 2006	5.0	172
Brighton Parkplace North	Laoag City	April 2007	3.8	90
Montclair Highlands	Davao City	July 2007	15.3	351
Aspen Heights................................	Consolacion, Cebu	July 2007	25.0	586
Fresno Parkview	Cagayan de Oro City	February 2008	15.0	520
St. Bernice Estates	Antipolo City	March 2008	3.5	212
Monte Del Sol	Misamis Oriental	-	3.3	256
Costa Verde	Davao City	-	15.0	1,104
Hanalei Heights	Laoag City	-	22.2	558
Sitio Andalucia	Bantay, Ilocos Sur	-	7.5	236

[1] *The Company considers a project "started" when it has obtained permits necessary that allow it to pre-sell lots.*

[2] *"Gross Land Area" means the total area of land acquired by the Company*

Name	Location	Started [1]	Approximate gross land area [2]	Number of Lots/Units
			(in hectares)	
Forrest Parkhomes North	Angeles City	-	7.0	303
Nizanta Gardens	Davao City	-	12.9	477
Grand Tierra	Tarlac	-	16.0	647
St. Judith Hills.................................	Antipolo City	-	9.1	480
Bloomfields Lipa	Lipa, Batangas	-	12.4	340

The Robinsons Homes portfolio of projects are described as follows:

1. ***Robinsons Homes East***. A 39.1-hectare, self-contained community development located in Bo. San Jose, Antipolo City, Rizal. The development consists of three (3) enclaves: a.) Robinsons Homes East, a project of about 3,000 mixed houseand-lot packages; b.) San Jose Heights, a subdivision of more than 200 townhouse units, with option for lot-only purchase; and finally, c.) Robinsons Commercial Arcade, a 14-unit shop houses containing a total of 190 square meters per unit of leasable space, and 8 commercial lots of at least 216 square meters each.

2. ***Robinsons Vineyard***. An 82.4-hectare joint-venture project with Vine Development Corporation located in Dasmariñas, Cavite. It consists of over 2,900 residential lots with an average lot size of approximately 120 square meters each. Although middle-cost lots are the main products being offered in Vineyard, Robinsons Homes is also offering its clients the option for house and lot packages.

3. ***SouthSquare Village***. This is a 35-hectare socialized housing project located in General Trias, Cavite. On the average, each housing unit has a floor area of 20 square meters lying on a minimum 32 square meter lot. The project has almost 4,000 residential units. Southsquare Plaza, a commercial development within the subdivision, offers lots only, with minimum lot area of 100 square meters.

4. ***San Lorenzo Homes***. This is a 2.8-hectare expansion project of Robinsons Home East. It is a 372-unit neighborhood of 2-storey houses with floor area of 48 square meters, built on a minimum 40 square-meter lot. This project has been fully completed.

5. ***Robinsons Highlands***. This is a 46-hectare, middle-cost residential development project located in Buhangin, Davao City, which was undertaken in joint venture with Lopzcom Realty Corporation. This project consists of three (3) enclaves, namely Robinsons Highlands, Highland Crest, and Highlands Peak. Average lot cut is 180 square meters.

6. ***Manchester Midlands in Grosvenor Place***. This is a 13.9-hectare residential/commercial development project located in Tanza, Cavite. It consists of 999 lots with average lot cut of 120 square meters.

7. ***Robinsons Hillsborough Pointé***. This is a 20-hectare joint venture development project with Pueblo de Oro Development Corporation. The project is situated within the 360-hectare Pueblo de Oro Township project in Cagayan de Oro City. RLC's share in the joint venture is 320 lots in four (4) phases, which have been fully completed. The lots have an average size of 150 square meters.

8. ***Forest Parkhomes***. A mid-cost residential subdivision in Bgy. Pampang, Angeles City, Pampanga. Forest Parkhomes is RLC's first housing venture in the North. The project is a joint venture with Don Pepe Henson Enterprises, Inc.. It offers 320 units with a minimum area of 150 square meters.

9. ***San Jose Estates***. This is a 1.9-hectare residential enclave in front of Robinsons Homes East in Antipolo City; the project consists of 79 units. Minimum cuts for residential lots is 120 square meters per unit.

10. ***Robinsons Residenza Milano***. Set in the rustic village of San Isidro, Batangas City, this 7.3-hectare Italian-inspired residential subdivision primarily caters to OFWs in Italy. The community, which is the division's first venture in Batangas, will have 358 households with a minimum lot cut of 100 square meters per unit.

11. ***Fernwood Parkhomes***. This 15-hectare residential development in the industrial town of Mabalacat, Pampanga is strategically located right next to Sta. Ines exit of the NLEX. In partnership with Mayen Development Corp. and Mayen Paper Inc., this Mediterranean-greens-inspired subdivision has a residential community of 654 households, each with a minimum 120 square meter lot cut, and a commercial development along its frontage.

12. ***Rosewood Parkhomes.*** Located along Fil-Am Friendship Highway in Barrio Cutcut, Angeles City, this 2.98-hectare American flower-field themed joint venture project with Ms. Rosalie Henson-Naguiat, offers exclusivity to 117 units. Product offering is lot-only, with option for housing, where the average-per-unit lot cut is 150 square meters for residential and 195 square meters for commercial.

13. ***Richmond Hills.*** Located within an 8.3-hectare property of Dongallo Family, this mid-cost subdivision in Brgy. Camaman-an, Cagayan De Oro City, offers both the scenic view of the urban core and the serene and exclusive living of modern community. Approximately offering a total of 283 lots with option for housing and with an average lot cut of 150 square meters.

14. ***Monte del Sol.*** A 3.3-hectare residential subdivision located at El Salvador, Misamis Oriental. This offers 256 lots, with lot areas ranging from 72 to 250 square meters.

15. ***Mirada Dos.*** Spanish-themed clustered parkhomes in Northern Luzon within the 4.5-hectare property of the Miranda Family. Located at MacArthur Highway, Barangay Sindalan, San Fernando, Pampanga, it is a mid-cost residential/commercial subdivision with 256 lots; lot area ranges from 150 to 230 square meters.

16. ***Costa Verde.*** This 15-hectare mid-cost residential subdivision in Bago Gallera, Davao, offers 1104 lots at an average lot cut of 120 square meters. The property is 12 kms away from Davao City downtown area and 1 km from Sta Lucia's South Pacific Golf and Leisure Estates.

17. ***Forest Parkhomes North.*** An expansion of Forest Parkhomes, another exclusive prime residential community located at Barangay Pampang, Angeles City, Pampanga. This is a mid-cost residential subdivision with approximately 277 lots at an average lot cut of 150 square meters.

18. ***Hanalei Heights.*** A 22.2- hectare prime residential enclave located just a few kilometers away from Laoag International Airport and the famous Fort Ilocandia Hotel Complex. With approximately 558 lots at an average lot cut of 120 square meters, the project is located at Barangay Balacad, Laoag City, Ilocos Norte.

19. ***Brighton Parkplace.*** A 5-hectare joint venture project with the Ablan Family, this 172 mid-cost residential development is located at Bgy. Gabu, Laoag City, Ilocos Norte. With predominant lot cuts ranging from 150 to 200 square meters, it is less than a kilometer away from the Laoag International Airport.

20. ***Brighton Parkplace North.*** A 3.8-hectare joint venture project with the Lazo Family, this 90-unit mid-cost subdivision is located at Bgy. Cavit, Laoag City, Ilocos Norte. Lot cuts range from 195 to 445 square meters.

21. ***Montclair Highlands.*** A 15-hectare joint venture project with the Abrina Family, this 351-unit mid-cost residential cum commercial development is located at Diversion Road, Buhangin, Davao City. Lot cuts range from 192 to 440 square meters.

22. ***Aspen Heights.*** A 25-hectare joint venture project with Lopzcom Realty Corp., this mid-cost development, located in Barangays Tolo-tolo and Danglag, Consolacion, Cebu, offers 586 units with predominant lot cut of 120 square meters.

23. ***Sitio Andalucia***. A joint venture project with BCS Realty Holdings with an initial development of 7.5 hectares, which is part of a 44.5-hectare property located in Bantay, Ilocos Sur. This mid-cost residential subdivision offers 236 units with minimum lot cuts of 200 square meters.

24. ***Fresno Parkview***. A 15-hectare joint venture project with Phinma Property Holdings Corporation, this mid-cost development is located in Bgy Lumbia, Cagayan de Oro. It offers 520 residential units with predominant lot cut of 150 square meters.

25. ***St. Bernice Estates***. Adjacent to the San Jose Estates, this 3.5-hectare residential project along the Antipolo-Teresa Highway in Bgy. San Jose, Antipolo City, offers 212 residential units with options for lot-only and house-and-lot package.

26. ***Nizanta Gardens***. A project of Asian-inspired architecture located in Barangays Tigatto and Waan, Davao City, this 12.9-hectare property is a joint venture project with Lapanday Prime Development Corporation. Lot cuts range from 150 to 220 sqm.

27. ***Grand Tierra***. A 16-hectare joint venture project with the Coronel-Zarate Families, this western-ranch-inspired residential development in Capas, Tarlac offers 647 lots with predominant lot cut of 140 sqm.

28. ***Bloomfields Lipa.*** A 12.4-hectare premium residential development located in Brgy. Tibig, Lipa City, Batangas. Strategically located, it is inspired by a modern tropical theme that offers 320 residential units. With a typical lot area of 192 square meters that offers naturally wide-open spaces and exclusive amenities, it compliments a sophisticated lifestyle.

29. ***St. Judith Hills.*** A 9.12-hectare mid-cost development located in Brgy. San Jose, Antipolo City. It is a mediterranean-western themed subdivision with 321 residential lots and 159 townhouse units, with lot cuts of approximately 150 square meters per unit.

Some of these developments include lots zoned for commercial use. For projects undertaken through joint venture arrangements, these commercial lots are allocated equitably between RLC and its joint venture partners.

As of September 30, 2010, RLC was awaiting the receipt of License to Sell (LS) to launch nine (9) new projects by Robinsons Homes. These projects, Monte Del Sol, Costa Verde, Forest Parkhomes North, Hanalei Heights, Sitio Andalucia, Nizanta Gardens, Grand Tierra, St. Judith Hills and Bloomfields Lipa, will comprise a total of 4,375 units.

The Company's business plan for Robinsons Homes, subject to market conditions, is to launch at least three (3) new projects per year. To this end, the Company is expanding the geographic region in which it seeks land, primarily by pursuing joint venture opportunities in select regional areas. As of September 30, 2010, it was in various stages of negotiations for the acquisition of approximately 200 hectares in key regional cities throughout the Philippines.

iii. Office Buildings Division

RLC's Office Buildings Division develops office buildings for lease. The Office Buildings Division accounted for ₱1.18 Billion or 10% of RLC's revenues and ₱ 1.14 Billion or 18% of RLC's EBITDA in fiscal 2010, and ₱1.11 Billion or 10% of RLC's revenues and ₱ 1.03 Billion or 17% of RLC's EBITDA in fiscal 2009. As of September 30, 2010, the Company's Office Buildings Division had assets, valued on a historical cost less depreciation basis, of ₱4.35 Billion.

RLC engages outside architects and engineers for the design of its office buildings developments. One recent trend affecting the Company's office tower design is the increasing presence of customer call centers and BPOs in the Philippines. The Company has secured a number of major customer call centers and BPOs as long-term tenants in its office building space and has focused on attracting their business, including custom-designing its office space with call center and BPO design requirements in mind. The Company believes, based on its own market research, that it is a leading provider of office space to BPOs in the Philippines.

As of September 30, 2010, the Office Buildings Division has completed seven office buildings, and has a plan to develop additional buildings. All of the Company's completed office building projects are located in Metro Manila, and are described below.

Name,	Location	Size & Designation	Approximate gross floor area
Galleria Corporate Center	Along EDSA corner Ortigas Avenue, Quezon City	30-storey	30,000 sq.m
Robinsons Equitable Tower	Corner of ADB and Poveda Streets, Pasig City	45-storey	82,000 sq.m
Robinsons Summit Center	Ayala Avenue, Makati City	37-storey	61,000 sq.m
Robinsons Cybergate Center Tower 1	Pioneer Street, Mandaluyong City	18-storey	33,000 sq.m
Robinsons Cybergate Center Tower 2	Pioneer Street, Mandaluyong City	27-storey	58,000 sq.m
Robinsons Cybergate Center Tower 3	Pioneer Street, Mandaluyong City	27-storey	56,000 sq.m
Robinsons Cybergate Plaza	EDSA, Mandaluyong City	12-storey	52,000 sq.m

The Company's current office buildings are described as follows:

1. ***Galleria Corporate Center***. This is a 30-storey office tower located along EDSA corner Ortigas Avenue in Quezon City which is directly connected to the Robinsons Galleria shopping mall. The office tower has an approximate gross floor area of 30,000 square meters and an approximate net floor area (comprising only leasable space) of 25,000 square meters. As of September 30, 2009, approximately 83% of the Galleria Corporate Center had been sold while the remaining areas, which are owned by RLC, had a 100% occupancy rate.

2. ***Robinsons-Equitable Tower***. This is a 45-storey office tower located at the corner of ADB Avenue and Poveda Street in Pasig City. The office tower has an approximate gross floor area of 82,000 square meters and an approximate net floor area (comprising only leasable space) of 52,000 square meters. As of September 30, 2009, RLC had sold approximately 76% of the net floor area within Robinsons-Equitable Tower and retains the rest for lease. Robinsons-Equitable Tower had a 87% occupancy rate as of September 30, 2009.

3. ***Robinsons Summit Center****.* This is a 37-storey office tower located along Ayala Avenue in the Makati central business district. The office tower has an approximate gross floor area of 61,000 square meters and an approximate net floor area (comprising only leasable space) of 31,000 square meters. RLC owns and is currently leasing out substantially all of the net floor area of this building. Robinsons Summit Center had a 90.6% occupancy rate as of September 30, 2009.

4. ***Robinsons Cybergate Center Tower 1***. This is an 18-storey office building complex located at Pioneer St., Mandaluyong. The office building has an approximate gross floor area of 35,000 square meters and an approximate net floor area (comprising only leasable space) of 27,000 square meters. RLC owns 100% of the net floor area. Robinsons Cybergate Center Tower 1 had a 100% occupancy rate as of September 30, 2009.

5. ***Robinsons Cybergate Center Tower 2***. This is a 27-storey office building, located in the Robinsons Pioneer mixed-use complex next to Robinsons Cybergate Center Tower 1. The office building has an approximate gross floor area of 58,000 square meters and an approximate net floor area (comprising only leasable space) of 44,000 square meters. RLC owns 100% of the net floor area. Robinsons Cybergate Center Tower 2 had a 100% occupancy rate as of September 30, 2009.

6. ***Robinsons Cybergate Center Tower 3***. This is a 27-storey office buildings, located in the Robinsons Pioneer mixed-use complex. The office has an approximate gross floor area of 56,000 square meters and an approximate net floor area (comprising only leasable space) of 45,000 square meters. The building was substantially completed by March 31, 2008. RLC owns 100% of the net floor area. Robinsons Cybergate Center Tower 3 had a 59.2% occupancy rate as of September 30, 2009.

7. ***Robinsons Cybergate Plaza***. This is a 12-storey building, located within the Robinsons Pioneer mixed-use complex, along EDSA. The building has 2 hotel floors with an approximate area of 7,000 square meters and 2 retail floors with an approximate area of 7,000 square meters. The office floors are located at the 7^{th} to 12^{th} floors with a gross leasable area of 22,000 square meters. RLC owns 100% of the net floor area.

iv. Hotels

RLC’s hotels division owns and operates hotels within Metro Manila, Tagaytay City and Cebu City. RLC also, to a lesser extent, is developing new, smaller hotels in connection with its other mixed-use development properties. RLC’s hotels division currently has a portfolio of five hotels.

The hotels division accounted for ₱1.15 Billion or 10% of RLC’s revenues and ₱353.7 Million or 6% of RLC’s EBITDA in fiscal 2010, and ₱1.04 Billion or 10% of RLC’s revenues and ₱313.3 Million or 5% of RLC’s EBITDA in fiscal 2009.

Although the hotels division is an important part of RLC’s business, the Company considers its primary value to be as a complement to its other developments and it has no imminent plans to significantly increase its presence in this market segment.

The table below sets out certain key details of RLC's hotel portfolio as of September 30, 2010:

HOTEL	LOCATION	CLASSIFICATION	NUMBER OF ROOMS
Crowne Plaza Manila Galleria …	Ortigas Avenue, Cor ADB Avenue, Quezon City	De Luxe	263
Holiday Inn Manila Galleria	One ADB Avenue, Ortigas Center, Pasig City	De Luxe	285
Cebu Midtown Hotel……………..	Fuente Osmena, Bo. Capitol, Cebu City	Standard	210
Summit Ridge Hotel ……………..	Aguinaldo Highway, Tagaytay City	De Luxe	108
Go Hotel …………………………..	EDSA, Mandaluyong City	Tourist Inn	223

As of September 2010, the Company’s Hotels Division has an average occupancy rate of 66%.

RLC’s Crowne Plaza and Holiday Inn hotels are managed by Holiday Inn (Philippines), Inc., a subsidiary of the InterContinental Hotels Group (“InterContinental”), pursuant to a long-term management contract. The contract, which commenced in 2003, has a term of ten years and is extendible at the option of RLC for a further ten years. Holiday Inn has the sole and exclusive right to control the operational activities of each hotel. Holiday Inn’s key management duties include, inter alia, handling all personnel matters, including those pertaining to the general manager and financial controller of each hotel, carrying out accounting and budgeting activities in consultation with RLC and operating each hotel in accordance with the operating standards for the appropriate hotel brand. It must also carry out advertising activities in connection with the international sales and marketing programs of the Holiday Inn and Crowne Plaza hotel chains (including use of web-based reservations systems). Holiday Inn receives management and incentive fees for managing these two properties. RLC employs all hotel employees except for key management personnel, including the general manager and financial controller of each hotel and other key personnel as determined by Holiday Inn.

RLC manages the Cebu Midtown Hotel,Tagaytay Summit Ridge Hotel and Go Hotel directly.

c) Significant Subsidiaries

As of September 30, 2009, RLC has four wholly-owned subsidiaries, a 51%-owned subsidiary and an 80%-owned subsidiary, all of which are consolidated with the Company's financial statements.

On March 4, 2009, the Securities and Exchange Commission (SEC) approved the plan of merger of the Parent Company with wholly owned subsidiaries, Robinsons Homes, Inc. (RHI), Trion Homes Development Corporation (THDC) and Manila Midtown Hotels and Land Corporation (MMHLC). The merger resulted to enhanced operating efficiencies and economies, increased financial strength through pooling of resources and more favorable financing and credit facilities. No Parent Company shares were issued in exchange for the net assets of RHI, THDC and MMHLC.

The merger was accounted for similar to a pooling of interest method because the combined entities were under common control, therefore, has no effect on the consolidated financial statements. The subsidiaries after the merger are RII, RRMC, RCL, RPMMC and AAI.

Key details of each of RLC's operating subsidiary companies are set forth below.

1. ***Robinsons Inn, Inc***. : Robinson's Inn, Inc. ("RII") was incorporated on October 19, 1988, has a registered share capital of 25,000,000 and is 100% owned by RLC. RII's principal business is to engage in the development and operation of apartelles, inns, motels, condominiums, apartments and other allied business, and to acquire, purchase, sell, assign or lease land, buildings and other improvements. RII is part of the Company's hotels division, and runs the Robinsons Apartelle which closed operations effective August 31, 2007.

2. ***Robinsons Realty and Management Corporation (RRMC).*** Robinsons Realty and Management Corporation ("RRMC") was registered with the Philippine Securities and Exchange Commission on May 16, 1988 primarily to acquire by purchase, lease, donation or otherwise, and to own, use , improve, develop, subdivide, sell, mortgage, exchange, lease and hold for investment or otherwise, real estate of all kinds.

3. ***Robinsons (Cayman) Limited (RCL).*** Robinsons (Cayman) Limited ("RCL") was incorporated in Cayman Islands, British West Indies on March 25, 1997 with a registered authorized capital stock of US$50,000.00 at $1.00 per share, 1,000 shares of which is subscribed and paid up by Robinsons Land Corporation. The company acts a real estate agent on the international market, among others, for the High Rise and Housing Divisions.

4. ***Robinsons Properties Marketing and Management Corporation***: Robinsons Properties Marketing and Management Corporation ("RPMMC") was incorporated on November 25,1998, has a registered share capital of 1,000,000 and is 100% owned by RLC. RPMMC is part of the Company's high-rise buildings division. RPMMC manages the marketing of the portfolio of residential and office building units that are available for sale through the high-rise buildings division. RPMMC's primary purpose is to acquire, own, use, sell,

exchange, lease and develop real property of all kinds, and to market, manage or otherwise sell and convey buildings, houses, apartments and other structures of whatever kind together with their appurtenances.

5. ***Altus Angeles, Inc.*** : Altus Angeles, Inc. ("AAI") was incorporated on October 30, 2002, has a registered share capital of 400,000 and is 51% owned by RLC. AAI is a joint venture within the Company's commercial centers division. AAI's principal business is to establish, manage and maintain commercial complexes, offer such services and merchandise of all kinds and to do and perform such acts as necessary or incidental to the accomplishment of the foregoing corporate business objects insofar as may be allowed by applicable rules and regulations.

6. ***Altus San Nicolas Corp.***: Altus San Nicolas Corp. ("ASNC") was incorporated on March 28, 2007, has a registered share capital of 40,000,000 and is 80% owned by RLC. ASNC is a joint venture within the Company's commercial centers division. ASNC's principal business is to establish, manage and maintain a commercial complex and to enter into all kinds of contracts, agreements, and obligations for the leasing of commercial space or the disposition, sale of goods and merchandise of all kinds and perform such acts and things necessary or incidental to the accomplishment of the foregoing corporate business and objects as may be allowed by applicable laws, rules and regulations, without engaging in retail business.

d) Competition

i. Commercial Centers Division

RLC has two major competitors in its commercial centers division. There are a number of other players in the shopping mall business in the Philippines, but they are significantly smaller and, because of the high barriers to entry into the business (which include cost, branding, reputation, scale and access to prime real estate), RLC expects that it will continue to compete principally with these two major companies in this market sector for the foreseeable future. RLC has, however, recently seen an increase in the development of specialty malls by companies that are not traditional players in the industry, and it is unclear whether or how this trend might affect the competitive landscape. Shopping mall operators also face competition from specialty stores, general merchandise stores, discount stores, warehouse outlets and street markets.

RLC believes its strength is in its mixed-use, retail, commercial and residential developments. RLC operates on the basis of its flexibility in developing malls with different sizes depending on the retail appetite of the market per location. It is focused on balancing its core tenant mix and providing a more distinctive shopping mall experience to its loyal customers, as well as its ability to leverage the brand equity and drawingpower of its affiliated companies in the retail trade business.

ii. Residential Division

1. ***Luxuria***

   The Luxuria segment continues to develop projects that caters to the high-end market. It strives to compete with developers who have already established their names in tapping this slice of the market. RLC, being new in this segment of the market, continues to learn from the strong players. There is also competition with regards to the buyers to tap, since it is only a small portion of real estate market.

2. ***Robinsons Residences***

   RLC's close competitors under this segment targets the same market and offers similar products. There are also small players who try to compete for this segment of the market. But because of the significant barriers to entry into the business, such as requirements for industry-specific technological know-how, the considerable capital expenditure required for the acquisition and development of land, the reputation needed to be able to adopt a pre-sale model and the requirement of a large and experienced sales and distribution network, RLC continues to be one of the leading choices of potential buyers.

3. ***Robinsons Communities***

   RLC Robinsons Communities in particular, has numerous competitors in the middle income segment. This is in part a function of the fact that as compared to other business areas, RLC does not enjoy the same "early mover" advantage. Currently, Robinsons Communities' competitors include companies like Avida Land, Filinvest Land, SM Development Corporation and DMCI Homes. Based on public records and independent industry reports and its own market knowledge, the Company believes that it is among the top five middle-ranged condominium developers in the Philippines in terms of revenues from sales. The Company believes that it can successfully compete in this market segment on the basis of its brand name, technical expertise, financial standing and track record of successfully completed, quality projects.

4. ***Robinsons Homes***

RLC has more competitors in its homes division than it does in its commercial centers, office buildings or other residential divisions. This is in part a function of the fact that, as compared to these other business areas, RLC does not enjoy the same “early mover” advantage. In addition, in comparison to the commercial centers, office buildings or residential divisions, which require the resources to acquire land in expensive urban areas and the experience to manage these projects through unit pre-sales, it is relatively easy for smaller players to enter into this business. There is also competition among these players for residential real estate brokers.

Based on public records, independent industry reports and its own market knowledge, the Company believes that it is among the top five housing and land project developers in the Philippines in terms of revenues from sales and further believes that it is able to offer competitive commissions and incentives for brokers, and that it is able to successfully compete on the basis of its brand name and its track record of successful completed quality projects.

RLC competes on the basis of price and the location of its properties (including their proximity to other of the Company’s developments). The Company also believes that its reputation for reliability and delivering quality products on schedule and at good value has contributed to its ability to retain the services of its exclusive and non-exclusive brokers and to its overall success.

iii. Office Buildings Division

The Company believes that competition for office space is principally on the basis of location, availability of space and quality of office space. The Company competes in this market on the basis of the strategic locations of its buildings, including their proximity to the Company’s malls and residences as part of mixed-use developments, and has also began to design its office space with BPO- and call center-specific requirements in mind, in order to better serve that market and make its office buildings more attractive to those potential tenants. The company also believes that its established reputation for completing projects on time and at the committed specifications, as well as delivering quality products at good value has contributed to its ability to retain the services of its exclusive and non-exclusive brokers and to its overall success.

iv. Hotels Division

Hotel occupancy trends in the Philippines are affected by a variety of factors, including the general levels of business and tourist travel to the Philippines, which are in turn influenced by general political and economic conditions within the country. The hotel business has seen a stabilized situation with strong remittances from Filipino overseas workers, the blossoming of business outsource processing in the Philippines and the continuous drive of the Department of Tourism to pursue medical and eco tourism. Year 2010 sets to end with a 15% growth in tourism arrival, and this positive development can also be attributed to the recognition of the Philippines as one of the world's rising value for money destination by the Country Brand Index.

Many major local and global hotel players continue to be active in the Philippines. Consumer considerations are still driven by price, quality, service and location of accommodation. In support of this to further drive and strengthen share, RLC's Holiday Inn Manila Galleria is undergoing a "Refresh" program , a global Holiday Inn campaign set out to drive consistency in the brand knowing that guests will receive the same quality service and experience in every Holiday Inn hotel.

RLC also continues on marketing tie-ups, with its affiliated airline Cebu Pacific, to boost its market share and promote domestic tourism.

e) Sources and availability of raw materials and names of principal suppliers

Construction and development of malls, high-rise office and condominium units as well as land and housing construction are awarded to various reputable construction firms subject to a bidding process and management's evaluation of the price and qualifications of and its relationship with the relevant contractor. Most of the materials used for construction are provided by the contractors themselves in accordance with the underlying agreements, although sometimes the Company will undertake to procure the construction materials when it believes that it has an advantage in doing so. The Company typically will require the contractor to bid for a project on an itemized basis, including separating the costs for project materials that it intends to charge the Company. If the Company believes that it is able to acquire any of these materials (such as cement or steel) at a more competitive cost than is being quoted to it, it may remove these materials from the project bid and enter into a separate purchase order for the materials itself, to reduce project costs.

f) Employees and labor

As of September 30, 2010, RLC and its subsidiaries had a total of 4,084 employees, including 1,421 permanent full-time managerial and support employees and approximately 2,663 contractual and agency employees, grouped by business divisions as follows:

Business	Permanent Employees	Contract Employees	Total Employees
Commercial Centers Division	622	1,939	2,561
High Rise Buildings Division	177	211	388
Housing & Land Development Division	84	182	266
Hotels Division	538	331	869
Total	1,421	2,663	4,084

The 1,421 permanent full-time managerial and support employees of RLC and its subsidiaries as of September 30, 2010 can be broken down by function as follows:

FUNCTION	NO. OF EMPLOYEES
Operational	685
Administrative	450
Technical	286
Total	**1,421**

The Company foresees an increase in its manpower complement to 1,573 employees in the ensuing twelve months.

Almost all of the Company's hotels division employees are covered by a collective bargaining agreement which matures on September 30, 2011 for the Cebu Midtown Hotel and September 30, 2015 for the Holiday Inn Manila Galleria hotel. The Company's other employees are not unionized or party to collective bargaining agreements with the Company.

e) Industry Risk

The Company conducts substantially all of its business activities in the Philippines and all of its major assets are located in the Philippines, which exposes the Company to the performance of the Philippine economy and to Philippine property market risk.

RLC derives substantially all of its revenue and operating profits from its property investment and development activities in the Philippines and its business is therefore highly dependent on the state of the Philippine economy and the Philippine property market. RLC has adopted a diversified business model with both an “investment” component, in which the Company develops, owns and operates real estate projects (principally shopping malls, high-rise office buildings and hotels) and a “development” component, in which RLC develops real estate projects for commercial sale (principally high-rise condominiums and horizontal residential subdivision developments).

Demand for, and prevailing prices of, shopping mall and office leases are, and the performance of the Philippine hotel business is, directly related to the strength of the Philippine economy and the overall levels of business activity in the Philippines. The Company’s commercial centers division is also directly affected by social trends, changing spending patterns and consumer sentiment in the Philippines, which are in turn heavily influenced by economic, political and security conditions in the Philippines. On the development side of the Company’s business, the Philippine property market has in the past been cyclical and property values have been affected by supply of and demand for comparable properties, the rate of economic growth in the Philippines and political developments. The Company is particularly reliant on business from OFWs and expatriate Filipinos, which constitutes a significant portion of the demand for its projects in the residential condominiums division and housing and land development division. This also exposes the Company to the performance of specific economies in which these concentrated groups of potential customers are located, including the United States, Italy and Saudi Arabia. Demand for new residential housing projects in the Philippines, in particular, has also fluctuated in the past as a result of prevailing economic conditions (including overall growth levels and interest rates), the political and security situation in the Philippines and other related factors.

The Philippine economy generally, and the Philippine property market specifically, went through a sharp downturn brought about by the effects of the Asian financial crisis in the late 1990s. The abrupt drop in demand following the Asian financial crisis resulted in reduced levels of retail spending, poor consumer sentiment, a glut in the property market, depressed property prices and reduced demand for new residential projects. Although market conditions have recovered to a certain extent, there can be no assurance that this recovery will continue or that there will not be a recurrence of the conditions experienced during the Asian financial crisis of the late 1990s or similar conditions.

Considerable economic and political uncertainties currently exist in the Philippines that could have adverse effects on consumer spending habits, construction costs, availability of labor and materials and other factors affecting the Company and its businesses. Significant expenditures associated with investment in real estate, such as real estate taxes, maintenance costs and debt payments, generally cannot be correspondingly reduced if changes in the Philippine property market or the Philippine economy cause a decrease in revenues from the Company’s properties. Because of RLC's business concentration in the Philippines, reduced levels of economic growth, adverse changes in the country's political or security situation, or weaker performance of the country's property development market generally could materially adversely affect RLC's profitability.

RLC operates in a highly competitive industry. The Company's future growth and development is dependent, in large part, on the availability of large tracts of land suitable for development. As the Company, particularly its commercial centers, office building and residential condominium divisions, and its competitors attempt to locate sites for development, it may become more difficult to locate parcels of suitable size in locations and at prices acceptable to the Company, particularly in Metro Manila and other urban areas. To the extent that the Company is unable to acquire suitable land at acceptable prices, its growth prospects could be limited and its business and results of operations could be adversely affected.

A number of other commercial center and residential developers and real estate services companies, some with greater financial and other resources and more attractive land banks than the Company, compete with RLC in various aspects of its business. Competition from other real estate developers and real estate services companies may adversely affect RLC's ability to develop and sell its properties or attract and retain tenants, and continued development by these and other market participants could result in saturation of the market for real estate, and in particular shopping malls.

ADDITIONAL REQUIREMENTS AS TO CERTAIN ISSUES OR ISSUER

Not Applicable

Item 2. Properties

Over the years, the Company has invested in a number of properties located across the Philippines for existing and future development projects. All of these properties are fully owned by the Company and none of which are subject to any mortgage, lien or any form of encumbrance. The Company also enters into joint venture arrangements with land owners in order to optimize their capital resources. Not only does this encourage raw land development for future projects but it also provides them exclusive development and marketing rights.

The following are locations of the Company's properties:

Location	Use	Status
Land		
Metro Manila		
Aurora Boulevard, Quezon City	Residential	No encumbrances
Aurora Boulevard, Quezon City	Mixed-use (mall/residential)	No encumbrances
Ayala Avenue, Makati City	Office Building	No encumbrances
EDSA, Mandaluyong City	Mixed-use (mall/hotel/residential)	No encumbrances
EDSA, Ortigas, Quezon City	Mixed-use (mall/hotel/residential)	No encumbrances
Ortigas, Pasig City	Mixed-use (mall/residential/hotel)	No encumbrances
Ortigas Center, Pasig City	Mixed-use (mall/residential/hotel)	No encumbrances
Ermita, Manila	Mixed-use (mall/residential)	No encumbrances
Fort Bonifacio, Taguig	Residential	No encumbrances
Horseshoe Village, Cubao, Quezon City	Residential	No encumbrances
Novaliches, Quezon City	Mixed-use (mall/residential)	No encumbrances
Ortigas, Pasig	Residential	No encumbrances
Ortigas, Pasig (formerly Uniwide)	Mall	No encumbrances
Paco, Manila	Mixed-use (mall/residential)	No encumbrances
Parañaque City	Residential	No encumbrances
Roxas Blvd., Pasay City	Residential	No encumbrances
Sucat, Muntinlupa City	Mixed-use (mall/residential)	No encumbrances
Luzon		
Antipolo Rizal	Residential	No encumbrances
Calasiao, Pangasinan	Mall	No encumbrances
Cabanatuan , Nueva Ecija	Mall	No encumbrances
Dasmariñas, Cavite	Mall	No encumbrances
General Trias, Cavite	Residential	No encumbrances
Imus, Cavite	Mall	No encumbrances
Lipa City, Batangas	Mall	No encumbrances
Lipa City, Batangas	Residential	No encumbrances

Location	Use	Status
Los Baños, Laguna	Mall	No encumbrances
Luisita , Tarlac City	Mall	No encumbrances
Malolos, Bulacan	Mall	No encumbrances
Naga City, Camarines Sur	Land bank	No encumbrances
Pinamucan, Ibaba, Batangas	Land bank	No encumbrances
San Isidro, Batangas City	Residential	No encumbrances
San Fernando, Pampanga	Mall	No encumbrances
San Fernando, La Union	Residential	No encumbrances
Santa Rosa, Laguna	Mall	No encumbrances
Soro-soro, Tanauan, Batangas	Residential	No encumbrances
Tagaytay City, Cavite	Mixed-use (mall/hotel/residential)	No encumbrances
Taytay, Rizal	Land bank	No encumbrances
Palawan	Mixed-use (mall/hotel/residential)	No encumbrances
Visayas		
Bacolod City	Mall	No encumbrances
Cebu	Mixed-use (mall/hotel/residential)	No encumbrances
Dumaguete City	Mixed-use (mall/hotel)	No encumbrances
Iloilo City	Mall	No encumbrances
Tacloban City	Mall	No encumbrances
Mindanao		
Butuan, Agusan Del Norte	Mall	No encumbrances
Davao City, Davao del Sur	Mall	No encumbrances
General Santos City, South Cotabato	Mall	No encumbrances
General Santos City, South Cotabato	Residential	No encumbrances
Building & Improvements		
Metro Manila		
EDSA, Mandaluyong City	Mixed-use (mall/hotel/residential)	No encumbrances
EDSA, Ortigas, Quezon City	Mixed-use (mall/hotel/residential)	No encumbrances
Ermita, Manila	Mixed-use (mall/residential)	No encumbrances
Novaliches, Quezon City	Mixed-use (mall/residential)	No encumbrances
Ortigas, Pasig City	Mixed-use (mall/hotel/residential)	No encumbrances
Paco, Manila	Mixed-use (mall/residential)	No encumbrances
Ayala Avenue, Makati City	Office Building	No encumbrances
Luzon		
Angeles City, Pampanga	Mall	No encumbrances
Cainta, Rizal	Mall	No encumbrances
Dasmariñas, Cavite	Mall	No encumbrances
Imus, Cavite	Mall	No encumbrances

Location	Use	Status
Lipa City, Batangas	Mall	No encumbrances
Los Baños, Laguna	Mall	No encumbrances
Luisita, Tarlac City	Mall	No encumbrances
San Fernando, Pampanga	Mall	No encumbrances
Santa Rosa, Laguna	Mall	No encumbrances
Cabanatuan , Nueva Ecija	Mall	No encumbrances
Pulilan, Bulacan	Mall	No encumbrances
Tagaytay City, Cavite	Mixed-use (mall/hotel)	No encumbrances
San Nicolas, Ilocos Norte	Mall	No encumbrances
Visayas		
Bacolod City	Mall	No encumbrances
Fuente Osmena, Cebu City	Mixed-use (mall/hotel)	No encumbrances
Iloilo City	Mall	No encumbrances
Tacloban City, Leyte	Mall	No encumbrances
Dumaguete City	Mall	No encumbrances
Don Gil Garcia, Cebu City	Mixed-use (mall/clinics/office)	No encumbrances
Mindanao		
Cagayan De Oro City, Misamis Oriental	Mall	No encumbrances
Davao City	Mall	No encumbrances
General Santos City	Mall	No encumbrances

The Company owns all the properties upon which all of its existing commercial centers are located, except for the following: (i) Robinsons Place Iloilo, (ii) Robinsons Cagayan de Oro, (iii) Robinsons Cainta and (iv) Robinsons Pulilan. These four properties are leased at prevailing market rates. The leases for the Iloilo and Cagayan de Oro properties are for 50 years each and commenced in October 2001 and December 2002, respectively. The leases for the Cainta and Pulilan properties are for 25 years and commenced in December 2003 and January 2008, respectively. Renewal options for Cainta and Pulilan are available to the Company. Total rent expense amounted to ₱131 Million in 2010, ₱156 Million in 2009, and ₱159 Million in 2008.

Item 3. Legal Proceedings

The Company and its subsidiaries and affiliates are subject to various civil and criminal lawsuits and legal actions arising in the ordinary course of business. In the opinion of RLC's management, none of the lawsuits or legal actions to which it is currently subject will materially affect the daily operations of its business nor will they have a material effect on the Company's consolidated financial position.

Item 4. Submission of Matters to A Vote of Security Holders

There were no matters submitted to a vote of security holders during the fourth quarter of the fiscal year covered by this report.

Item 5. Regulatory and Environmental Matters

a) Shopping Malls

Shopping mall centers are regulated by the local government unit of the city or municipality where the establishment is located. In line with this, mall operators must secure the required mayor's permit or municipal license before operating. In addition, no mall shall be made operational without complying first with the provisions of the fire code and other applicable local ordinances. Furthermore, shopping malls with food establishments must obtain a sanitary permit from the Department of Health. It is also compulsory for shopping malls discharging commercial wastewater to apply for a wastewater discharge permit from the DENR and to pay the fee incidental to the permit.

As a tourism-related establishment, shopping malls may obtain accreditation from the Department of Tourism. A shopping mall can only be accredited upon conformity with the minimum physical, staff and service requirements promulgated by the Department of Tourism.

b) Residential condominium and housing and land projects

Presidential Decree No. 957 as amended, is the principal statute which regulates the development and sale of real property as part of a condominium project or subdivision. Presidential Decree No. 957 covers subdivision projects and all areas included therein for residential, commercial, industrial and recreational purposes as well as condominium projects for residential or commercial purposes. The HLURB is the administrative agency of the Government which, together with local government units, enforces this decree and has jurisdiction to regulate the real estate trade and business.

All subdivision and condominium plans for residential, commercial, industrial and other development projects are subject to approval by the relevant local government unit in which the project is situated. The development of subdivision and condominium projects can commence only after the relevant government body has issued the development permit.

Further, all subdivision plans and condominium project plans are required to be filed with and approved by the HLURB. Approval of such plans is conditional on, among other things, the developer's financial, technical and administrative capabilities. Alterations of approved plans which affect significant areas of the project, such as infrastructure and public facilities, also require the prior approval of the relevant local government unit. Owners of or dealers in real estate projects are required to obtain licenses to sell before making sales or other dispositions of lots or real estate projects. Dealers, brokers and salesmen are also required to register with the HLURB. Project permits and licenses to sell may be suspended, cancelled or revoked by the HLURB by itself or upon a verified complaint from an interested party for reasons such as non-delivery of title to fully-paid buyers or deviation from approved plans. A license or permit to sell may only be suspended, cancelled or revoked afer a notice to the developer has been served and all parties have been given an opportunity to be heard in compliance with the HLURB's rules of procedure and other applicable laws. Subdivision or condominium units may be sold or offered for sale only after a license to sell has been issued by the HLURB. The license to sell may be issued only against a performance bond posted to guarantee the completion of the construction of the subdivision or condominium project and compliance with applicable laws and regulations.

There are essentially two different types of residential subdivision developments, which are distinguished by different development standards issued by the HLURB. The first type of subdivision, aimed at low-cost housing, must comply with Batas Pambansa Blg. 220, which allows for a higher density of building and relaxes some construction standards. Other subdivisions must comply with Presidential Decree 957, which set out standards for lower density developments. Both types of development must comply with standards regarding the suitability of the site, road access, necessary community facilities, open spaces, water supply, the sewage disposal system, electrical supply, lot sizes, the length of the housing blocks and house construction.

Under current regulations, a developer of a residential subdivision is required to reserve at least 30% of the gross land area of such subdivision for open space for common uses, which include roads and recreational facilities. A developer of a commercial subdivision is required to reserve at least 3.5% of the gross project area for parking and pedestrian malls.

Further, Republic Act No. 7279 requires developers of proposed subdivision projects to develop an area for socialized housing equivalent to at least 20% of the total subdivision area or total subdivision project cost, at the option of the developer, within the same or adjacent regions, whenever feasible, and in accordance with the standards set by the HLURB. Alternatively, the developer may opt to buy socialized housing bonds issued by various accredited government agencies or enter into joint venture arrangements with other developers engaged in socialized housing development. The Company has benefited from providing low-income housing or projects of such types which are financially assisted by the government. These policies and programs may be modified or discontinued in the future. The Government may also adopt regulations which may have the effect of increasing the cost of doing business for real estate developers. Under current law, income derived by domestic corporations from the development and sale of socialized housing which currently, among other things, must have a basic selling price of no more than ₱300,000, is exempt from project related income taxes. Under the current Investment Priorities Plan issued by the Board of Investments, mass housing projects including development and fabrication of housing components, are eligible for government incentives subject to certain policies and guidelines. In the future, since the sale of socialized housing units comprise a portion of homes sold by the Company, any changes in the tax treatment of income derived from the sale of socialized housing units may affect the effective rate of taxation of the Company.

c) Hotels

The Philippine Department of Tourism promulgated the Hotel Code of 1987 (the "Hotel Code") in order to govern the business and operation of all hotels in the Philippines. Investors that wish to operate a hotel must first register and apply for a license with the local government of the city or municipality where the hotel is located. For purposes of registration and licensing, hotels are classified into four groups: De Luxe Class, First Class, Standard Class and Economy Class. The Hotel Code provides minimum standards for the establishment, operation and maintenance of hotels depending on the hotel's classification.

A certificate of registration and license as a hotel will not be granted unless the relevant establishment has passed all the conditions of the Hotel Code, the Fire and Building Codes, Zoning Regulations and other municipal ordinances. Furthermore, hotels can only be opened for public patronage upon securing of a sanitary permit from the city or municipal health office having jurisdiction over the establishment. The Department of Tourism is the government agency which is tasked with the accreditation of hotels. The Department promulgates the minimum standards and procedures for hotel accreditation. While accreditation is non-compulsory, accredited hotels are given incentives by the Department of Tourism.

d) Zoning and Land Use

Under the agrarian reform law currently in effect in the Philippines and the regulations issued thereunder by the DAR, land classified for agricultural purposes as of or after 15 June 1988, cannot be converted to non-agricultural use without the prior approval of DAR.

Land use may be also limited by zoning ordinances enacted by local government units. Once enacted, land use may be restricted in accordance with a comprehensive land use plan approved by the relevant local government unit. Lands may be classified under zoning ordinances as commercial, industrial, residential or agricultural. While a procedure for change of allowed land use is available, this process may be lengthy and cumbersome.

e) Special Economic Zone

The Philippine Economic Zone Authority ("PEZA") is a government corporation that operates, administers and manages designated special economic zones ("Ecozones") around the country. Ecozones, which are generally created by proclamation of the President of the Philippines, are areas earmarked by the government for development into balanced agricultural, industrial, commercial, and tourist/recreational regions.

An Ecozone may contain any or all of the following: industrial estates, export processing zones, free trade zones, and tourist/recreational centers. PEZA registered enterprises locating in an Ecozone are entitled to fiscal and non-fiscal incentives such as income tax holidays and duty free importation of equipment, machinery and raw materials.

Information technology ("IT") enterprises offering IT services (such as call centers, and business process outsourcing using electronic commerce) are entitled to fiscal and non-fiscal incentives if they are PEZA-registered locators in a PEZA-registered IT Park, IT Building, or Ecozone. An IT Park is an area which has been developed into a complex capable of providing infrastructures and other support facilities required by IT enterprises, as well as amenities required by professionals and workers involved in IT enterprises, or easy access to such amenities. An IT Building is an edifice, a portion or the whole of which, provides such infrastructure, facilities and amenities.

PEZA requirements for the registration of an IT Park or IT Building differ depending on whether it is located in or outside Metro Manila. These PEZA requirements include clearances or certifications issued by the city or municipal legislative council, the DAR, the National Water Resources Board, and the DENR.

The Company actively seeks PEZA registration of its buildings, as this provides significant benefits to the Company's tenants. PEZA registration provides significant tax incentives to those of the Company's customers that are PEZA-registered (they can, for example, avail themselves of income tax incentives such as income tax holidays or 5% gross income taxation), thereby making tenancy in the Company's PEZA-registered buildings potentially more attractive to them. As of fiscal September 2010, the Robinsons Pioneer mixed-use complex was in a PEZA Ecozone, the Robinsons Equitable Tower and Robinsons Summit Center were PEZA-registered buildings. A number of malls are also PEZA-registered.

PART II - OPERATIONAL AND FINANCIAL INFORMATION

Item 6. Market Information

Data on the quarterly price movement of its shares for the past three fiscal years are set forth below.

	2010			2009			2008		
Quarter	**High**	**Low**	**Close**	**High**	**Low**	**Close**	**High**	**Low**	**Close**
1	13.00	12.75	13.00	4.90	4.70	4.90	16.50	16.00	16.50
2	14.50	14.25	14.50	4.60	4.50	4.50	10.75	10.25	10.25
3	15.00	14.50	14.75	6.80	6.70	6.80	7.70	7.40	7.40
4	16.10	16.04	16.06	10.75	10.25	10.50	7.70	7.50	7.60

Additional information as of December 31, 2011 are as follows:

Market Price:	**Fiscal Year 2011**	**High**	**Low**
	Oct. to Dec. 2010	₱16.30	₱ 15.26

Item 7. Dividends

RLC declared cash dividends for each of the fiscal years 2010, 2009 and 2008.

For fiscal year 2010, the Company declared a cash dividend of ₱0.48 per share from unrestricted Retained Earnings as of September 30, 2009 to all stockholders on record as of May 5, 2010. The cash dividends were paid out on May 20, 2010.

For fiscal year 2009, the Company declared a cash dividend of ₱0.25 per share from unrestricted Retained Earnings as of September 30, 2008 to all stockholders on record as of May 15,2009. The cash dividends were paid out on June 10, 2009.

For fiscal year 2008, the Company declared a cash dividend of ₱0.53 per share from unrestricted Retained Earnings as of September 30, 2007 to all stockholders on record as of May 16, 2008. The cash dividends were paid out on June 12, 2008.

RLC's retained earnings include accumulated equity in undistributed net earnings of subsidiaries amounting to ₱ 365 Million, ₱ 345 Million, and ₱348 Million in 2010, 2009 and 2008. These amounts are not available for dividend declaration until received in the form of dividends.

Item 8. Principal Shareholders

The following table sets forth the Company's top twenty shareholders and their corresponding number of shares held as of September 30, 2010:

	Name of Stockholders	No. of Shares Held	Percent to Total Outstanding
1	JG Summit Holdings, Inc.	1,648,417,051	60.40%
2	PCD Nominee Corporation (Non-Filipino)	665,280,350	24.38%
3	PCD Nominee Corporation (Filipino)	383,873,056	14.07%
4	Elizabeth Yu	8,737,200	0.32%
5	John Gokongwei, Jr.	8,124,721	0.30%
6	Cebu Liberty Lumber	2,203,200	0.08%
7	James L. Go	1,123,996	0.04%
8	Elizabeth Y. Gokongwei &/or John Gokongwei, Jr.	988,000	0.04%
9	Catalino S. Ngochua	720,000	0.03%
10	Lily Cristina Ngochua	720,000	0.03%
11	Lance Gokongwei	536,000	0.02%
12	Alberto Mendoza &/or Jeanie Mendoza	532,800	0.02%
12	Robina Yu Gokongwei	360,000	0.01%
13	Mariano K. Tan	360,000	0.01%
14	Samuel C. Uy	324,000	0.01%
15	John L. Gokongwei, Jr.	300,000	0.01%
16	Elizabeth Yu Gokongwei	275,000	0.01%
16	Sy Ha	228,600	0.01%
17	Frederick D. Go	225,001	0.01%
18	Valentin Khoe	217,800	0.01%
19	Ong Tiong	204,996	0.01%
20	Yeung Jo Chun	180,000	0.01%
20	Lisa Yu Gokongwei	180,000	0.01%
20	Henry Dy	180,000	0.01%
	OTHERS	4,928,686	0.18%
	Total	**2,729,220,457**	**100.00%**

Item 9. Management Discussion and Analysis of Financial Condition and Results of Operation

a) Results of Operations and Financial Condition

RLC derives its revenues from real estate operations and hotel operations. Revenues from real estate operations account for approximately 90% of the Company's total revenues and are derived from the lease of commercial spaces in the various Robinsons malls, the lease and sale of space from RLC's office buildings, and the sale of residential units from the Company's various housing projects. Approximately 10% of total revenues are derived from hotel operations.

i. Year ended September 30, 2010 versus same period in 2009

RLC generated total gross revenues of ₱11.30 Billion for fiscal year 2010, an increase of 5% from ₱10.73 Billion of total gross revenues for fiscal year 2009. Net profit for the fiscal year 2010 amounted to ₱3.59 Billion, up by 10% compared to fiscal year 2009. RLC's net profit growth would have been higher at 13% if the ₱103 Million gain from interest rate swap transaction last year was excluded. EBITDA amounted to ₱6.41 Billion this year, up by 8% from last year.

The Commercial Centers Division accounted for ₱5.74 Billion of the real estate revenues for the year versus ₱4.21 Billion last year. The 36% increase in revenues of the Commercial Centers Division was principally due to newly opened malls particularly Robinsons Place General Santos, Robinsons Ilocos Norte, Robinsons Place Dumaguete, and Cybergate Cebu. Rental escalations and strong take up of leased areas of the Company's mall space after renovation and expansion work of existing malls increased the rental revenue by 7.74%. Significant rental contribution came from Robinsons Place Tacloban, Robinsons Place Manila, Galleria mall, Robinsons Place Lipa and Robinsons Cybergate Davao, among others. Amusement revenue during the year of ₱712 Million was likewise recorded as a result of operating the Robinsons Movieworld starting fiscal year 2010. Interest income from money market placements contributed ₱419.45 Million during fiscal year 2010 or 417% from ₱83.8 Million last year. The Division's EBIT and EBITDA have shown positive variances of 34% and 29%, respectively.

The Company's Residential Division realized gross revenues of ₱3.22 Billion contracted by 26% from ₱4.37 Billion last year due to lower construction completion. As a result of the decrease in realized gross revenues, Residential Division Income Before Income Tax (EBIT) has shown a negative variance of 45%, while EBITDA showed a decrease of 44%.

The Office Buildings Division reported revenues of ₱1.18 Billion compared to ₱1.11 Billion over the same period last year. This 6% increase in lease income was due mainly to new office space available for lease in Robinsons Cybergate Towers 3 and completion of Cybergate Plaza. The Division's EBIT and EBITDA have shown positive variances of 14% and 10%, respectively.

The Hotels Division, a major contributor to the Company's recurring revenues, registered gross revenues of ₱1.15 Billion as against last year's ₱1.04 Billion. The 11% increase in hotel revenues was principally due to the opening of Summit Ridge Hotel in Tagaytay and Go Hotel in Mandaluyong City. The average occupancy rates of the Company's hotels are 75% for Crowne Plaza Manila Galleria, 76% for Holiday Inn Manila Galleria (HIMG), 56% for Cebu Midtown Hotel, 36% for the Summit Ridge Hotel and 73% for the newly opened Go Hotel. Hotels Division Income Before Income Tax (EBIT) has shown a positive variance of 17%, while EBITDA showed a positive variance of 13%.

Real Estate cost and expenses remained steady at ₱4.13 Billion this year. Lower cost of real estate sale of sold residential units was offset by higher depreciation and cinema cost. Hotel expenses increased to ₱996.9 Million or 10% as compared to last year of ₱905.8 Million due to higher operational expenses at Summit Ridge Hotel and Go Hotel.

Interest income increased to ₱702.1 Million from ₱237.8 Million last year due to higher level of money market placements and other financial assets.

Total assets of the Company stood at ₱53.1 Billion, a growth of 3% from total assets of ₱51.4 Billion in 2009. Cash and Cash Equivalents decreased by ₱3.4 Billion due to payment for ongoing projects. Increase in Receivables of 34% to ₱5.45 Billion is due to receivable from an affiliate. Subdivision Land and Condominium and Residential Units For Sale went up by 22% to ₱6.19 Billion from ₱5.08 Billion last year due to project development costs of new residential projects and existing projects.

Acquisition of land for future development and completion of Robinsons Place Dumaguete, Robinsons Ilocos Norte, and on going major renovations of the two flagship malls (Manila and Galleria) and on going construction at Robinsons Magnolia, raised the level of Investment by 9% from ₱29.29 Billion last year to ₱31.93 Billion this year. Property and Equipment increased by 6.7% to ₱2.33 Billion due to completion of Summit Ridge Hotel and Go Hotel. Other Assets decreased by 12% to ₱1.69 Billion as Advances to Altus San Nicolas Corp., a joint venture agreement with VVH Realty Corporation, was transferred to Investments account.

Accounts Payable and Accrued Expenses decreased by 15% due to higher level of payments. Loans Payable went down to ₱15 Billion due to payment of matured loans during the fiscal year. Deposits and Other liabilities went up by 18.6% to ₱4.14 Billion due to higher level of deposits from lessees of newly opened malls and higher deposits from real estate buyers.

Stockholder's Equity for the period stood at ₱27.73 Billion, up by 8% from ₱25.5 Billion last year due to current earnings of ₱3.59 Billion, net of payment of cash dividends of ₱1.312 Billion and acquisition of Treasury Stocks of ₱221 Million.

RLC's key performance indicators are Gross Revenues, EBIT (Income Before Interest Expense and Income Tax), EBITDA, Net Income and Debt to Equity Ratio. The Company's financial position remains solid, with a total debt to equity ratio of 0.54:1 vis-à-vis last year's 0.59:1. Net Financial debt equity ratio stood at 0.34:1 for fiscal year 2010 and 0.24:1 for 2009. Earnings per share for the year amounted to ₱1.31 per share this year compared to ₱1.19 per share last year. Net Book Value per share amounted to ₱10.08 and ₱9.26 for the years September 30, 2010 and 2009, respectively.

Capital expenditures for the fiscal year ended 2010 amounted to ₱6.5 Billion. Funding for the capital expenditures was sourced from long-term borrowings and internally generated funds.

ii. Year ended September 30, 2009 versus same period in 2008

RLC's net profit for the fiscal year 2009 amounted to ₱3.27 Billion, up by 4% compared to fiscal year 2008. Exluding ₱103 Million gain from interest rate swap transaction this year and a ₱253 Million reduction of deferred income tax last year, RLC's net profit growth is much higher at 10%. Although revenues was slightly down by 4% to ₱10.73 Billion, pre-tax profits still grew by 14% due to better cost control management. EBITDA amounted to ₱5.95 Billion this year, up by 12%. Net Income attributable to Parent Company amounted to ₱3.26 Billion this year compared to ₱3.15 Billion last year.

The Commercial Centers Division accounted for ₱4.21 Billion of the real estate revenues for the year versus ₱3.69 Billion last year. The 14% increase in revenues of the Commercial Centers Division was principally due to newly opened malls particularly Summit Ridge – Tagaytay, Robinsons Place – Tacloban, Robinsons Cabanatuan and Robinsons Place – Davao. Rental escalations and strong take up of leased areas of the Company's mall space after renovation and expansion work of existing malls increased the rental revenue by 9.7%. Significant rental contribution came from Robinsons Place Manila, Galleria mall, Robinsons Place Sta Rosa and Robinsons Place Lipa, among others. The Division's EBIT and EBITDA have shown positive variances of 29.9% and 20.0%, respectively.

The Company's Residential Division realized gross revenues of ₱4.37 Billion, down by 20% from ₱5.46 Billion last year due to construction completion. Despite the decrease in gross revenues, Residential Division Income Before Income Tax (EBIT) has shown a slight decrease of 1% to ₱1.36 Billion, and EBITDA also showed a slight contraction of 0.5% from last year's figures due to lower cost of sales.

The Office Buildings Division reported revenues of ₱1.11 Billion compared to ₱883.4 Million over the same period last year. This 25.9% increase in lease income was due mainly to new office space available for lease in Robinsons Cybergate Towers 2 and 3. The Division's EBIT and EBITDA have shown positive variances of 19.9% and 17.3%, respectively.

The Hotels Division, a major contributor to the Company's recurring revenues, registered gross revenues of ₱1.04 Billion as against last year's ₱1.14 Billion. The 9.1% decrease in hotel revenues was principaly due to the global travel slowdown. The average occupancy rates of the Company's hotels are 72% for Crowne Plaza Galleria Regency, 77% for Holiday Inn Galleria Manila (HIGM), 54% for Cebu Midtown Hotel and 23% for the newly opened Summit Ridge Hotel. Hotels Division Income Before Income Tax (EBIT) has shown a negative variance of 32.1%, while EBITDA showed a negative variance of 14.4%.

Real Estate cost and expenses decreased by 18.9% from ₱5.09 Billion last year to ₱4.13 Billion this year due to lower project completion at Residential Division, particularly Otis 888 Residences, Gateway Garden Ridge and Three Adriatico Place. Hotel expenses decreased to ₱905.9 Million or 4% as compared to last year of ₱947.52 Million due to lower operational expenses as a result of lower room occupancy.

Interest income decreased from ₱494.7 Million last year to ₱237.8 Million due to lower level of discount amortization of installment contract receivables.

Total assets of the Company stood at ₱51.48 Billion, a growth of 27.7% from total assets of ₱40.31 Billion in 2008. This was due to successful two bond offerings totalling ₱10 Billion in July and August 2009. Cash and Cash Equivalents increased by ₱8.4 Billion brought about by proceeds from these bond offerings. Decrease in Receivables of 6.53% to ₱4.07 Billion is due to lower installment sales of Residential Buildings Division. Acquisition of land for future development and completion of Robinsons Cabanatuan, Tagaytay, Davao, Tacloban and General Santos, and Robinsons Cybergate Plaza located beside the Robinsons mall in Pioneer, raised the level of Investment by 6.7% from ₱25.76 Billion last year to ₱27.49 Billion this year. Property and Equipment increased by 19.41% to ₱2.18 Billion due to completion of Summit Ridge Hotel. Other Assets increased by 45% to ₱1.92 Billion due to Advances to Altus San Nicolas Corp., a joint venture agreement with VVH Realty Corporation (see Note 12 of Notes to Financial Statement).

Accounts Payable and Accrued Expenses slightly decreased by 2.85% was due to slightly higher payment of trade payables. Loans Payable went up to ₱15 Billion due to the ₱10 Billion bond offerings. Deposits and Other liabilities went down by 18.44% to ₱3.49 Billion due to payment of liabilities to an affiliated company.

Stockholder's Equity for the period stood at ₱25.57 Billion, up by 11.22% from ₱22.99 Billion last year due to current earnings of ₱3.27 Billion, net of declaration of cash dividends of ₱687 Million.

RLC's key performance indicators are Gross Revenues, EBIT (Income Before Income Tax), EBITDA, Net Income and Debt to Equity Ratio. The Company's financial position remains solid, with a total debt to equity ratio of 0.59:1 vis-à-vis last year's 0.26:1. Net Financial debt equity ratio stood at 0.24:1 for both years. Earnings per share for the year amounted to ₱1.19 per share this year compared to ₱1.15 per share last year. Net Book Value per share for the years September 30, 2009 and 2008 amounted to ₱9.26 and ₱8.33 , respectively.

Capital expenditures used in investments in real properties including capitalized interest amounted to ₱6.3 Billion for the fiscal year 2009. Funding for the capital expenditures was sourced from long-term borrowings and internally generated funds.

iii. Year ended September 30, 2008 versus same period in 2007

RLC generated total gross revenues of ₱11.18 Billion for fiscal year 2008, an increase of 25.8% from ₱8.89 Billion of total gross revenues for fiscal year 2007. RLC's Commercial Centers Division contributed 33.06% while its High Rise Division accounted for 50.44% of the Company's gross revenues. Income Before Income Tax for the year was ₱3.76 Billion, an increase of 10.2% from ₱3.42 Billion the previous year. The Company's EBITDA of ₱5.32 Billion for fiscal year 2008 has shown a positive variance of 10.4% from last year's ₱4.82 Billion mainly due to higher revenues. RLC's Net Income increased by 29% to ₱3,15 Billion compared to ₱2.45 Billion last year. In 2008, the income includes an extraordinary adjustment to reduce provision for deferred income tax amounting to about ₱300 Million. The adjustment was necessitated by the reduction of the legislated corporate income tax rate starting January 2009.

The Commercial Centers Division accounted for ₱3.697 Billion of the real estate revenues for the year versus ₱3.539 Billion last year. The 4.5% increase in revenues of the Commercial Centers Division was principally due to rental escalations, and strong take up of leased areas of the Company's mall space after renovation and expansion work. Significant rental contribution came from Robinsons Place Manila, Galleria mall, Robinsons Place Novaliches, Otis mall and Luisita mall in Tarlac City, among others. The Division's EBIT and EBITDA have shown positive variances of 9.4% and 8.3%, respectively.

The Company's Residential Division realized gross revenues of ₱5.46 Billion, up by 55% from ₱3.526 Billion last year due to initial take up of realized revenues from its ongoing residential condominium properties, specifically, East of Galleria, Gateway Garden Ridge, Otis 888 Residences, and Gateway Garden Heights. Residential Division Income Before Income Tax (EBIT) has shown a positive variance of 6.9% to ₱1.38 Billion, while EBITDA showed a positive variance of 6.9% from last year's figures due to higher revenues and increase in financing income.

The Office Buildings Division reported revenues of ₱883.4 Million compared to ₱714.5 Million over the same period last year. This 24% increase in lease income was largely attributable to the opening of the Company's new Cybergate Center Tower 3 during the year as well as increased occupancy rates and generally higher rental rates of its office buildings. The Division's EBIT and EBITDA have shown positive variances of 23.8% and 26.2%, respectively.

The Hotels Division, a major contributor to the Company's recurring revenues, registered gross revenues of ₱1.139 Billion as against last year's ₱1.108 Billion. The 2.8% increase in hotel revenues was principaly due to revenue growth attributable to Crowne Plaza Hotel. The Company's two other hotels continue to register satisfactory occupancy rates. The average occupancy rates of the Company's hotels are 76.65% for Crowne Plaza Galleria Regency, 79.54% for Holiday Inn Galleria Manila (HIGM), and 64.57% for Cebu Midtown Hotel. Hotels Division Income Before Income Tax (EBIT) has shown a positive variance of 3.2%, while EBITDA has shown a positive variance of 7.1%, from last year's figures mainly due to lower operating costs.

Real Estate cost and expenses increased by 60.2% from ₱3.18 Billion last year to ₱5.09 Billion this year due to higher units sold and to higher project completion at High Rise Division, particularly East of Galleria, Gateway Garden Ridge, Otis 888 Residences, and Gateway Garden Heights. Hotel expenses increased to ₱947.9 Million or 2.8% as compared to last year of ₱922.02 Million due to higher depreciation. General and administrative expenses slightly increased by 5.1% from ₱1.25 Billion to ₱1.32 Billion, due to higher advertising and promotional expense.

Interest income decreased from ₱710.4 Million last year to ₱494.7 Million due to lower level of discount amortization of installment contract receivables and lower level of interest from money market placements.

Level of interest expense on lease deposits in 2008 dropped to ₱60.6 Million from ₱119 Million in 2007. This is due to prior period adjustment in interest expense included in 2007.

Total assets of the Company stood at ₱40.3 Billion, a growth of 9.6% from total assets of ₱36.8 Billion in 2007. Cash and Cash Equivalents decreased by 66.63% to ₱519.08 Million due to higher level of cash last year brought about by proceeds from equity offering. Increase in Receivables of 48.4% to ₱4.4 Billion is due to higher installment sales of High Rise Division. Decrease in Subdivision Land and Condominium and Residential Units For Sale of 16.1% was due to higher level of realized cost of condominium and housing units sold. Acquisition of land for future development and completion of Robinsons Midtown - Malate, Robinsons Place-Otis, and Robinsons Cybergate Center Tower 3 located beside the Robinsons mall in Pioneer, raised the level of Investment by 15.2% from ₱23.9 Billion last year to ₱27.5 Billion this year. Other Assets increased by 8.8% to ₱1.4 Billion due to higher level of input tax.

Increase in level of Accounts Payable and Accrued Expenses of 24.5% was due to the accrual of construction cost for various ongoing projects. Loans Payable went up to ₱6 Billion due to additional bank borrowings. Deposits and Other liabilities went down by 12.1% to ₱4.3 Billion due to lower deposits from real estate buyers whose accounts were offset against related receivables in line with realized sales recognition. Deferred tax liabilities decreased from ₱1.8 Billion to ₱1.6 Billion due to partial reversal of deferred taxes due in turn to lower income tax rate, from 35% to 30% starting January 2009.

Stockholder's Equity for the period was ₱22.9 Billion, up by 8.02% from ₱21.2 Billion last year due to current earnings of ₱3.2 Billion, net of declaration of cash dividends of ₱1.5 Billion.

RLC's key performance indicators are Gross Revenues, EBIT (Income Before Income Tax), EBITDA, Net Income and Debt to Equity Ratio. The Company's financial position remains solid, with a total debt to equity ratio of 0.75:1 vis-à-vis last year's 0.73:1. Earnings per share for the year amounted to ₱1.15 per share this year compared to ₱0.89 per share last year. Net Book Value per share for the years September 30, 2008 and 2007 amounted to ₱8.37 and ₱7.75 , respectively.

Capital expenditures used in investments in real properties including capitalized interest amounted to ₱9.5 Billion for the fiscal year 2008. Funding for the capital expenditures was sourced from long-term borrowings and internally generated funds.

Item 10. Trends, Events or Uncertainties that have had or that are reasonably expected to affect revenues and income

a.) The Philippine property market went through a downturn brought about by the effects of the 1997 Asian financial crisis and the slow recovery of the national economy thereafter. The peirod prior to July 1997 saw a boom in the local real estate industry. High rise office and residential condominium buildings rose at a brisk pace and construction of various housing devleopment projects were undertaken simultaneously. However, the demand for real estate dropped abruptly with the onslaught of the Asian crisis as income levels declined and consumers preferred to remain liquid during those uncertain times. Construction was halted on a number of ongoing projects as developers ran into financial difficulties. The abrupt decrease in demand brought about a glut in the property market which, in turn, resulted to a depression in property prices

Improvements in the economy since that time have yet to make a big impact on the real estate industry. There is still an oversupply in certain segments of the market and property prices in these segments continue to remain low. Rental rates for office spaces in the Makati Central Business District ("CBD") are still low while vacancy levels in residential condominium are high. However, improvements can be seen in the demand for affordable residential condominium units. If the current trend of low interest rates and the overall positive performance of the economy are sustained in the medium to long term, demand for real estate may improve. This may also eventually result in an improvement in property prices. For its part, RLC has shifted its thrust to mid-cost residential condominium units, a sector where there is continuing demand, in view of the current state of the industry. It has also started entering into joint venture agreements with landowners for some of its housing projects. A strategy which is expected to result in drastically reduced capital investments for the Company.

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b.) Any events that will trigger direct or contingent financial obligation that is material to the company, including any default or acceleration of an obligation.

Not Applicable

c.) All material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships of the company with unconsolidated entries or other persons created during the reporting period.

Not Applicable

Item 11. Financial Statements

The consolidated financial statements and schedules listed in the accompanying Index to Financial Statements and Supplementary Schedule (page 140) are filed as part of this Form 17-A (pages 68 to 137).

Item 12. Information on Independent Accountant and Other Related Matters

a) External Audit Fees and Services

Audit and Audit-Related Fees

The table below sets forth the aggregate fees billed to the company for each of the last two (2) years for professional services rendered by Sycip, Gorres Velayo & Co. :

Name	2010	2009
Audit and Audit-Related Fees		
Fees for services that are normally provided by the external auditor in connection with statutory and regulatory filings or engagements	₱ 2,769,973	₱ 2,664,435
All Other Fees	-	2,346,400
TOTAL	₱ 2,769,973	₱ 5,010,835

No other service was provided by external auditors to the Company for the fiscal years 2010 and 2009.

b) Changes in and Disagreements with Accountants on Accounting and Financial Disclosure

None

Item 13. Security Ownership of Certain Record and Beneficial Owners and Management

a) Security Ownership of Certain Record and Beneficial Owners

As of September 30, 2010, the Corporation knows no one who beneficially owns in excess of 5% of the Corporation's common stock except as set forth in the table below.

Title of Class	Name and addresses of record owners and relationship with the Corporation	Names of beneficial owner and relationship with record owner	Citizenship	No. of shares held	% to Total Outstanding
Common	JG Summit Holdings, Inc. [1] 43/F Robinsons Equitable Tower, ADB Avenue corner Poveda Street, Ortigas Center, Pasig City (stockholder)	Same as record owner (see note 1)	Filipino	1,648,417,051	60.40%
Common	PCD Nominee Corporation [2] (Non-Filipino) G/F Makati Stock Exchange Bldg. 6767 Ayala Ave., Makati City (stockholder)	PCD Participants and their clients (see note 2)	Filipino	665,280,350	24.38%
Common	PCD Nominee Corporation (Filipino) G/F Makati Stock Exchange Bldg. 6767 Ayala Ave., Makati City (stockholder)	PCD Participants and their clients (see note 2)	Filipino	383,873,056	14.07%

Notes:

1 As of September 30, 2010, Mr. John Gokongwei, Jr., Chairman Emeritus of JG Summit Holdings, Inc. (JGSHI), held 1,009,339,915 shares representing 14.85% of the total outstanding shares of JGSHI. The Chairman and the President of JGSHI are both empowered under its by-laws to vote any and all shares owned by JGSHI, except as otherwise directed by its board of directors. The incumbent Chairman and Chief Executive Officer and President and Chief Operating Officer of JGSHI are Mr. James L. Go and Mr. Lance Y. Gokongwei, respectively.

2 PCD Nominee Corporation is the registered owner of the shares in the books of the Corporation's transfer agent. PCD Nominee Corporation is a corporation wholly owned by the Philippine Depository and Trust Corporation, Inc. (formerly the Philippine Central Depository) ("PDTC"), whose sole purpose is to act as nominee and legal title holder of all shares of stock lodged in the PDTC. PDTC is a private corporation organized to establish a central depository in the Philippines and introduce scripless or book-entry trading in the Philippines. Under the current PDTC system, only participants (brokers and custodians) will be recognized by PDTC as the beneficial owners of the lodged shares. Each beneficial owner of shares through his participants will be the beneficial owner to the extent of the number of shares held by such participant in the records of the PCD Nominee. Out of this account, "ATR-Kim Eng Securities, Inc." and "The Hongkong and Shanghai Banking Corp. Ltd. – Clients' Acct." holds for various trust accounts the following shares of the Corporation as of September 30, 2010:

	No. of shares held	% to total outstanding
ATR-Kim Eng Securities, Inc.	164,931,608	6.04%
The Hongkong and Shanghai Banking Corp. Ltd. – Clients' Acct.	387,486,030	14.20%

The securities are voted by the trustee's designated officers who are not known to the Corporation.

b) Security Ownership Of Management as of September 30, 2010:

Title of Class	Name of beneficial owner	Position	Amount & nature of beneficial ownership	Citizenship	% to Total Outstanding	
A. Executive Officers (see note 1)						
Common	1. James L. Go	Chairman & CEO	1,123,996	Filipino	0.04%	
Common	2. Frederick D. Go	President & COO	225,001	Filipino	0.01%	
Common	3. Henry L. Yap	General Manager.	64,000	Filipino	*	
	Sub-Total		1,412,997		0.05%	
B. Other Directors, Executive Officers and Nominees						
Common	4. John L. Gokongwei, Jr.	Chairman Emeritus	9,412,721 (see note 2)	Filipino	0.34%	
Common	5. Lance Y. Gokongwei	Vice Chairman and Deputy Chief Executive Officer	536,000	Filipino	0.02%	
Common	6. Patrick Henry C. Go	Director	10,000	Filipino	*	
Common	7. Robina Y. Gokongwei-Pe	Director	360,000	Filipino	0.01%	
Common	8. Johnson Robert G. Go, Jr.	Director	1	Filipino	*	
Common	9. Artemio V. Panganiban	Director	1	Filipino	*	
Common	10. Roberto F. de Ocampo	Director	1	Filipino	*	
Common	11. Emmanuel C. Rojas, Jr.	Director	601	Filipino	*	
	12. Rodolfo T. Malit	First Vice President-Controller	102,000	Filipino	*	1
	Sub-Total		10,421,325		0.38%	
C. All directors and executive officers & nominees as a group unnamed			**11,834,322**		**0.43%**	

c) Voting Trust Holder of 5% or more - as of September 30, 2010

There are no persons holding more than 5% of a class under a voting trust or similar agreement.

d) Changes in Control

There has been no change in control of the Company since September 30, 2010.

Notes:

[1] As defined under Part IV (B)(1)(b) of SRC Rule 12, the "named executive officers" to be listed refer to the Chief Executive Officer and those that are the four (4) most highly compensated executive officers as of September 30, 2010

[2] Sum of shares in the name of "John Gokongwei, Jr." for 8,124,721, "John L. Gokongwei, Jr." for 300,000 and "Elizabeth Y. Gokongwei and/or John Gokongwei" for 988,000.

* less than 0.01%

PART III- CONTROL AND COMPENSATION INFORMATION

Item 14. Directors and Executive Officers of the Registrant

The overall management and supervision of the Company is undertaken by the Board of Directors. The Company's executive officers and management team cooperate with the Board of Directors by preparing appropriate information and documents concerning business operations, financial condition and results of operations of the Company for its review. Currently, the Board of Directors of the Company consists of ten members, of which three are independent directors.

The table below sets forth Board of Directors and Executive Officers of the Company as of September 30, 2010:

Name	Age	Position	Citizenship
John L. Gokongwei, Jr.	84	Director, Chairman Emeritus	Filipino
James L. Go............................	71	Director, Chairman and Chief Executive Officer	Filipino
Lance Y. Gokongwei	43	Director, Vice Chairman & Deputy Chief Executive Officer	Filipino
Frederick D. Go........................	41	Director, President & Chief Operating Officer	Filipino
Patrick Henry C. Go	40	Director	Filipino
Johnson Robert G. Go, Jr.	45	Director	Filipino
Robina Y. Gokongwei-Pe	49	Director	Filipino
Artemio V. Panganiban	73	Director (Independent)	Filipino
Roberto F. de Ocampo.............	64	Director (Independent)	Filipino
Emmanuel C. Rojas, Jr.	74	Director (Independent)	Filipino
Arlene G. Magtibay.	47	General Manager	Filipino
Abigail Joan R. Cosico.............	37	General Manager	Filipino
Henry L. Yap	46	General Manager	Filipino
Raoul E. Littaua	47	Senior Vice President	Filipino
Constante T. Santos.................	62	Senior Vice President	Filipino
Bach Johann M. Sebastian…..	49	Senior Vice President	Filipino
Rodolfo T. Malit	55	First Vice President	Filipino
Emmanual G. Arce...................	52	Vice President	Filipino
Manuel D. Deus, Jr.	62	Vice President	Filipino
Constantino C. Felipe	47	Vice President	Filipino

Name	Age	Position	Citizenship
Ma. Socorro Isabelle V. Aragon-Gobio...........................	37	Vice President	Filipino
Winifred G. Maranan................	49	Vice President	Filipino
Christopher G. Narciso.	41	Vice President	Filipino
Thomas Lee O	59	Vice President	Filipino
Rouen Abel V. Raz....................	46	Vice President	Filipino
Kerwin Max S. Tan	40	Vice President	Filipino
Anicio G. Villanueva..................	58	Vice President	Filipino
Teresita H. Vasay......................	56	Treasurer	Filipino
Rosalinda F. Rivera...................	40	Corporate Secretary	Filipino

The above directors and officers have served their respective offices since April 15, 2010. The directors of the Company are elected at the annual stockholders' meeting to hold office until the next succeeding annual stockholders' meeting and until their respective successors have been elected and qualified. The independent directors of the Company are Roberto F. de Ocampo, Emmanuel C. Rojas Jr. and Retired Chief Justice Artemio V. Panganiban.

A brief description of the directors and executive officers' business experience and other directorships held in other reporting companies are provided as follows:

a) Directors' and Key Officers' Experience

John Gokongwei Jr., 84, founded RLC in 1980 and has been the Chairman Emeritus of RLC effective January 1, 2002. He had been Chairman of the Board of Directors until his retirement and resignation from this position effective December 31, 2001. He continues to be a member of RLC's Board and is the Chairman Emeritus of JG Summit Holdings, Inc. and certain of its subsidiaries. He also continues to be a member of the Executive Committee of JG Summit Holdings, Inc. He is currently Chairman of the Gokongwei Brothers Foundation, Inc., Deputy Chairman and Director of United Industrial Corporation Limited and Singapore Land Limited, and a director of JG Summit Capital Markets Corporation, Digital Telecommunications Phils., Inc., Oriental Petroleum and Minerals Corporation, First Private Power Corporation and Bauang Private Power Corporation. He is also a non-executive director of A. Soriano Corporation. Mr. Gokongwei received a Master's degree in Business Administration from the De La Salle University and attended the Advanced Management Program at Harvard Business School.

James L. Go, 71, is the Chairman and Chief Executive Officer of RLC. He had been President and Chief Executive Officer and was elected to his current position effective January 1, 2002. He is currently the Chairman and Chief Executive Officer of JG Summit Holdings, Inc. and as such, he heads the Executive Committee of JG Summit Holdings, Inc. He is currently the Chairman and Chief Executive Officer of Universal Robina

Corporation, JG Summit Petrochemical Corporation, CFC Corporation, Robinsons Inc., and Oriental Petroleum and Minerals Corporation. In addition, he is the President and a Trustee of the Gokongwei Brothers Foundation, Inc. and the Vice Chairman, President and Chief Executive Officer of Digital Telecommunications Phils., Inc. He is also a director of First Private Power Corporation, Bauang Private Power Corporation, Cebu Air, Inc., Panay Electric Co., United Industrial Corporation Limited, Singapore Land Limited, Marina Center Holdings, Inc. and JG Summit Capital Markets Corporation. He received a Bachelor of Science degree and a Master of Science degree in Chemical Engineering from the Massachusetts Institute of Technology. He is a brother of Mr. John L. Gokongwei, Jr.

Lance Y. Gokongwei, 43, is the Vice-Chairman and Deputy Chief Executive Officer of RLC. He had been a director of the Company since 1988 and was elected Vice-Chairman and Deputy Chief Executive Officer effective August 28, 2006. He is currently President and Chief Operating Officer of JG Summit Holdings, Inc., Universal Robina Corporation and JG Summit Petrochemical Corporation. He is also the President and Chief Executive Officer of Cebu Air, Inc., Chairman of Robinsons Savings Bank, Vice Chairman of JG Summit Capital Markets Corporation, and a director of Digital Telecommunications Phils., Inc., Oriental Petroleum and Minerals Corporation, United Industrial Corporation Limited, and Singapore Land Limited. He is also trustee, secretary and treasurer of the Gokongwei Brothers Foundation, Inc. He received a Bachelor of Science degree in Finance and a Bachelor of Science degree in Applied Science from the University of Pennsylvania. He is the son of Mr. John L. Gokongwei, Jr.

Frederick D. Go, 41, is the President and Chief Operating Officer of RLC. He has been a director of the Company since May 6, 1999 and was elected President and Chief Operating Officer effective August 28, 2006. He is the Group General Manager of Shanghai Ding Feng Real Estate Development Company Limited, Xiamen Pacific Estate Investment Company Limited, and Chengdu Ding Feng Real Estate Development Company Limited. He is an alternate director of United Industrial Corporation Limited and Singapore Land Limited. He is the President and director of Robinsons Recreation Corporation, Vice Chairman and director of Robinsons Savings Bank, director of Universal Robina Corporation, Cebu Air, Inc., Robinsons Handyman, Inc., Robinsons-Abenson Appliance Corporation, Robinsons Convenience Stores, Inc., JG Summit Petrochemical Corporation, Robinsons Distribution Center, Inc., CFC Corporation, North City Properties, Inc., Robinsons Ventures Corporation, Waltermart-Handyman, Inc., Handyman Express Mart, Inc., Cebu Light Industrial Park, Philippine Hotels Federation and Philippine Retailers Association. He received a Bachelor of Science degree in Management Engineering from the Ateneo de Manila University. Mr. Frederick D. Go is a nephew of Mr. John L. Gokongwei, Jr.

Patrick Henry C. Go, 40, was elected as a director of RLC on January 17, 2000. He is currently a director and Vice President of Universal Robina Corporation and Group Business Unit General Manager of URC Packaging Division (BOPP) and CFC Flexible Packaging Division. He is also a director of JG Summit Holdings, Inc., CFC Corporation, Robinsons Savings Bank and JG Summit Petrochemical Corporation where he is also Group Business Unit General Manager. He is also a trustee of the Gokongwei Brothers Foundation, Inc. He received a Bachelor of Science degree in Management from the Ateneo de Manila University and attended the General Manager Program at Harvard Business School. Mr. Patrick Henry C. Go is a nephew of Mr. John L. Gokongwei, Jr.

Johnson Robert G. Go, Jr., 45, was elected as a director of RLC on May 29, 2001. He is currently a director of JG Summit Holdings, Inc., Universal Robina Corporation, Robinsons Savings Bank and CFC Corporation. He is also the President of Robinsons Convenience

Stores, Inc. and General Manager of Robinsons Daiso Diversified Corporation. He is also a trustee of the Gokongwei Brothers Foundation, Inc. He received a Bachelor of Arts in Interdisciplinary Studies (Liberal Arts) from the Ateneo de Manila University. He is a nephew of Mr. John L. Gokongwei, Jr.

Robina Y. Gokongwei-Pe**,** 49, was elected as a director of RLC on May 5, 2005. She is also a director of JG Summit Holdings, Inc., Cebu Air, Inc., Robinsons Savings Bank and JG Summit Capital Markets. She is currently the President and Chief Operating Officer of the Robinsons Retail Group consisting of Robinsons Department Store, Robinsons Supermarket, Handyman, True Value, Robinsons Specialty Stores, Robinsons Appliances and Toys R Us. She obtained her Bachelor of Arts degree in Journalism from the New York University. She is a daughter of Mr. John L. Gokongwei, Jr.

Artemio V. Panganiban, 73, was elected as an independent director of RLC on May 14, 2008. He is concurrently an adviser, consultant and/or independent director of several business, civic, non-government and religious groups. He also writes a regular column in the Philippine Daily Inquirer. He was formerly the Chief Justice of the Philippines and previously held positions in government as Chairperson of the Presidential Electoral Tribunal, the Judicial and Bar Council and the Philippine Judicial Academy. Prior to becoming Chief Justice, he was Justice of the Supreme Court of the Philippines (1995-2005), Chairperson of the Third Division of the Supreme Court (2004-2005), Chairperson of the House of Representatives Electoral Tribunal (2004-2005), Consultant of the Judicial and Bar Council (2004-2005) and Chairperson of eight Supreme Court Committees (1998-2005). He authored over ten (10) books. Retired Chief Justice Panganiban obtained his Bachelor of Laws degree, cum laude, from the Far Eastern University. He was conferred the title Doctor of Laws (Honoris Causa) by the University of Iloilo in 1997, the Far Eastern University in 2002, the University of Cebu in 2006, the Angeles University in 2006, and the Bulacan State University in 2006

Roberto F. de Ocampo**,** 64, was elected as an independent director of RLC on May 28, 2003. He is the immediate past President of the Asian Institute of Management (AIM), one of Asia's leading international business management graduate schools based in the Philippines. He is currently a member of the AIM Board of Trustees and is Chairman of the Board of Advisors of the RFO Center for Public Finance and Regional Economic Cooperation (recently designated as an ADB Regional Knowledge Hub). He served as Secretary of Finance of the Republic of the Philippines from 1994 to 1998 during the presidency of Fidel V. Ramos, and was previously Chairman and Chief Executive Officer of the Development Bank of the Philippines during the presidency of Cory Aquino. Dr. de Ocampo graduated from De La Salle College and Ateneo University in Manila, received an MBA from the University of Michigan, holds a post-graduate diploma from the London School of Economics, and has four doctorate degrees (Honoris Causa) by the De La Salle University in Business Administration, by the University of Angeles City in Public Administration, by the Philippine Women's University in Laws, and by the San Beda College in Humane Letters. Dr. de Ocampo was a member of the Board of Governors of the World Bank, IMF, and ADB and was Chairman of the APEC and ASEAN Finance Ministers in 1997-98. He is the recipient of many international awards including Finance Minister of the Year, Philippine Legion of Honor, ADFIAP Man of the Year, Chevalier of the Legion of Honor of France, Ten Outstanding Young Men Award, several Who's Who Awards and the 2006 Asian HRD Award for Outstanding Contribution to Society. He is also a member/Advisory Board Member of a number of important global institutions including The Conference Board, the Trilateral Commission, the BOAO Forum for Asia and the Emerging Markets Forum.

Emmanuel C. Rojas, Jr., 74, was elected as a director of RLC on September 28, 2005 and is presently an independent director of the Company. He had been a Consultant and Corporate Secretary of RLC until May 27, 2003. He was also a Consultant and Corporate Secretary of JG Summit Holdings, Inc., Universal Robina Corporation, CFC Corporation, and JG Summit Petrochemical Corporation. Mr. Rojas retired from his position as First Vice President for Tax Administration under the compulsory retirement policy of the Company upon reaching the age of 60. He also served in various other head positions in administration, audit, controllership and treasurership for the various companies in the Group. A Certified Public Accountant, Mr. Rojas practiced with Fleming and Williamson and SGV & Co. prior to joining the Group in 1962.

Arlene G. Magtibay**,** 47, is the General Manager of the Commercial Centers Division of Robinsons Land Corporation. She has 20 years experience in the planning, development and management of shopping centers. Prior to joining the company, she was a Director and Senior Vice President at Landco Pacific Corporation where she held the position of SBU Head for Shopping Centers and CBDs. She earned her Bachelor of Science degree in Business Economics, cum laude, from the University of the Philippines, and obtained her Masters in Business Management, with distinction, from the Asian Institute of Management.

Abigail Joan R. Cosico**,** 37, is the Business Unit General Manager for Robinsons Homes, one of the four brands under the RLC Residential Division, effective May 1, 2010. Prior to joining Robinsons Homes, she was with the RLC Commercial Centers Division as the Property Lease Director, concurrent to her position as Director for Property Acquisition. She received her Bachelor of Science degree in Management from the Ateneo de Manila University and earned her Masters in Business Administration, Major in Finance degree from the Asian Institute of Management.

Henry L. Yap, 46, is the General Manager of the Office Buildings Division and concurrently Vice President, Design and Planning Department of RLC. Prior to joining RLC, he served as Head of the Property Planning and Design Group of Fort Bonifacio Development Corporation and on the Boards of seven subsidiaries, affiliates and foundation of FBDC. He worked as Manager for Metro Manila Camps of the Bases Conversion and Development Authority where he was involved in the planning, design, privatization and implementation of the Bonifacio Global City, among others. Today, he lends his expertise to government by serving as the head of the National Committee on Architecture and the Allied Arts and member of the Sub-Commission on the Arts of the National Commission for Culture and the Arts until end of 2010. He is a Senior Lecturer of urban planning at the University of the Philippines (UP). He holds a Master's of Science in Urban Planning in Developing Countries from the University of Wales College of Cardiff (UK), Bachelor of Science in Architecture, cum laude, and had earned units for his Ph.D. in Urban & Regional Planning, both from UP. Henry Yap is Philippine-licensed Architect and Environmental Planner.

Raoul E. Littaua, 47, is the Senior Vice President for Sales and Marketing of RLC – Residential Buildings Division effective May 5, 2008. Prior to joining RLC, he was the Senior Vice-President for Marketing of Sun Life of Canada (Phils.), Inc., and a member of the Board of Directors of Sun Life Prosperity Bond Fund, the Sun Life Prosperity Money Market Fund, Sun Life Financial Plans, Inc. and the Sun Life Foundation. Except for a short stint as Regional Manager, National Capital Region at East Asiatic Co., Ltd in 1993, Mr. Littaua held the following positions at various times in Sun Life Assurance Company of Canada since 1991: Training Manager; Manager, Training, Benefits Administration and Special Projects; Senior Manager, Administration; Customer Service Officer; Director, Individual Insurance; Assistant Vice-President, Individual Insurance; and Assistant Vice-

President, Sales and Marketing. Prior to his employment with Sun Life of Canada, Mr. Littaua was connected with San Miguel Corporation, Beer Marketing Division. He received his Bachelor of Arts in Psychology from De La Salle University.

Constante T. Santos, 62, is the Senior Vice President - Corporate Controller of RLC. He is also Senior Vice President - Corporate Controller of JG Summit Holdings, Inc. and Universal Robina Corporation. Prior to joining RLC in 1986, he practiced public accounting with SyCip, Gorres, Velayo & Co. in the Philippines and Ernst & Whinney in the United States. He is a member of the Philippine Institute of Certified Public Accountants. Mr. Santos received his Bachelor of Science degree in Business Administration from the University of the East and attended the Management Development Program at the Asian Institute of Management.

Bach Johann M. Sebastian, 49, is the Senior Vice President for Corporate Planning of RLC effective May 24, 2007. He is also the Senior Vice President and Head of Corporate Planning of JG Summit Holdings, Inc. Prior to joining RLC in 2002, he was Senior Vice President and Chief Corporate Strategist at PSI Technologies and RFM Corporation. He was also Chief Economist, Director of the Policy and Planning Group at the Department of Trade and Industry. He received a Bachelor of Arts in Economics degree from the University of the Philippines and his Master in Business Management degree from the Asian Institute of Management.

Rodolfo T. Malit, 55, joined RLC in 1996 and currently holds the position of First Vice President – Controller. He also served as the Vice President – Controller of MMHLC, Assistant Vice President – Controller of CFC Corporation and is a director of various condominium corporations for RLC projects. He holds a degree of Bachelor of Science in Commerce (Accounting Major) which he earned from the University of Santo Tomas. He is a Certified Public Accountant and practiced public accounting with SGV & Co. prior to joining the Gokongwei group of companies in 1984.

Emmanuel G. Arce, 52, is the Vice President for Project Management Department effective June 2007. he started in RLC August 2004 as Project Director then Assistant Vice President. Prior joining RLC in 2004, he was the Estate Manager of Bonifacio State Corporation, General Manager of Capstone Builders Corporation, Assistant Vice President, Investment Capital Corporation of the Philippines Land Management Inc., and Vice President of Gateway Property Holdings Inc. He received a Bachelor of Science in Civil Engineering from the Far Eastern University.

Manuel D. Deus, Jr., 62, is the Vice President for Control and Administration of RLC-Homes since June 1, 1994. Prior to joining RLC in 1994, he was the Vice President-Comptroller of G.A. Yupangco & Co., Inc. and its affiliated companies. He had a short stint in the Middle East and prior to that, he was Corporate Audit Manager of CFC Corporation and Universal Robina Corporation for almost a decade. He is a Certified Public Accountant and a licensed real estate broker. He received a Bachelor's degree Major in Business Administration from the University of the East.

Constantino Felipe, 47, is the Vice President/Group Head for Human Resources. Prior to joining RLC, he handled various HR roles within the Philippines and Asia Pacific. He is experienced in team and change management process, employee counseling and training program development. He received a bachelor degree in Psychology from the University of the Philippines and was trained in competency based assessments with Egon Zehnder International and Watson Wyatt.

Ma. Soccorro Isabelle V. Aragon-Gobio, 37, was appointed as Vice President for Business Development for the High-Rise Buildings Division of RLC effective March 1, 2007. She has been with RLC for 15 years and concurrently holds directorships in the various condominium corporations of the Company's projects. She received a degree in Bachelor of Science in Management Engineering from the Ateneo de Manila University.

Winifred G. Maranan, 49, is currently the Vice President-Controller effective November 1, 2009. He practiced public accounting with SGV & Co. and worked in various companies as auditor, financial analyst and Financial Controller prior to joining RLC in 1997. He is a member of the Philippine Institute of Certified Public Accountants, and Institute of Internal Auditors. Mr. Maranan received his Bachelor of Science in Commerce (Major in Accounting) from the De La Salle University and is both a certified Public Accountant and Certified Internal Auditor.

Christopher G. Narciso, 41, is the Vice President and Business Head for the Robinsons Communities brand under the Residential Division of RLC effective March 1, 2010. He was formerly the Vice President for Operations and Special Projects for the Housing and Land Development Division of RLC. Prior joining RLC in 2007, he had extensive experience in the real estate and construction business with various private ventures. He is currently part of the Board of Governors for the Subdivision and Housing Developers Association of the Philippines. He holds a Bachelor of Science in Industrial Management Engineering minor in Chemical Engineering from the De La Salle University, Manila and has earned units for his MBA from the University of Western Australia.

Thomas Lee O, 59, joined RLC in 1998 and presently handles the Mall Operations Division of RLC. He was formerly the Corporate Control Head of RLC. Prior to joining RLC, he was connected with Universal Robina Corporation as Thailand Country Manager and Malaysia Country Manager. He was also formerly the Area Manager of the Dairy Products Division, Manager of the Biscuit Plant and I/E Cost Head of CFC Corporation.

Rouen Abel V. Raz, 46, is the Vice President for Sales and Marketing of Robinsons Communities. He joined last February 16, 2010, and was connected with Avon Cosmetics, Inc. as Director for Operations before joining RLC. He is a Certified Public Accountant and got his Bachelor's Degree in Commerce from San Beda College..

Kerwin Max S. Tan, 40, is the Vice President for Operations of the High-Rise Buildings Division of RLC effective March 1, 2007. Prior to working in RLC, he worked in various divisions of Citibank N.A. for nine (9) years. His last position at Citibank N.A. was Head of Cash Management Operations. He received a degree in Bachelor of Science in Industrial Engineering from the University of the Philippines, Diliman.

Anicio G. Villanueva, 58, is currently the Vice President of Corporate Property Planning Department for the Commercial Centers Division of RLC. He handles the project management division, design and construction of all RLC shopping centers.

Teresita H. Vasay, 56, was appointed Treasurer of the Company effective July 1, 2003. Ms. Vasay is a Certified Public Accountant and was formerly the Vice President-Controller of the Robinsons Retail Group. She had experience in consumer financing from Filinvest Credit Corporation and public accounting from SGV & Co. prior to joining the Gokongwei group of companies.

Rosalinda F. Rivera, 40, was appointed Corporate Secretary of RLC on May 28, 2003 and has been Assistant Corporate Secretary since May 2002. She is also the Corporate Secretary of JG Summit Holdings, Inc., Universal Robina Corporation, Cebu Air, Inc., JG

Summit Petrochemicals Corporation, CFC Corporation and JG Cement Corporation. Prior to joining the Company, she was a Senior Associate in Puno and Puno Law Offices. She received a degree of Juris Doctor from the Ateneo de Manila University School of Law and a Masters of Law in International Banking from the Boston University School of Law.

b) Involvement In Certain Legal Proceedings of Directors and Executive Officers

None of the members of RLC's Board nor its executive officers are involved in any criminal, bankruptcy or insolvency investigations or proceedings for the past five (5) years.

c) Family Relationships

James L. Go is the brother of John Gokongwei, Jr.
Lance Y. Gokongwei is the son of John Gokongwei, Jr.
Frederick D. Go is the nephew of John Gokongwei, Jr.
Patrick Henry C. Go is the nephew of John Gokongwei, Jr.
Johnson Robert G. Go, Jr. is the nephew of John Gokongwei, Jr.
Robina Y. Gokongwei-Pe is the daughter of John Gokongwei, Jr.

Item 15. Executive Compensation

a) Summary Compensation Table

The following table identify RLC's Chief Executive Officer and the six most highly compensated executive officers and summarizes their aggregate compensation for the two most recent fiscal years and the ensuing year.

		Fiscal Year 2010			
		Salary	*Bonus*	**Others*	*Total*
A. CEO and six (6) most highly compensated executive officers		P 25,848,026	P 210,000	P 20,000	P 26,078,026
Name	*Position*				
1. James L. Go	Director, Chairman and Chief Executive Officer				
2. Frederick D.Go	Director, President and Chief Operating Officer				
3. Cornelio S. Mapa Jr.	GM - Commercial Centers Division				
4. Henry L. Yap	GM - Office Buildings Division				
5. Anicio G. Villanueva	Vice President - Technical Planning (CCD)				
6. Thomas Lee O	Vice-President - Complex Administration, Commercial Centers Division (CCD)				
7. R Littaua	SVP - Sales & Marketing - Residential				
B. All other officers and directors as a group unnamed		P 21,226,435	P 1,890,000	P 140,000	P 23,256,435

		Fiscal Year 2009			
		Salary	*Bonus*	**Others*	*Total*
A. CEO and six (6) most highly compensated executive officers		P 23,763,205	P 200,000	P 20,000	P 23,983,205
Name	*Position*				
1. James L. Go	Director, Chairman and Chief Executive Officer				
2. Frederick D.Go	Director, President and Chief Operating Officer				
3. Cornelio S. Mapa Jr.	GM - Commercial Centers Division				
4. Henry L. Yap	GM - Office Buildings Division				
5. Anicio G. Villanueva	Vice President - Technical Planning (CCD)				
6. Thomas Lee O	Vice-President - Complex Administration, Commercial Centers Division (CCD)				
7. Malou M. Alferez	GM - Housing & Land Development Division				
B. All other officers and directors as a group unnamed		P 18,069,646	P 1,800,000	P 270,000	P 20,139,646

* Per diem

The following table lists the name of the Company's Chief Executive Officer and the six most highly compensated executive officers and summarized their aggregate compensation for the ensuing year:

		Estimated FY 2011			
Name	*Position*	*Salary*	*Bonus*	***Others*	*Total*
A. CEO and six (6) most highly compensated executive officers		P 26,226,911	P 200,000	P 20,000	P 26,446,911
1. James L. Go	Director, Chairman and Chief Executive				
2. Frederick D.Go	Director, President and Chief Operating				
3. Arlene Magtibay ***	GM - Commercial Centers Division				
4. Henry L. Yap	GM - Office Buildings Division				
5. Anicio G. Villanueva	Vice President - Technical Planning (CCD)				
6. Thomas Lee O	Vice-President - Complex Administration, Commercial Centers Division (CCD)				
7. Raoul E. Littaua	Senior Vice President - Sales and Marketing, Residential Buildings Division				
B. All other officers and directors as a group unnamed		P 22,370,994	P 1,890,000	P 140,000	P 24,400,994 *

** Estimated*

*** Per diem*

**** Ms. Magtibay was hired on September 16, 2010 to replace Mr. Nilo Mapa who was transferred to URC as EVP & Managing Director*

b) Standard Arrangement

Other than payment of reasonable per diem, there are no standard arrangements pursuant to which directors of the Company are compensated, or are to be compensated, directly or indirectly, for any services provided as director for the last completed fiscal year and the ensuing year.

c) Other Arrangement

There are no other arrangements pursuant to which any director of the Company was compensated, or is to be compensated, directly or indirectly, during the Company's last completed fiscal year, and the ensuing year, for any service provided as a director.

d) Any employment contract between the company and named executive officer

There are no special employment contracts between the registrant and the named executive officers.

e) Warrants and Options Outstanding

There are no outstanding warrants or options held by the Company's CEO, the named executive officers, and all officers and directors as a Group.

Item 16. Certain Relationships And Related Party Transactions

RLC is a member of the JG Summit Group. The JG Summit Group is comprised of JG Summit and its subsidiaries. As of September 30, 2010, JG Summit and other companies within the JG Summit Group held 60.40% of the outstanding Shares of the Company. JG Summit was incorporated in November 1990 as the holding company for a group of companies with diverse interests in branded consumer foods, agro-industrial and commodity food products, textile, telecommunications, petrochemicals, air transportation and financial services.

RLC and its subsidiaries, in their ordinary course of business, engage in transactions with companies in the JG Summit Group and other companies controlled by the Gokongwei Family. The most significant of these transactions include tenancy by various retail-related companies controlled by the Gokongwei Family in RLC's shopping malls as well as substantial intercompany loans. RLC's policy with respect to related party transactions is to ensure that these transactions are entered into on terms comparable to those available from unrelated third parties.

The Company's major related party transactions include leases of significant portions of its commercial centers and office buildings to companies controlled by the Gokongwei Family, including Robinsons Department Store, Robinsons Supermarket and Handyman Do-It-Best. Other affiliates from whom RLC earns rental income include Top Shop, Robinsons Savings Bank and Cebu Pacific. Rental income paid to RLC from affiliates amounted to ₱1.263 Billion, ₱905 million and ₱865 million for fiscal 2010, 2009 and 2008, respectively.

RLC and its subsidiaries also maintain savings and current accounts and time deposits with Robinsons Savings Bank, an affiliated local commercial bank. These balances amounted to ₱2.76 Billion, ₱167 million and ₱318 million as of September 30, 2010, 2009 and 2008, respectively.

In addition to the foregoing transactions, JG Summit also provides RLC with certain corporate services including debt management, corporate finance, corporate planning, procurement, human resources, controller and treasury services, legal and corporate communications. For further information on the Company's related party transactions, including detailed breakdowns of amounts receivable from and amounts payable to affiliated companies, see Note 18 to the Company's financial statements as of and for the fiscal years ended September 30, 2010, 2009 and 2008.

PART IV. CORPORATE GOVERNANCE

Adherence to the principles and practices of good corporate governance, as embodied in its Corporate Governance Manual, has been reinforced by continuous improvement by the Company in order to implement good governance and management practices.

The Board of Directors has approved its Corporate Governance Compliance Evaluation System in late 2003 in order to monitor and assess the level of compliance of the Company with leading practices on good corporate governance as specified in its Corporate Governance Manual and pertinent SEC Circulars. The System likewise highlights areas for compliance improvement and actions to be taken. One of the system's output is the Annual Corporate Governance Compliance Evaluation Form submitted to the SEC and PSE on or before January 30 of every year. RLC began making such submission of the Annual Corporate Governance Compliance Evaluation Form covering the previous calendar year to the SEC and PSE in 2004.

Likewise, RLC has consistently striven to raise its level of reporting to adopt and implement prescribed International Accounting Standards (IAS).

PART V - EXHIBITS AND SCHEDULES

Item 17. Exhibits And Reports On SEC Form 17-C

(A) Exhibits-See Accompanying Index To Exhibits (Page 140)

The following exhibit is filed as a separate section of this report:

(Exhibit 18) Subsidiaries Of The Registrant (page 141)

The other exhibits, as indicated in the Index to exhibits are either not applicable to the Company or does not require an answer.

(B) Reports on SEC Form 17-C (Current Report)

Following is a list of corporate disclosures of RLC filed under SEC Form 17-C for the period from April 1, 2010 to September 30, 2010:

Date of Disclosure	Subject Matter
April 16	Clarification of news article entitled “Robinsons eyes P1.2B from condo tower”
April 16	Notice of Cash Dividend
April 16	Election of Members of the Board of Directors
April 16	Results of the Organizational Meeting of the Board of Directors
April 23	Disclosure regarding the shareholdings of newly appointed officers of the Corporation, namely, Abigail Joan R. Cosico, Emmanuel G. Arce, Manuel D. Deus, Jr., Winifred G. Maranan, Christopher G. Narciso and Rouen Abel V. Raz
May 12	Clarification of news article entitled “RLC mulls $300-million public offer of REIT papers”
May 27	Disclosure on shares acquired on May 25, 2010 pursuant to share buyback program of the Corporation
July 29	Disclosure on shares acquired on July 28, 2010 pursuant to share buyback program of the Corporation
July 30	Disclosure on shares acquired on July 29, 2010 pursuant to share buyback program of the Corporation
August 2	Disclosure on shares acquired on July 30, 2010 pursuant to share buyback program of the Corporation
September 2	Clarification of news article entitled “RLC launches P3-B Ortigas condo dev’t”
September 7	Clarification of news article entitled “Robinsons Land to build 30 budget hotels in 5 years”
September 8	Clarification of news article “ 6 firms challenge SM’s P47.9-billion bid”

SIGNATURES

Pursuant to the requirements of Section 17 of the Code and Section 141 of the Corporation Code, this report is signed on behalf of the issuer by the undersigned, thereunto duly authorized, in the City of ______________ on __________, 2011.

By:

James L. Go
Chairman & Chief Executive Officer

Lance Y. Gokongwei
Vice Chairman & Deputy Chief Executive Officer

Frederick D. Go
President & Chief Operating Officer

Constante T. Santos
SVP - Corporate Controller

Rodolfo T. Malit
FVP - Controller

Rosalinda F. Rivera
Corporate Secretary

SUBSCRIBED AND SWORN to before me this _____ day of JAN 13 2011 2011, affiant(s) exhibiting to me his/their Residence Certificates, as follows:

NAMES	RES. CERT. NO.	DATE OF ISSUE	PLACE OF ISSUE
James L. Go	15616997	January 18,2010	Pasig City
Lance Y. Gokongwei	15616996	January 18,2010	Pasig City
Frederick D. Go	18275770	January 6,2010	Quezon City
Constante T. Santos	31123417	February 23,2010	Pasig City
Rodolfo T. Malit	01002280	January 26,2010	Manila
Rosalinda F. Rivera	TT0258545	June 9,2006-June 9,2011	Manila

Notary Public

JACQUELINE KATE T. SALIENTE
Notary Public
Appointment No. 183 until Dec. 31, 2011
Roll No. 57197
PTR No. 5917305 / 01-08-10 / Pasig
IBP No. 810345 / 01-08-10 / Pasig
MCLE No. III-0015262 / 5-6-10
40th Robinsons Equitable Tower, Pasig

Doc No. 228;
Page No. 47;
Book No. 1;
Series of 2011.

ROBINSONS LAND CORPORATION

INDEX TO FINANCIAL STATEMENTS AND SUPPLEMENTARY SCHEDULES

FORM 17-A, Item 7

★These schedules, which are required by part IV(e) of RSA Rule 48, have been omitted because they are either not required, not applicable or the information required to be presented is included in the Company's consolidated financial statements or the notes to consolidated financial statements.

January 11, 2011

ROBINSONS LAND CORPORATION

43/F ROBINSONS EQUITABLE TOWER, ADB AVENUE CORNER POVEDA ROAD, ORTIGAS CENTER, 1605 PASIG CITY, PHILIPPINES
TELEPHONE NO.: (632) 633-7631 • FAX NO.: (632) 395-2608

Securities and Exchange Commission
SEC Building, EDSA, Greenhills
Mandaluyong City

The Management of Robinsons Land Corporation and Subsidiaries is responsible for all information and representations contained in the consolidated financial statements as of September 30, 2010, 2009 and 2008 and for each of the three years in the period ended September 30, 2010. The consolidated financial statements have been prepared in accordance with Philippine Financial Reporting Standards and reflect amounts that are based on the best estimates and informed judgment of management with an appropriate consideration to materiality.

In this regard, management maintains a system of accounting and reporting which provides for the necessary internal controls to ensure that transactions are properly authorized and recorded, assets are safeguarded against unauthorized use or disposition and liabilities are recognized. The management likewise discloses to the Company's audit committee and to its external auditor: (i) all significant deficiencies in the design or operation of internal controls that could adversely affect its ability to record, process, and report financial data; (ii) material weaknesses in the internal controls; and (iii) any fraud that involves management or other employees who exercise significant roles in internal controls.

The Board of Directors reviews the financial statements before such statements are approved and submitted to the stockholders of the Company.

Sycip, Gorres, Velayo and Co. (SGV), the independent auditors appointed by the stockholders, have examined the consolidated financial statements of the Company and its subsidiaries in accordance with Philippine Financial Reporting Standards and have expressed their opinion on the fairness of presentation upon completion of such examination, in the attached report to the stockholders and the Board of Directors.

Signed under oath by the following:

JAMES L. GO
Chairman and Chief Executive Officer

CONSTANTE T. SANTOS
SVP-Corporate Controller

Frederick D. Go
President and Chief Operating Officer

Doc No. 227;
Page No. 47;
Book No. 1;
Series of 2011.

JACQUELINE KATE T. SALIENTE
Notary Public for Pasig, Taguig, San Juan and Pateros,
Appointment No. 183 until 31 December 2011
Roll of Attorneys No: 57197; PTR No. 6616202/01-04-11/Pasig
IBP No. 839712 /12-10-10/ Rizal
40/F Robinsons Equitable Tower, Ortigas Center, Pasig City

A JG Summit Company

SGV & Co
Ernst & Young

SyCip Gorres Velayo & Co.
6760 Ayala Avenue
1226 Makati City
Philippines

Phone: (632) 891 0307
Fax: (632) 819 0872
www.sgv.com.ph

BOA/PRC Reg. No. 0001
SEC Accreditation No. 0012-FR-2

INDEPENDENT AUDITORS' REPORT

The Stockholders and the Board of Directors
Robinsons Land Corporation
43rd Floor, Robinsons Equitable Tower
ADB Avenue, Ortigas Center, Pasig City

We have audited the accompanying consolidated financial statements of Robinsons Land Corporation and Subsidiaries, which comprise the consolidated statements of financial position as at September 30, 2010, 2009 and 2008, and the consolidated statements of comprehensive income, consolidated statements of changes in equity and consolidated statements of cash flows for the years then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Philippine Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with Philippine Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

SGV & Co
ERNST & YOUNG

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of Robinsons Land Corporation and Subsidiaries as of September 30, 2010, 2009 and 2008, and their financial performance and their cash flows for the years then ended in accordance with Philippine Financial Reporting Standards.

SYCIP GORRES VELAYO & CO.

Michael C. Sabado

Michael C. Sabado
Partner
CPA Certificate No. 89336
SEC Accreditation No. 0664-A
Tax Identification No. 160-302-865
PTR No. 2641561, January 3, 2011, Makati City

January 11, 2011

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	September 30		
	2010	2009	2008
ASSETS			
Cash and cash equivalents (Notes 7, 18, 29 and 30)	**₱5,497,605,487**	₱8,925,696,125	₱519,080,453
Receivables (Notes 8, 18, 29 and 30)	**5,451,163,129**	4,068,957,866	4,352,991,997
Subdivision land, condominium and residential units for sale (Note 9)	**6,197,307,815**	5,084,164,042	4,724,374,899
Investment properties (Notes 3 and 10)	**31,933,571,046**	29,293,980,373	27,560,804,357
Property and equipment (Notes 3 and 11)	**2,330,935,914**	2,184,732,779	1,829,006,323
Other assets (Notes 12, 29 and 30)	**1,690,551,833**	1,921,775,837	1,324,302,757
	₱53,101,135,224	₱51,479,307,022	₱40,310,560,786
LIABILITIES AND EQUITY			
Liabilities			
Accounts payable and accrued expenses (Notes 13, 18, 27, 29 and 30)	**₱4,940,630,306**	₱5,795,978,735	₱5,940,861,063
Income tax payable	**89,741,207**	341,498,823	268,136,171
Deposits and other liabilities (Notes 14, 18, 29 and 30)	**4,137,480,919**	3,489,064,849	4,278,019,722
Loans payable (Notes 15, 29 and 30)	**15,000,000,000**	15,115,000,000	6,017,000,000
Deferred tax liabilities - net (Note 25)	**1,195,854,578**	1,171,288,438	819,574,306
	25,363,707,010	25,912,830,845	17,323,591,262
Equity			
Equity attributable to equity holders of the Parent Company			
Capital stock (Note 17)	**2,746,918,457**	2,746,918,457	2,746,918,457
Additional paid-in capital (Note 17)	**8,181,576,147**	8,181,576,147	8,181,576,147
Treasury stock (Note 17)	**(221,834,657)**	–	–
Retained earnings (Note 16)			
Unappropriated	**6,298,163,543**	4,018,122,230	8,440,392,907
Appropriated	**10,500,000,000**	10,500,000,000	3,500,000,000
	27,504,823,490	25,446,616,834	22,868,887,511
Noncontrolling interest in consolidated subsidiaries	**232,604,724**	119,859,343	118,082,013
	27,737,428,214	25,566,476,177	22,986,969,524
	₱53,101,135,224	₱51,479,307,022	₱40,310,560,786

See accompanying Notes to Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

	Years Ended September 30		
	2010	2009	2008
REVENUE			
Real estate (Notes 18 and 19)	**₱9,447,587,702**	₱9,462,505,411	₱9,551,500,240
Hotel operations (Note 19)	**1,147,314,598**	1,033,231,696	1,135,820,627
Interest income (Note 24)	**702,125,711**	237,775,558	494,732,616
	11,297,028,011	10,733,512,665	11,182,053,483
COSTS AND EXPENSES			
Real estate (Notes 10, 11, 20 and 22)	**4,134,814,048**	4,130,396,012	5,095,048,762
Hotel operations (Notes 10, 11, 20, 22 and 23)	**996,906,392**	905,875,298	947,524,345
General and administrative (Notes 18, 21, 23 and 27)	**1,595,283,415**	1,348,518,484	1,315,483,830
Interest expense (Notes 18 and 24)	**300,080,364**	68,624,827	60,603,120
	7,027,084,219	6,453,414,621	7,418,660,057
INCOME BEFORE INCOME TAX	**4,269,943,792**	4,280,098,044	3,763,393,426
PROVISION FOR INCOME TAX (Note 25)	**674,362,254**	1,013,861,777	610,652,860
NET INCOME	**₱3,595,581,538**	₱3,266,236,267	₱3,152,740,566
OTHER COMPREHENSIVE INCOME FOR THE YEAR	**₱–**	₱–	₱–
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	**₱3,595,581,538**	₱3,266,236,267	₱3,152,740,566
Net Income Attributable to:			
Equity holders of Parent Company	**₱3,592,836,157**	₱3,264,458,937	₱3,150,039,185
Non controlling interest in consolidated subsidiaries	**2,745,381**	1,777,330	2,701,381
	₱3,595,581,538	₱3,266,236,267	₱3,152,740,566
Earnings Per Share (Note 26)			
Basic, net income for the year attributable to equity holders of the Parent Company	**₱1.31**	₱1.19	₱1.15
Diluted, net income for the year attributable to equity holders of the Parent Company	**₱1.31**	₱1.19	₱1.15

See accompanying Notes to Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

	Attributable to Equity Holders of the Parent Company					Attributable to Non controlling Interest in Consolidated Subsidiaries	
	Common Stock (Note 17)	Additional Paid-in Capital (Note 17)	Treasury Stock (Note 17)	Unappropriated Retained Earnings (Note 16)	Appropriated Retained Earnings (Note 16)		Total Equity
As of October 1, 2009	**₱2,746,918,457**	**₱8,181,576,147**	**₱–**	**₱4,018,122,230**	**₱10,500,000,000**	**₱119,859,343**	**₱25,566,476,177**
Total comprehensive income for the period	–	–	–	**3,592,836,157**	–	**2,745,381**	**3,595,581,538**
Cash dividends (Note 16)	–	–	–	**(1,312,794,844)**	–	–	**(1,312,794,844)**
Additional non controlling interest in a subsidiary (Note 2)	–	–	–	–	–	**110,000,000**	**110,000,000**
Acquisition of treasury stock (Note 17)	–	–	**(221,834,657)**	–	–	–	**(221,834,657)**
Balances at September 30, 2010	**₱2,746,918,457**	**₱8,181,576,147**	**(₱221,834,657)**	**₱6,298,163,543**	**₱10,500,000,000**	**₱232,604,724**	**₱27,737,428,214**
As of October 1, 2008	₱2,746,918,457	₱8,181,576,147	₱–	₱8,440,392,907	₱3,500,000,000	₱118,082,013	₱22,986,969,524
Additional appropriation during the period	–	–	–	(7,000,000,000)	7,000,000,000	–	–
Total comprehensive income for the period	–	–	–	3,264,458,937	–	1,777,330	3,266,236,267
Cash dividends	–	–	–	(686,729,614)	–	–	(686,729,614)
Balances at September 30, 2009	₱2,746,918,457	₱8,181,576,147	₱–	₱4,018,122,230	₱10,500,000,000	₱119,859,343	₱25,566,476,177
As of October 1, 2007	₱2,746,918,457	₱8,181,576,147	₱–	₱6,746,220,504	₱3,500,000,000	₱115,380,632	₱21,290,095,740
Total comprehensive income for the period	–	–	–	3,150,039,185	–	2,701,381	3,152,740,566
Cash dividends	–	–	–	(1,455,866,782)	–	–	(1,455,866,782)
Balances at September 30, 2008	₱2,746,918,457	₱8,181,576,147	₱–	₱8,440,392,907	₱3,500,000,000	₱118,082,013	₱22,986,969,524

See accompanying Notes to Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS

	Years Ended September 30		
	2010	2009	2008
CASH FLOWS FROM OPERATING ACTIVITIES			
Income before income tax	**₱4,269,943,792**	₱4,280,098,044	₱3,763,393,426
Adjustments for:			
Depreciation and amortization (Notes 10, 11, 20 and 22)	**1,912,198,868**	1,668,846,295	1,557,862,231
Interest expense (Notes 10, 11 and 24)	**300,080,364**	68,624,827	60,603,120
Provision for impairment losses (Notes 8 and 21)	**2,025,141**	1,000,601	18,982,104
Loss on disposal of investment property	**–**	29,956,910	–
Loss on retirement of property and equipment	**–**	–	688,284
Unrealized mark to market gain on derivative assets (Notes 12 and 29)	**(8,080,850)**	(102,985,391)	–
Interest income (Note 24)	**(702,125,711)**	(237,775,558)	(494,732,616)
Operating income before working capital changes	**5,774,041,604**	5,707,765,728	4,906,796,549
Decrease (increase) in:			
Receivables	**579,739,863**	164,311,439	(1,038,305,815)
Subdivision land, condominium and residential units for sale	**(1,113,143,773)**	(359,789,143)	337,283,673
Receivable from Meralco	**17,524,926**	18,857,699	22,194,535
Prepaid expenses and value-added input tax	**95,844,064**	19,140,689	(190,692,976)
Increase (decrease) in:			
Accounts payable and accrued expenses	**101,422,040**	338,531,067	1,077,650,574
Net pension liabilities	**13,131,004**	12,676,380	(15,263,354)
Customers' deposits	**608,985,085**	290,219,926	(571,754,832)
Cash generated from operations	**6,077,544,813**	6,191,713,785	4,527,908,354
Income tax paid	**(901,553,734)**	(588,784,993)	(499,027,627)
Net cash flows provided by operating activities	**5,175,991,079**	5,602,928,792	4,028,880,727
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest received	**689,372,349**	345,763,597	151,944,497
Decrease (increase) in:			
Advances to lot owners	**(10,850,026)**	3,934,944	(19,366,080)
Advances to suppliers and contractors	**(110,408,654)**	(8,764,416)	554,148
Advances to Altus San Nicolas Corporation (Note 12)	**597,805,693**	(487,805,693)	–
Investment in shares of stocks	**(210,000,000)**	–	–
Other assets	**(30,611,147)**	(12,333,063)	110,981,686
Receivables from affiliated companies (Note 18)	**(1,951,216,904)**	1,631,106	(31,812,509)
Proceeds from sale of investment property	**290,610**	45,000,000	–
Additions to:			
Investment properties (inclusive of capitalized borrowing cost) (Note 10)	**(4,459,510,814)**	(3,246,363,437)	(4,836,166,849)
Property and equipment (Note 11)	**(238,772,472)**	(604,757,143)	(150,739,789)
Net cash flows used in investing activities	**(5,723,901,365)**	(3,963,694,105)	(4,774,604,896)

(Forward)

	Years Ended September 30		
	2010	2009	2008
CASH FLOWS FROM FINANCING ACTIVITIES			
Availments of loans payable (Note 15)	**₱–**	₱10,000,000,000	₱2,677,000,000
Interest paid	**(1,270,547,944)**	(565,717,004)	(274,079,654)
Payments of loans payable (Note 15)	**(115,000,000)**	(902,000,000)	(1,220,000,000)
Increase (Decrease) in payable to affiliated companies and other liabilities (Note 14)	**39,430,985**	(1,079,174,799)	(19,201,509)
Payments of cash dividends (Note 16)	**(1,312,228,736)**	(685,727,212)	(1,454,537,633)
Acquisition of treasury stock (Note 17)	**(221,834,657)**	–	–
Net cash flows provided by (used in) financing activities	**(2,880,180,352)**	6,767,380,985	(290,818,796)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	**(3,428,090,638)**	8,406,615,672	(1,036,542,965)
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	**8,925,696,125**	519,080,453	1,555,623,418
CASH AND CASH EQUIVALENTS AT END OF YEAR (Note 7)	**₱5,497,605,487**	₱8,925,696,125	₱519,080,453

See accompanying Notes to Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

1. Corporate Information

Robinsons Land Corporation (the Parent Company) is a stock corporation organized under the laws of the Philippines and has four wholly-owned subsidiaries, namely: Robinsons Inn, Inc. (RII); Robinsons Realty and Management Corporation (RRMC); Robinsons (Cayman) Limited (RCL); and Robinsons Properties Marketing and Management Corporation (RPMMC); 51%-owned subsidiary, Altus Angeles, Inc. (AAI); and 80%-owned subsidiary, Altus San Nicolas Corp. (ASNC) (see Note 2) (collectively known as the "Group").

The Group is engaged in the business of selling, acquiring, constructing, developing, leasing and disposing of real properties such as land, buildings, shopping malls, commercial centers and housing projects, hotels and other variants and mixed-used property projects. The Group is 60.01% owned by JG Summit Holdings, Inc. (JGSHI), the Group's ultimate parent company. JGSHI is one of the country's largest conglomerates, with diverse interests in branded consumer foods, agro-industrial and commodity food products, textile, telecommunications, petrochemicals, air transportation and financial services.

The Parent Company's principal executive office is located at 43rd Floor, Robinsons Equitable Tower, ADB Avenue, Ortigas Center, Pasig City.

2. Basis of Preparation

The consolidated financial statements have been prepared under the historical cost convention method, except for a derivative financial instrument and an investment in preferred shares that have been measured at fair value, and are presented in Philippine Peso (₱), the Group's functional currency. All amounts are rounded to the nearest peso unless otherwise indicated.

Statement of Compliance
The accompanying consolidated financial statements have been prepared in compliance with Philippine Financial Reporting Standards (PFRS).

Basis of Consolidation
The consolidated financial statements comprise the financial statements of Robinsons Land Corporation and its subsidiaries (see Note 1) as at September 30, 2010, 2009 and 2008 and for the years then ended. The financial statements of the subsidiaries are prepared for the same reporting year as the Parent Company, using consistent accounting policies.

All intercompany balances, transactions, income and expense and profit and loss are eliminated in full.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control and continue to be consolidated until the date such control ceases.

Noncontrolling interest represents the portion of profit or loss and net assets in subsidiaries not wholly owned and is presented separately in the consolidated statement of comprehensive income and consolidated statement of changes in equity and within equity section in the consolidated statement of financial position, separately from the Parent Company's equity.

In August 2006, the Group entered into a Joint Venture Agreement with VVH Realty Corporation (VVH) in an 80:20 proportion. The parties agreed to incorporate ASNC for the purpose of co-developing a parcel of land into a commercial complex in San Nicolas, Ilocos Norte. As of September 30, 2010, the Company converted its advances to ASNC amounting ₱440 million for an 80% effective interest in ASNC (see Note 12).

3. Changes in Accounting Policies

The accounting policies adopted are consistent with those of the previous financial year except for the adoption of new accounting standards and amendments adopted starting October 1, 2009 that are discussed below.

- Amendment to PFRS 2, *Share-based Payment: (effective for annual periods beginning on or after July 1, 2009)*. This Amendment clarifies that the contribution on formation of a joint venture and combinations under common control are not within the scope of PFRS 2 even though they are out of scope of Revised PFRS 3, *Business Combinations*. This Amendment will have no impact on the consolidated financial position or performance of the Group, as the Group is not involved in any similar transaction.

- Revised PFRS 3, *Business Combination,* and PAS 27, *Consolidated and Separate Financial Statements (effective for annual periods beginning on or after July 1, 2009)*. The revised PFRS 3 introduces a number of changes in the accounting for business combinations that will impact the amount of goodwill recognized, the reported results in the period that an acquisition occurs, and future reported results. The revised PAS 27 requires that a change in the ownership interest of a subsidiary (without loss of control) is accounted for as an equity transaction. Therefore, such transactions will no longer give rise to goodwill, nor will it give rise to a gain or loss. Furthermore, the amended standard changes the accounting for losses incurred by the subsidiary as well as the loss of control of a subsidiary.

  Other consequential amendments were made to PAS 7, *Statement of Cash Flows*, PAS 12, *Income Taxes*, PAS 21, *The Effects of Changes in Foreign Exchange Rates*, PAS 28, *Investment in Associates* and PAS 31, *Interests in Joint Ventures*. The changes introduced by the revised PFRS 3 must be applied prospectively while the changes introduced by the revised PAS 27 must be applied retrospectively with a few exceptions. The changes by PFRS 3 and PAS 27 will affect future acquisitions or loss of control and transactions with noncontrolling interests.

- Amendment to PAS 39, *Financial Instruments: Recognition and Measurement - Eligible Hedged Items (effective for annual periods beginning on or after July 1, 2009)*. This Amendment addresses only the designation of a one-sided risk in a hedged item, and the designation of inflation as a hedged risk or portion in particular situations. The Amendment clarifies that an entity is permitted to designate a portion of the fair value changes or cash flow variability of a financial instrument as a hedged item. The Group has not entered into transactions involving hedges and as such the Amendment is unlikely to impact the consolidated financial position or performance of the Group.

- Philippine Interpretation IFRIC 17, *Distribution of Non-cash Assets to Owners (effective for annual periods beginning on or after July 1, 2009)*. This Philippine Interpretation covers accounting for two types of non-reciprocal distributions of assets by an entity to its owners acting in their capacity as owners. The two types of distribution are:

  a. distributions of non-cash assets (e.g., items of property, plant and equipment, businesses as defined in PFRS 3, ownership interests in another entity or disposal groups as defined in PFRS 5); and
  b. distributions that give owners a choice of receiving either non-cash assets or a cash alternative.

  This Philippine Interpretation addresses only the accounting by an entity that makes a non-cash asset distribution. It does not address the accounting by shareholders who receive such a distribution.

- Philippine Interpretation IFRIC 18, *Transfers of Assets from Customers (effective for annual periods beginning on or after July 1, 2009).* This Philippine Interpretation covers accounting for transfers of items of property, plant and equipment by entities that receive such transfers from their customers. Agreements within the scope of this Philippine Interpretation are agreements in which an entity receives from a customer an item of property, plant and equipment that the entity must then use either to connect the customer to a network or to provide the customer with ongoing access to a supply of goods or services, or to do both. This Philippine Interpretation also applies to agreements in which an entity receives cash from a customer when that amount of cash must be used only to construct or acquire an item of property, plant and equipment and the entity must then use the item of property, plant and equipment either to connect the customer to a network or to provide the customer with ongoing access to a supply of goods or services, or to do both.

Future Changes in Accounting Policies
The Group has not applied the following new and amended PFRS and Philippine Interpretation which are not yet effective for the fiscal year ended September 30, 2010. Except for the adoption of Philippine Interpretation IFRIC 15, *Agreement for Construction of Real Estate*, the following new and amended PFRS and Philippine Interpretation will not significantly impact the consolidated financial statements:

Effective in 2010 for adoption on fiscal year ending September 30, 2011

- Amendment to PFRS 2, *Group Cash-settled Share-based Payment Transactions (effective for annual periods beginning on or after January 1, 2010)*. The Amended Standard clarifies the scope and the accounting for group cash-settled share-based payment transactions.

- Amendment to PAS 32, *Classification of Rights Issue (effective for annual periods beginning on or after February 1, 2010)*. This Amendment provides guidance on the definition of a financial liability to classify rights issues (and certain options or warrants) as equity instruments if: (a) the rights are given pro rata to all of the existing owners of the same class of an entity's non-derivative equity instruments; and (b) they are used to acquire a fixed number of the entity's own equity instruments for a fixed amount in any currency. Rights issued in foreign currencies that were previously accounted for as derivatives will now be classified as equity instruments.

- Philippine Interpretation IFRIC19, *Extinguishing Financial Liabilities with Equity (effective for annual periods beginning on or after July 1, 2010)*. This Philippine Interpretation clarifies that equity instruments issued to a creditor to extinguish a financial liability are consideration paid in accordance with paragraph 41 of PAS 39. The equity instruments issued are measured at their fair value, unless this cannot be reliably measured, in which case they are measured at the fair value of the liability extinguished. Any gain or loss is recognized immediately in profit or loss. If only part of a financial liability is extinguished: (a) the entity needs to determine whether part of the consideration paid relates to a modification of the liability outstanding; and (b) if so, the consideration paid is allocated between the two parts. The Philippine Interpretation does not apply where the creditor is acting in the capacity of a shareholder, common control transactions, and where the issue of equity shares was part of the original terms of the liability.

Improvements to PFRSs 2009
The following are the IASB issued omnibus of amendments to its standards, issued in May 2008 and 2009, effective January 1, 2010, primarily with a view to removing inconsistencies and clarifying wording. There are separate transitional provisions for each standard. The adoption of the following amendments will result to changes in accounting policies but will not have any impact on the consolidated financial position or performance of the Group.

- PFRS 5, *Non-current Assets Held for Sale and Discontinued Operations*
  When a subsidiary is held for sale, all of its assets and liabilities will be classified as held for sale under PFRS 5, even when the entity retains a non-controlling interest in the subsidiary after the sale.

- PAS 1, *Presentation of Financial Statements*
  Assets and liabilities classified as held for trading are not automatically classified as current in the consolidated statement of financial position. The Group amended its accounting policy accordingly and analyzed whether Management's expectation of the period of realization of financial assets and liabilities differed from the classification of the instrument. This will not result in any re-classification of financial instruments between current and noncurrent in the statement of financial position.

- PAS 7, *Statement of Cash Flows*
  Expenditure that results in recognizing an asset can be classified as a cash flow from investing activities. This Amendment will impact the presentation in the consolidated statement of cash flows of the contingent consideration on the business combination completed in 2009 upon cash settlement.

- PAS 16, *Property, Plant and Equipment*
  Items of property, plant and equipment held for rental that are routinely sold in the ordinary course of business after rental, are transferred to inventory when rental ceases and they are held for sale.

- PAS 17, *Leases*
  Removes the specific guidance on classifying land as a lease. Prior to the amendment, leases of land were classified as operating leases. The amendment now requires that leases of land are classified as either 'finance' or 'operating' in accordance with the general principles of PAS 17. The Amendments will be applied retrospectively.

- PAS 19, *Employee Benefits*
  Revised the definition of 'past service costs', 'return on plan assets' and 'short term' and 'other long-term' employee benefits. Amendments to plans that result in a reduction in benefits related to future services are accounted for as curtailment.

  The reference to the recognition of contingent liabilities to ensure consistency with PAS 37, *Provisions, Contingent Liabilities and Contingent Assets* was deleted.

- PAS 20, *Accounting for Government Grants and Disclosures of Government Assistance*
  Loans granted in the future with no or low interest rates will not be exempt from the requirement to impute interest. The difference between the amount received and the discounted amount is accounted for as government grant. Also, revised various terms used to be consistent with other PFRS.

- PAS 23, *Borrowing Costs*
  The definition of borrowing costs is revised to consolidate the two types of items that are considered components of 'borrowing costs' into one - the interest expense calculated using the effective interest rate method calculated in accordance with PAS 39. The Group has amended its accounting policy accordingly which will not result in any change in its financial position.

- PAS 28, *Investment in Associates*
  If an associate is accounted for at fair value in accordance with PAS 39, only the requirement of PAS 28 to disclose the nature and extent of any significant restrictions on the ability of the associate to transfer funds to the entity in the form of cash or repayment of loans applies. This amendment has no impact on the Group as it does not account for its associates at fair value in accordance with PAS 39.

  An investment in an associate is a single asset for the purpose of conducting the impairment test. Therefore, any impairment test is not separately allocated to the goodwill included in the investment balance. This amendment has no impact on the Group because this policy was already applied.

- PAS 31, *Interest in Joint Ventures*
  If a joint venture is accounted for at fair value, in accordance with PAS 39, only the requirements of PAS 31 to disclose the commitments of the venturer and the joint venture, as well as summary financial information about the assets, liabilities, income and expense will apply. This Amendment will have no impact on the Group because it does not account for its joint ventures at fair value in accordance with PAS 39.

- PAS 36, *Impairment of Assets*
  When discounted cash flows are used to estimate 'fair value less cost to sell' additional disclosure is required about the discount rate, consistent with disclosures required when the discounted cash flows are used to estimate 'value in use'. This amendment has no immediate impact on the consolidated financial statements because the recoverable amount of its cash-generating units is currently estimated using 'value in use'.

- PAS 38, *Intangible Assets*
  Expenditure on advertising and promotional activities is recognized as an expense when the Group either has the right to access the goods or has received the services. Advertising and promotional activities now specifically include mail order catalogues.

  The reference to there being rarely, if ever, persuasive evidence to support an amortization method of intangible assets other than a straight-line method has been removed.

- PAS 39, *Financial Instruments: Recognition and Measurement*
  Changes in circumstances relating to derivatives are not reclassifications and therefore may be either removed from, or included in, the 'fair value through profit or loss' classification after initial recognition. The reference in PAS 39 to a 'segment' when determining whether an instrument qualifies as a hedge was removed. Require the use of the revised effective interest rate when remeasuring a debt instrument on the cessation of fair value hedge accounting.

Effective in 2011 for adoption on fiscal year ending September 30, 2012

- Amendment to Philippine Interpretation IFRIC 14, *Prepayments of a Minimum Funding Requirement (effective for annual periods beginning on or after January 1, 2011)*. This Amendment provides guidance on assessing the recoverable amount of a net pension asset. The Amendment permits an entity to treat the prepayment of a minimum funding requirement as an asset.

- PAS 24 (Revised), *Related Party Disclosures* (*effective for annual periods beginning on or after January 1, 2011)*. The revised standard clarifies the definition of related party to simplify the identification of related party relationships, particularly in relation to significant influence and joint control. Entities will need to consider the revised definition of related parties to ensure all the relevant information is still being captured. The changes introduced by the revised standard must be applied retrospectively.

Effective in 2012 for adoption by the Group on fiscal year ending September 30, 2013

- Philippine Interpretation IFRIC 15, *Agreement for Construction of Real Estate (effective for annual periods beginning on or after January 1, 2012)*. This Philippine Interpretation, which may be early applied, covers accounting for revenue and associated expenses by entities that undertake the construction of real estate directly or through subcontractors. This Philippine Interpretation requires that revenue on construction of real estate be recognized only upon completion, except when such contract qualifies as construction contract to be accounted for under PAS 11, *Construction Contracts*, or involves rendering of services in which case revenue is recognized based on stage of completion. Contracts involving provision of services with the construction materials and where the risks and reward of ownership are transferred to the buyer on a continuous basis will also be accounted for based on stage of completion.

  The adoption of this Philippine Interpretation will be accounted for retrospectively and will result to the restatement of prior period consolidated financial statements. The adoption of this Philippine Interpretation may significantly affect the determination of the net income and the related Installment contract receivables, Deposit from real estate buyers, Deferred tax liabilities and Retained earnings accounts.

Effective in 2013 for adoption by the Group on fiscal year ending September 30, 2014

- PFRS 9 as issued reflects the first phase of the IASB's work on replacing IAS 39 and applies to classification and measurement of financial assets and liabilities as defined in PAS 39. The standard is effective for annual periods beginning on or after January 1, 2013. In subsequent phases, the Board will address impairment and hedge accounting. The completion of this project is expected in mid 2011. The adoption of the first phase of PFRS 9 will primarily have an effect on the classification and measurement of the Company's financial assets. The Company is currently assessing the impact of adopting PFRS 9. However, as the impact of adoption depends on the assets held by the Company at the time of adoption, it is not practical to quantify the effect.

4. Summary of Significant Accounting Policies

Revenue Recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. The following specific recognition criteria must also be met before revenue is recognized:

Real estate sales

Revenue from sales of real estate and cost from completed projects is accounted for using the full accrual method. The percentage of completion is used to recognize income from sales of projects where the Group has material obligations under the sales contract to complete the project after the property is sold. Under this method, revenue is recognized as the related obligations are fulfilled, measured principally on the basis of the estimated completion of a physical proportion of the contract work.

If any of the criteria under the percentage-of-completion method is not met, the deposit method is applied until all the conditions for recording a sale are met. Pending recognition of sale, cash received from buyers are presented under the "Deposits from real estate buyers" account which is shown as part of the "Deposits and other liabilities" account in the liabilities section of the consolidated statement of financial position.

Rental income

The Parent Company leases its commercial real estate properties to others through operating leases. Rental income on leased properties is recognized on a straight-line basis over the lease term, or based on a certain percentage of the gross revenue of the tenants, as provided under the terms of the lease contract. Contingent rents are recognized as revenue in the period in which they are earned.

Revenue from hotel operations

Revenue from hotel operations are recognized when services are rendered. Revenue from banquets and other special events are recognized when the events take place. Rental income on leased areas of the hotel is recognized on a straight-line basis over the lease term.

Amusement income

Revenue is recognized upon receipt of cash from the customer which coincides with the rendering of services.

Interest income
Interest income is recognized as the interest accrues (using the effective interest (EIR) method that is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument to the net carrying amount of the financial asset).

Dividend income
Dividend income is recognized when the Group's right to receive the payment is established.

Cash and Cash Equivalents
Cash includes cash on hand and in banks. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash with original maturities of three (3) months or less and that are subject to an insignificant risk of changes in value.

Financial Instruments
Date of recognition
The Group recognizes a financial asset or a financial liability in the consolidated statement of financial position when it becomes a party to the contractual provisions of the instrument. Purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace are recognized on the settlement date.

Initial recognition of financial instruments
Financial assets within the scope of PAS 39 are classified as either financial assets at fair value through profit or loss (FVPL), loans and receivables, held to maturity investments (HTM) and available-for-sale (AFS) financial assets, as appropriate. The classification depend on the purpose for which the investment are acquired and the Group determines the classification of the financial assets at initial recognition and, where allowed and appropriate, re-evaluates this designation at each financial year-end.

All financial assets are recognised initially at fair value plus, in the case of investments not at fair value through profit or loss, directly attributable transaction costs.

All loans and borrowings are initially recognized at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in the consolidated statement of comprehensive income when liabilities are derecognized as well as through amortization process under the "Interest expense" account.

The Group's financial assets are of the nature of loans and receivables and financial asset at FVPL; whereas, financial liabilities are of the nature of other financial liabilities.

The subsequent measurement bases for financial assets depend on the classification. Financial assets that are classified as loans and receivables are measured at amortized cost using the EIR method. Amortized cost is calculated by taking into account any discount, premium and transaction costs on acquisition, over the period to maturity. Amortization of discounts, premiums and transaction costs are taken directly to the consolidated statement of comprehensive income.

Determination of fair value
The fair value for financial instruments traded in active markets at the consolidated reporting date is based on their quoted market price or dealer price quotations (bid price for long positions and ask price for short positions), without any deduction for transaction costs. When current bid and asking prices are not available, the price of the most recent transaction provides evidence of the

current fair value as long as there has not been a significant change in economic circumstances since the time of the transaction.

For all other financial instruments not listed in an active market, the fair value is determined by using appropriate valuation techniques. Valuation techniques include net present value technique, comparison to similar instruments for which market observable prices exist and other relevant valuation models.

Day 1 profit
Where the transaction price in a non-active market is different to the fair value from other observable current market transactions in the same instrument or based on a valuation technique whose variables include only data from observable market, the Group recognizes the difference between the transaction price and fair value (a Day 1 profit) in the consolidated statement of comprehensive income unless it qualifies for recognition as some other type of asset.

In cases where variables used is made of data which is not observable, the difference between the transaction price and model value is only recognized in the consolidated statement of comprehensive income when the inputs become observable or when the instrument is derecognized. For each transaction, the Group determines the appropriate method of recognizing the 'Day 1' profit amount.

Loans and Receivables
Loans and receivables are financial assets with fixed or determinable payments and fixed maturities that are not quoted in an active market. They are not entered into with the intention of immediate or short-term resale and are not designated as AFS financial assets or financial assets at FVPL.

After initial measurement, the loans and receivables are subsequently measured at amortized cost using the EIR method, less allowance for impairment. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees that are an integral part of the EIR. The amortization is included in the "Interest Income" in the consolidated statement of comprehensive income. The losses arising from impairment of such loans and receivables are recognized in the consolidated statement of comprehensive income.

The Group's loans and receivables include Cash and cash equivalents, Receivables, Utility deposits, Advances to lot owners and Receivables from Meralco.

Financial assets and financial liabilities at FVPL
Financial assets and financial liabilities at FVPL include financial assets and financial liabilities held for trading purposes, derivative instruments, or those designated by management upon initial recognition as at FVPL, subject to any of the following criteria:

- the designation eliminates or significantly reduces the inconsistent treatment that would otherwise arise from measuring the assets or liabilities or recognizing gains or losses on them on a different basis; or
- the assets and liabilities are part of a group of financial assets, financial liabilities or both which are managed and their performance are evaluated on a fair value basis, in accordance with a documented risk management or investment strategy; or
- the financial instrument contains an embedded derivative, unless the embedded derivative does not significantly modify the cash flows or it is clear, with little or no analysis, that it

would not be separately recorded.

Financial assets and financial liabilities at FVPL are recorded in the consolidated statement of financial position at fair value. Changes in fair value are reflected in the consolidated statement of comprehensive income. Interest earned or incurred is recorded in interest income or expense, respectively, while dividend income is recorded in other operating income according to the terms of the contract, or when the right of the payment has been established.

The Group's financial asset at FVPL consists of derivative asset (see Notes 12 and 29). The Group has no financial liability at FVPL.

Derivative Financial Instruments

Derivative financial instruments (including bifurcated embedded derivatives) are initially recognized at fair value on the date at which the derivative contract is entered into and is subsequently remeasured at fair value. Any gains or losses arising from changes in fair value of the derivative (except those accounted for as accounting hedges) is taken directly to the consolidated statement of comprehensive income as "Other Income" under revenue. The derivative is carried as asset when the fair value is positive and as liability when the fair value is negative.

The Group has an outstanding interest rate swap agreement with an international bank to hedge its interest rate exposure (see Note 12).

Embedded Derivatives

An embedded derivative is separated from the host financial or non-financial contract and accounted for as a derivative if all of the following conditions are met:

- the economic characteristics and risks of the embedded derivative are not closely related to the economic characteristic of the host contract;
- a separate instrument with the same terms as the embedded derivative would meet the definition of a derivative; and
- the hybrid or combined instrument is not recognized at FVPL.

The Group assesses whether embedded derivatives are required to be separated from host contracts when the Group first becomes a party to the contract. Reassessment only occurs if there is a change in the terms of the contract that significantly modifies the cash flows that would otherwise be required.

Embedded derivatives that are bifurcated from the host contracts are accounted for as financial assets or liabilities at FVPL. Changes in fair values are included in the consolidated statement of comprehensive income.

As of September 30, 2010, 2009 and 2008, the Group has no embedded derivatives required for bifurcation.

AFS Financial Assets

AFS financial assets are those which are designated as such and are purchased and held indefinitely, and may be sold in response to liquidity requirements or changes in market conditions. AFS financial assets include equity securities.

After initial measurement, AFS financial assets are measured at fair value. The unrealized gains and losses arising from the fair valuation of AFS financial assets are excluded from reported earnings and are reported in the consolidated statement of financial position and consolidated statement of changes in equity.

When the security is disposed of, the cumulative gain or loss previously recognized in the consolidated statement of changes in equity is recognized in the consolidated statement of comprehensive income. Where the Group holds more than one investment in the same security, these are deemed to be disposed of on a first-in first-out basis. Dividends earned on holding AFS financial assets are recognized in the consolidated statement of comprehensive income when the right of the payment has been established. The losses arising from impairment of such investments are recognized in the consolidated statement of comprehensive income.

As of September 30, 2010, the Group has an investment in preferred shares amounting to ₱210 million.

Other Financial Liabilities

All financial liabilities are initially recognized at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, loans payable are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in the consolidated statement of comprehensive income when the liabilities are derecognized or impaired, as well as through the amortization process.

Debt Issuance Costs

Expenditures incurred in connection with the availments of long-term debt are deferred and amortized using effective interest method over the term of the loans. The debt issuance costs are recorded as "Others" and reported under the "Other Assets" account under the consolidated statement of financial position.

Customers' Deposits

Deposits from lessees

Deposits from lessees are measured initially at fair value. After initial recognition, customers' deposits are subsequently measured at amortized cost using EIR method.

The difference between the cash received and its fair value is deferred (included in the "Deposits and other liabilities" in the consolidated statement of financial position) and amortized using the straight-line method.

Deposits from real estate buyers

Deposits from real estate buyers represent mainly reservation fees and advance payments. These deposits will be recognized as revenue in the consolidated statement of comprehensive income as the related obligations are fulfilled to the real estate buyers. The deposits are recorded as "Deposits from real estate buyers" and reported under the "Deposits and other liabilities" account in the consolidated statement of financial position.

Classification of Financial Instruments Between Debt and Equity

A financial instrument is classified as debt, if it provides for a contractual obligation to:

- deliver cash or another financial asset to another entity; or
- exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the Group; or
- satisfy the obligation other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of own equity shares.

If the Group does not have an unconditional right to avoid delivering cash or another financial asset to settle its contractual obligation, the obligation meets the definition of a financial liability.

The components of issued financial instruments that contain both liability and equity elements are accounted for separately, with the equity component being assigned the residual amount, after deducting from the instrument as a whole the amount separately determined as the fair value of the liability component on the date of issue.

The Group has no financial instruments that contain both liability and equity elements.

Impairment of Financial Assets
The Group assesses at each reporting date whether a financial or group of financial assets is impaired.

A financial asset or a group of financial assets is deemed to be impaired if, and only if, there is objective evidence of impairment as a result of one or more events that has occurred after the initial recognition of the asset (an incurred 'loss event') and that loss event (or events) has an impact on the estimated future cash flows of the financial asset or the group of financial assets that can be reliably estimated. Evidence of impairment may include indications that the borrower or a group of borrowers is experiencing significant financial difficulty, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganization and where observable data indicate that there is measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults.

Loans and receivables
The Group first assesses whether objective evidence of impairment exists individually for financial assets that are individually significant or collectively for financial assets that are not individually significant. If there is an objective evidence that an impairment loss on loans and receivables carried at amortized cost has been incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future expected credit losses that have not been incurred) discounted at the financial asset's original effective interest rate (i.e., the effective interest rate computed at initial recognition).

Derecognition of Financial Assets and Liabilities
A financial asset (or where applicable, a part of a group of financial assets) is derecognized when:

- the rights to receive cash flows from the assets have expired;
- the Group retains the right to receive cash flows from the asset, but has assumed an obligation to pay them in full without material delay to a third-party under a "pass-through" arrangement; or
- the Group has transferred substantially all the risks and rewards of the asset, or has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

AFS financial assets
If an AFS financial asset is impaired, an amount comprising the difference between its cost (net of any principal payment and amortization) and its current fair value, less any impairment loss previously recognized in the consolidated statement of income, is transferred from the consolidated statement of changes in equity to the consolidated statement of income. Reversals in respect of equity instruments classified as AFS financial assets are not recognized in the consolidated statement of income. Reversals of impairment losses on the debt instruments are

reversed through the consolidated statement of comprehensive income, if the increase in fair value of the instrument can be objectively related to an event occurring after the impairment loss was recognized in the consolidated statement of comprehensive income.

Where the Group has transferred the rights to receive cash flows from an asset or has entered into a pass-through arrangement and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognized to the extent of the Group's continuing involvement in the asset. Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

Financial liabilities are derecognized when the obligation under the liability is discharged or cancelled or expired. Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognized in the consolidated statement of comprehensive income.

If it is determined that no objective evidence of impairment exists for an individually assessed financial asset, whether significant or not, the asset is included in a group of financial assets with similar credit risk characteristics and that group of financial assets is collectively assessed for impairment. Assets that are individually assessed for impairment and for which an impairment loss is or continues to be recognized are not included in a collective assessment of impairment.

The carrying amount of the asset is reduced through the use of an allowance for impairment loss account. The amount of the loss shall be recognized in the consolidated statement of comprehensive income. If, in a subsequent period, the amount of the impairment loss decreases, and the decrease can be related objectively to an event occurring after the impairment was recognized, the previously recognized impairment loss is reversed. Any subsequent reversal of an impairment loss is recognized in the consolidated statement of comprehensive income, to the extent that the carrying value of the asset does not exceed the amortized cost at the reversal date.

Offsetting Financial Instruments

Financial assets and financial liabilities are offset and the net amount reported in the consolidated statement of financial position if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the asset and settle the liability simultaneously.

Subdivision Land, Condominium and Residential Units for Sale

Subdivision land, condominium and residential units for sale are carried at the lower of cost or net realizable value (NRV). Cost includes costs incurred for development and improvement of the properties and borrowing costs on loans directly attributable to the projects which were capitalized during construction. NRV is the estimated selling price in the ordinary course of business less cost of completion and estimated costs necessary to make the sale.

Investment Properties

Investment properties consist of properties that are held to earn rentals or for capital appreciation or both, and that are not occupied by the companies consolidated into the Group and investment in shares to stocks. Investment properties, except for land, are carried at cost less accumulated depreciation and amortization and any impairment in value. Land is carried at cost less any impairment in value. The carrying amount includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met and excludes the cost of day to day servicing of an investment property. Investment properties are depreciated and amortized using the straight-line method over their estimated useful lives as follow:

	Years
Land improvements	10
Buildings and improvements	10-20
Theater furniture and equipment	5

The useful life and depreciation and amortization method are reviewed periodically to ensure that the period and method of depreciation and amortization are consistent with the expected pattern of economic benefits from items of investment properties.

Investment properties are derecognized when either they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gain or loss on the retirement or disposal of an investment property is recognized in the consolidated statement of comprehensive income in the period of retirement or disposal.

Transfers are made to investment property when, and only when, there is a change in use, evidenced by the end of owner occupation, commencement of an operating lease to another party. Transfers are made from investment property when, and only when, there is a change in use, evidenced by commencement of owner occupation or commencement of development with a view to sale.

Construction-in-progress (CIP) is stated at cost. This includes cost of construction and other direct costs. Borrowing costs that are directly attributable to the construction of investment properties are capitalized during the construction period. CIP is not depreciated until such time as the relevant assets are completed and put into operational use.

Property and Equipment

Property and equipment, except for land, are stated at cost less accumulated depreciation and amortization and any impairment in value. Land is carried at cost less any impairment in value. The cost of an item of property and equipment includes its purchase price and any cost attributable in bringing the asset to the intended location and working condition. Cost also includes interest and other charges on borrowed funds used to finance the acquisition or construction of property and equipment to the extent incurred during the period of construction and installation.

Expenditures incurred after the fixed assets have been put into operation, such as repairs and maintenance, are normally charged to expenses in the period in which the costs are incurred. In situations where it can be clearly demonstrated that the expenditures have resulted in an increase in the future economic benefits expected to be obtained from the use of an item of property and equipment beyond its originally assessed standard of performance, the expenditures are capitalized as an additional cost of property and equipment.

Depreciation commences once the assets are available for use and is calculated on a straight-line basis over the estimated useful life of five (5) years.

Assets under construction are transferred to a specific category of property and equipment when the construction and other related activities necessary to prepare the property and equipment for their intended use are completed and the property and equipment are available for service.

Other equipment includes china, glassware, silver and linen on stock.

The useful life and depreciation method are reviewed and adjusted, if appropriate, at each financial year-end to ensure that the period and method of depreciation and amortization are consistent with the expected pattern of economic benefits from items of property and equipment.

An item of property and equipment is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in consolidated statement of comprehensive income in the period the asset is derecognized.

Impairment of Nonfinancial Assets
This accounting policy applies primarily to the Group's Subdivision, land, condominium and residential units for sale, investment properties and property and equipment.

The Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any such indication exists, the Group makes an estimate of the asset's recoverable amount. An asset's recoverable amount is calculated as the higher of an asset's or cash-generating unit's fair value less cost to sell and its value in use or its net selling price and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or group of assets.

Where the carrying amount of an asset exceeds the recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessment of the time value of money and the risks specific to the asset.

Impairment losses of continuing operations are recognized in the consolidated statement of comprehensive income in those expense categories consistent with the function of the impaired asset.

An assessment is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If any such indication exists, the Group makes an estimate of recoverable amount. A previously recognized impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognized. If that is the case, the carrying amount of the asset is increased to the recoverable amount. That increased amount cannot exceed the carrying amount that would have been determined, net of depreciation and amortization, had no impairment loss been recognized for the assets in prior period, such reversal is recognized in the consolidated statement of comprehensive income.

Treasury Stock
Own equity instruments which are acquired (treasury shares) are recognized at cost and deducted from equity. No gain or loss is recognized in the consolidated statement of comprehensive income on the purchase, sale, issue or cancellation of the Group's own equity instruments.

Taxes
Current tax
Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amounts are those that are enacted or substantively enacted at the reporting date.

Deferred tax
Deferred tax is provided using the financial position liability method on temporary differences at

the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognized for all taxable temporary differences.

Deferred tax assets are recognized for all deductible temporary differences to the extent that it is probable that taxable profit will be available against which the deductible temporary differences can be utilized except where the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business

combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss. Deferred tax assets are recognized only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary difference can be utilized.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Pension Expense

Pension expense is actuarially determined using the projected unit credit valuation method. This method reflects services rendered by employees up to the date of valuation and incorporates assumptions concerning employees' projected salaries. Actuarial valuations are conducted with sufficient regularity, with option to accelerate when significant changes to underlying assumptions occur. Pension expense includes current service cost, interest cost expected return on any plan assets and a portion of the net cumulative unrecognized actuarial gains and losses.

The liability recognized by the Group in respect of the defined benefit plan is the present value of the defined benefit obligation at the reporting date less the fair value of the plan assets, together with adjustments for unrecognized actuarial gains or losses and past service costs that shall be recognized in later periods. The present value of the defined benefit obligation is determined by discounting the estimated future cash inflows using long term government bond risk-free interest rates of government bonds that have terms to maturity approximating the terms of the related pension liability or applying a single weighted average discount rate that reflects the estimated timing and amount of benefit payments.

The Group applies the corridor method whereby actuarial gains and losses are recognized as income or expenses when the cumulative unrecognized actuarial gains or losses of the plan exceed 10% of the higher of the defined benefit obligation and the fair value of plan assets. These gains and losses are recognized over the expected average remaining working lives of the employee participating in the plan.

Commission Expense

The Group recognizes commission expense when services are rendered by the broker. The commission expense is recognized upon receipt of down payment from the buyer comprising a substantial portion of the contract price and the capacity to pay and credit worthiness of buyers have been reasonably established for sales under the deferred cash payment arrangement.

Ib

Leases
The determination of whether an arrangement is, or contains a lease, is based on the substance of the arrangement at inception date, and requires an assessment of whether the fulfillment of the arrangement is dependent on the use of a specific asset or assets, and the arrangement conveys a right to use the asset. A reassessment is made after inception of the lease only if one (1) of the following applies:

a. there is a change in contractual terms, other than a renewal or extension of the arrangement;
b. a renewal option is exercised or an extension granted, unless that term of the renewal or extension was initially included in the lease term;

c. there is a change in the determination of whether fulfillment is dependent on a specified asset; or
d. there is a substantial change to the asset.

Where a reassessment is made, lease accounting shall commence or cease from the date when the change in circumstances gave rise to the reassessment for any of the scenarios above, and at the date of renewal or extension period for the second scenario.

Group as a lessee
Leases where the lessor retains substantially all the risks and benefits of ownership of the asset are classified as operating leases. Operating lease payments are recognized as an expense in the consolidated statement of comprehensive income on a straight-line basis over the lease term. Indirect costs incurred in negotiating an operating lease are added to the carrying value of the leased asset and recognized over the lease term on the same bases as the lease income. Minimum lease payments are recognized on a straight-line basis while the variable rent is recognized as an expense based the terms of the leased contract.

Group as a lessor
Leases where the Group retains substantially all the risk and benefits of ownership of the assets are classified as operating leases. Contingent rents are recognized as revenue in the period in which they are earned.

Borrowing Costs
Interest and other related financing charges on borrowed funds used to finance the acquisition and construction of a qualifying asset (included under Subdivision land, condominium and residential units for sale, Investment properties and Property and equipment accounts) are capitalized to the appropriate asset accounts. Capitalization of borrowing costs commences when the expenditures and borrowing costs are being incurred during the construction and related activities necessary to prepare the asset for its intended use are in progress. It is suspended during extended periods in which active development is interrupted and ceases when substantially all the activities necessary to prepare the asset for its intended use are complete. The capitalization is based on the weighted average borrowing cost.

The borrowing costs capitalized as part of investment properties and property and equipment are amortized using the straight-line method over the estimated useful lives of the assets. The borrowing cost capitalized as part of subdivision land, condominium and residential units for sale are expensed when the related assets are sold.

If after capitalization of the borrowing costs, the carrying amount of the asset exceeds its recoverable amount, an impairment loss is recorded in the consolidated statement of comprehensive income.

Interest expense on loans and borrowings is recognized using the EIR method over the term of the loans and borrowings.

Provisions

Provisions are recognized when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Where the Group expects a provision to be reimbursed, the reimbursement is recognized as a separate asset but only when the reimbursement is virtually certain. If the effect of the time value of money is material, provisions are determined by discounting the expected future

cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as an interest expense. Provisions are reviewed at each reporting date and adjusted to reflect the current best estimate.

Foreign Currency Transactions

Each entity in the Group determines its own functional currency and items included in the consolidated financial statements of each entity are measured using that functional currency. Transactions in foreign currencies are initially recorded in the functional currency rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated at the functional currency rate of exchange ruling at the reporting date. Exchange gains or losses arising from foreign exchange transactions are credited to or charged against operations for the period.

Earnings Per Share (EPS)

Basic earnings per share is calculated by dividing net income attributable to equity holders of the Parent Company by the weighted average number of common shares outstanding during the year. Diluted EPS is computed by dividing net income for the year by the weighted average number of common shares issued and outstanding during the period after giving effect to assumed conversion of potential common shares.

Operating Segment

The Group's operating businesses are organized and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and services and serves different markets. Financial information on business segments is presented in Note 6 to the consolidated financial statements.

Contingencies

Contingent liabilities are not recognized in the consolidated financial statements but are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the consolidated financial statements but are disclosed when an inflow of economic benefits is probable.

Events After the Reporting Period

Post year-end events that provide additional information about the Group's position at the reporting date (adjusting events) are reflected in the consolidated financial statements. Post year-end events that are not adjusting events are disclosed in the notes to the consolidated financial statements when material.

5. **Significant Accounting Judgments and Estimates**

The preparation of the consolidated financial statements in compliance with PFRS requires the Group to make judgment and estimates that affect the reported amounts of assets, liabilities, income and expenses and disclosure of contingent assets and contingent liabilities. Future events may occur which will cause the assumptions used in arriving at the estimates to change. The effects of any change in judgments and estimates are reflected in the consolidated financial statements, as they become reasonably determinable.

Judgments and estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Judgments

In the process of applying the Group's accounting policies, management has made the following judgments, apart from those involving estimations, which has the most significant effect on the amounts recognized in the consolidated financial statements.

Revenue and cost recognition on real estate sales

Selecting an appropriate revenue recognition method for a particular real estate sale transaction requires certain judgment based on, among others:

- Buyer's commitment on the sale which may be ascertained through the significance of the buyer's initial investment; and
- Stage of completion of the project.

The related balances from real estate transactions follow:

	2010	2009	2008
Revenue (Note 19)	**₱2,720,062,815**	₱3,903,963,162	₱4,942,149,125
Costs and expenses (Note 20)	**1,745,032,612**	2,304,166,017	3,302,412,914

Operating leases commitments - Group as lessee

The Group has entered into commercial property leases. Substantially, all the risks and benefits incidental to ownership of the leased item are not transferred to the Group. The future minimum rentals payable under noncancellable operating lease amounted to ₱977 million, ₱6,557 million and ₱6,600 million as of September 30, 2010, 2009 and 2008, respectively (see Note 32).

Operating lease commitments - Group as lessor

The Group has entered into commercial property leases on its investment property portfolio. The Group has determined that it retains all the significant risks and rewards of ownership of these properties and accounts for them as operating leases. The future minimum rentals receivables under non-cancelable operating lease amounted to ₱4,445 million, ₱2,369 million and ₱2,956 million as of September 30, 2010, 2009 and 2008, respectively (see Note 32).

Distinction between investment properties and owner-occupied properties

The Group determines whether a property qualifies as investment property. In making its judgment, the Group considers whether the property generates cash flows largely independent of the other assets held by an entity. Owner-occupied properties generate cash flows that are attributable not only to property but also to the other assets used in the supply process.

Some properties are held to earn rentals or for capital appreciation and other properties are held for use in rendering of services or for administrative purposes. If these portions cannot be sold separately, the property is accounted for as investment property only if an insignificant portion is held for use in providing services or for administrative purposes. Judgment is applied in determining whether ancillary services are so significant that a property does not qualify as investment property. The Group considers each property separately in making its judgment.

Distinction between subdivision land and land and land improvements
The Group determines whether a property will be classified as Subdivision land or Land and land improvements. In making this judgment, the Group considers whether the property will be sold in the normal operating cycle (Subdivision land) or whether it will be retained as part of the Group's strategic landbanking activities for development or sale in the medium or long-term (Land and land improvements under Investment properties and property and equipment accounts).

Contingencies
The Group is currently involved in various legal proceedings. The estimate of the probable costs for the resolution of these claims has been developed in consultation with outside counsel handling the defense on these matters and is based upon an analysis of potential results. The Group currently does not believe these proceedings will have a material effect on the Group's financial position. It is possible, that future results of operations could be materially affected by changes in the estimates or in the effectiveness of the strategies relating to these proceedings (see Note 32).

Financial assets not quoted in an active market
The Group classifies financial assets by evaluating, among others, whether the asset is quoted or not in an active market. Included in the evaluation on whether a financial asset is quoted in an active market is the determination on whether quoted prices are readily and regularly available and whether those prices represent actual and regularly occurring market transactions on an arm's length basis.

Estimates
The key estimates concerning the future and other key sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial period are discussed below.

Revenue and cost recognition
The Group's revenue recognition policies require management to make use of estimates and assumptions that may affect the reported amounts of revenue and costs. The Group's revenue from real estate sales are recognized based on the percentage-of-completion and the completion rate is measured principally on the basis of the estimated completion by reference to the actual costs incurred to date over the estimated total costs of the project.

The related balances from real estate transactions follow:

	2010	2009	2008
Revenue (Note 19)	**₱2,720,062,815**	₱3,903,963,162	₱4,942,149,125
Costs and expenses (Note 20)	**1,745,032,612**	2,304,166,017	3,302,412,914

Allowance for impairment losses
The Group maintains allowance for impairment losses at a level considered adequate to provide for potential uncollectible receivables. The level of this allowance is evaluated by management on the based on the factors that affect the collectibility of the accounts. These factors include, but are not limited to, the length of the Group's relationship with the tenant, the tenant's payment behavior and other known market factors. The Group recognizes impairment losses based on the results of the specific/individual and collective assessment of its credit exposures.

The related balances follow (see Note 8):

	2010	2009	2008
Receivables	**₱5,501,888,046**	₱4,118,417,642	₱4,401,451,172
Allowance for impairment losses	**51,484,917**	49,459,776	48,459,175
Provision for impairment losses	**2,025,141**	1,000,601	18,982,104

Financial assets and liabilities
The Group carries certain financial assets and liabilities at fair value, which requires extensive use of accounting estimates and judgment. While significant components of fair value measurement were determined using verifiable objective evidence (i.e., foreign exchange rates, interest rates), the amount of changes in fair value would differ if the Group utilized different valuation methodology. Any changes in fair value of these financial assets and liabilities would affect directly the consolidated statement of comprehensive income (see Note 30).

Where the fair values of certain financial assets and financial liabilities recorded in the consolidated statement of financial position cannot be derived from active markets, they are determined using internal valuation techniques using generally accepted market valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, estimates are used in establishing fair values. The judgments include considerations of liquidity and model inputs such as correlation and volatility for longer dated derivatives.

As of September 30, 2010 and 2009, the Group has a derivative asset classified under FVPL amounting to ₱111 million and ₱103 million, respectively (see Note 12).

Useful lives of investment properties and property and equipment
The Group estimates the useful lives of the investment properties and property and equipment based on the period over which the assets are expected to be available for use (see Note 4). The Group reviews periodically the estimated useful lives of investment properties and property and equipment based on factors that include asset utilization, internal technical evaluation, technological changes, environmental and anticipated use of the assets. It is possible that future results of operations could be materially affected by changes in these estimates brought about by changes in the factors mentioned. A reduction in the estimated useful lives of investment properties and property and equipment would increase the recorded depreciation and amortization expense and decrease the related asset accounts.

The related balances follow:

	2010	2009	2008
Investment properties (Note 10)			
Cost	**₱43,213,345,606**	₱38,955,326,367	₱35,801,543,763
Accumulated depreciation and amortization	**11,279,774,560**	9,661,345,051	8,240,739,406
Depreciation and amortization	**1,618,429,509**	1,420,605,645	1,326,991,167
Property and equipment (Note 11)			
Cost	**4,767,649,401**	4,328,144,148	3,726,217,916
Accumulated depreciation and amortization	**2,436,713,487**	2,143,411,369	1,897,211,593
Depreciation and amortization	**293,769,359**	248,240,650	230,871,064

Impairment of nonfinancial assets
Assessing investment properties and other investments and property and equipment for impairment includes considering certain indications of impairment such as significant changes in

asset usage, significant decline in market value and obsolescence or physical damage of an asset. If such indications are present, and where the carrying amount of the asset exceeds the recoverable amount, the asset is considered impaired and is written down to the recoverable amount.

Determining the fair value of investment properties and other investments and property and equipment, which require the determination of future cash flows expected to be generated from the continued use and ultimate disposition of such assets, requires the Group to make estimates and

assumptions that can materially affect the consolidated financial statements. Future event could cause the Group to conclude that investment properties and other investments and property and equipment are impaired. Any resulting impairment loss could have a material impact on the consolidated financial statements.

The related balances follow:

	2010	2009	2008
Investment properties (Note 10)			
Cost	**₱43,213,345,606**	₱38,955,326,367	₱35,801,543,763
Accumulated depreciation and amortization	**11,279,774,560**	9,661,345,051	8,240,739,406
Depreciation and amortization	**1,618,429,509**	1,420,605,645	1,326,991,167
Property and equipment (Note 11)			
Cost	**4,767,649,401**	4,328,144,148	3,726,217,916
Accumulated depreciation and amortization	**2,436,713,487**	2,143,411,369	1,897,211,593
Depreciation and amortization	**293,769,359**	248,240,650	230,871,064

Deferred tax assets
Deferred tax assets are recognized for all deductible temporary differences to the extent that it is probable that sufficient taxable income will be available against which the deductible temporary differences can be utilized. Significant management estimate is required to determine the amount of deferred tax asset that can be recognized, based upon the likely timing and level of future taxable income together with future tax planning strategies. Deferred tax assets as of September 30, 2010, 2009 and 2008 amounted to ₱415 million, ₱341 million and ₱316 million, respectively (see Note 25).

As of September 30, 2010, 2009 and 2008, the Group has a hotel which enjoys the benefits of an ITH. As such, no deferred tax assets were set up on certain gross deductible temporary differences that are expected to reverse within the ITH period (see Note 31).

Pension expense
The determination of obligation and cost of pension is dependent on the selection of certain assumptions used in calculating such amounts. Those assumptions, which are described in Note 27, include, among others, discount rates and salary increase rates. Actual results that differ from the Group's assumptions are accumulated and amortized over future periods and therefore, generally affect the recognized expense and recorded obligation in such future periods. While the Group believes that the assumptions are reasonable and appropriate, significant differences in the actual experience or significant changes in the assumptions may materially affect the pension obligations.

The related balances follow:

	2010	2009	2008
Pension liabilities (Notes 13 and 27)	**₱41,584,780**	₱28,453,776	₱15,777,396
Pension benefit obligation (Note 27)	**149,091,482**	80,486,580	101,706,300
Unrecognized net actuarial gains (Note 27)	**(50,692,934)**	(8,526,756)	28,360,414

6. Operating Segment

Business Segment

The business segment is determined as the primary segment reporting format as the Group's risks and rates of return are affected predominantly by each operating segment.

Management monitors the operating results of its operating segments separately for the purpose of making decision about resource allocation and performance assessment. Group financing (including interest income and interest expense) and income taxes are managed on a group basis and are not allocated to operating segments. The Group evaluates performance based on income before income tax, and earnings before income tax, depreciation and amortization. The Group does not report its results based on geographical segments because the Group operates only in the Philippines.

Transfer prices between operating segments are on an arm's length basis in a manner similar to transactions with third parties.

Cost and expenses exclude interest, depreciation and amortization.

The amount of segment assets and liabilities are based on the measurement principles that are similar with those used in measuring the assets and liabilities in the consolidated statement of financial position which is in accordance with PFRS.

The Group derives its revenue from the following reportable units:

Commercial Center Division - develops, leases and manages shopping malls/commercial centers all over the Philippines.

Residential Buildings Division - develops and sells residential condominium spaces, as well as high-end horizontal residential projects.

Office Buildings Division - develops and leases offices spaces.

Hotel Division - owns and operates a chain of hotels in Pasig City, Quezon City and Cebu City and a service apartment which closed operations in August 2007.

The financial information about the operations of these business segments is summarized as follows:

2010

	Commercial Center Division	**Residential Division**	**Office Buildings Division**	**Hotel Division**	**Total**
Revenue	**₱5,739,179,867**	**₱3,225,844,279**	**₱1,182,235,305**	**₱1,149,768,560**	**₱11,297,028,011**
Costs and expenses	**1,599,109,171**	**2,448,292,329**	**42,621,736**	**796,093,745**	**4,886,116,981**
Earnings before interest, taxes and depreciation and amortization	**4,140,071,619**	**777,551,950**	**1,139,613,569**	**353,674,815**	**6,410,911,953**
Interest expense and depreciation and amortization (Notes 22 and 24)	**1,617,084,701**	**25,856,018**	**297,213,869**	**200,812,650**	**2,140,967,238**
Income before income tax	**₱2,522,985,995**	**₱751,695,932**	**₱842,399,700**	**₱152,862,165**	**₱4,269,943,792**
Segment assets	**₱32,696,765,503**	**₱14,344,807,170**	**₱4,351,911,857**	**₱1,707,650,694**	**₱53,101,135,224**
Segment liabilities	**₱16,428,968,743**	**₱6,807,867,785**	**₱1,455,361,372**	**₱670,749,110**	**₱25,362,947,010**
Other segment information:					

	Total
Capital expenditures	**₱6,473,987,017**

2009

	Commercial Center Division	Residential Division	Office Buildings Division	Hotel Division	Total
Revenue	₱4,210,395,126	₱4,374,840,150	₱1,111,914,654	₱1,036,362,735	₱10,733,512,665
Costs and expenses	990,466,972	2,990,913,810	80,086,599	723,100,945	4,784,568,326
Earnings before interest, taxes and depreciation and amortization	3,219,928,154	1,383,926,340	1,031,828,055	313,261,790	5,948,944,339
Depreciation and amortization (Note 22)	1,172,179,099	19,926,148	293,966,695	182,774,353	1,668,846,295
Income before income tax	₱2,047,749,055	₱1,364,000,192	₱737,861,360	₱130,487,437	₱4,280,098,044
Segment assets	₱33,105,184,109	₱12,075,966,043	₱4,862,299,414	₱1,435,857,461	₱51,479,307,027
Segment liabilities	₱16,451,809,373	₱5,959,514,292	₱2,644,841,412	₱856,665,751	₱25,912,830,828
Other segment information:					
Capital expenditures					₱6,288,533,310

2008

	Commercial Center Division	Residential Buildings Division	Office Buildings Division	Hotel Division	Total
Revenue	₱3,697,371,463	₱5,461,501,810	₱883,379,078	₱1,139,801,132	₱11,182,053,483
Costs and expenses	1,013,430,176	4,069,940,096	3,902,937	773,770,617	5,860,797,826
Earnings before interest, taxes and depreciation and amortization	2,683,941,286	1,391,561,714	879,476,141	366,030,516	5,321,255,657
Depreciation and amortization (Note 22)	1,106,835,557	13,443,326	263,829,616	173,753,732	1,557,862,231
Income before income tax	₱1,577,105,729	₱1,378,364,388	₱615,646,525	₱192,276,784	₱3,763,393,426
Segment assets	₱21,700,057,326	₱12,188,184,115	₱4,128,345,604	₱2,293,973,741	₱40,310,560,786
Segment liabilities	₱8,702,848,526	₱5,500,006,715	₱2,615,039,978	₱505,696,043	₱17,323,591,262
Other segment information:					
Capital expenditures					₱9,488,165,880

The revenue of the Group consists mainly of sales to external customers. Inter-segment revenue arising from lease arrangements amounting to ₱34 million, ₱24 million and ₱14 million in 2010, 2009 and 2008, respectively, are eliminated on consolidation.

No operating segments have been aggregated to form the above reportable segments.

Capital expenditures consists of additions to property and equipment, and investment properties and other investments, and subdivision land, condominium and residential units for sale.

Major customers in lease arrangements under commercial center division include the affiliated entities (see Note 18). Rental income arising from the lease of commercial properties to affiliated companies amounted to about ₱1,263 million, ₱905 million and ₱865 million in 2010, 2009 and 2008, respectively.

7. Cash and Cash Equivalents

This account consists of (Note 18):

	2010	2009	2008
Cash on hand and in banks	**₱309,800,552**	₱8,082,848,590	₱162,876,637
Short-term investments	**5,187,804,935**	842,847,535	356,203,816
	₱5,497,605,487	₱8,925,696,125	₱519,080,453

Cash in banks earns interest at the prevailing bank deposit rates. Short-term investments are made for varying periods of up to three (3) months depending on the immediate cash requirements of the Group, and earn interest at the prevailing short-term investment rates ranging from 0.25% to 4.38%.

Interest earned for the years ended September 30, 2010, 2009 and 2008 amounted to ₱279 million, ₱120 million and ₱132 million, respectively (see Note 24).

8. Receivables

This account consists of:

	2010	2009	2008
Trade			
Installment contract receivables	**₱2,462,317,615**	₱3,166,871,003	₱3,541,591,155
Accrued rent receivables	**397,932,724**	320,890,367	235,681,052
Rental receivables (Note 18)	**262,144,720**	238,719,742	252,087,471
Hotel operations	**61,841,108**	76,130,603	68,663,338
	3,184,236,167	3,802,611,715	4,098,023,016
Affiliated companies (Note 18)	**2,044,343,678**	93,126,774	94,757,880
Others	**274,068,201**	222,679,153	208,670,276
	5,502,648,046	4,118,417,642	4,401,451,172
Less allowance for impairment losses	**51,484,917**	49,459,776	48,459,175
	₱5,451,163,129	₱4,068,957,866	₱4,352,991,997

The installment contract receivables aggregating ₱2,462 million, ₱3,167 million and ₱2,221 million as of September 30, 2010, 2009 and 2008, respectively, included under installment contract receivables, are collectible in monthly installments over a period of one (1) to five (5) years and bear annual interest ranging from 8.20% to 9.75% computed on the diminishing balance of the principal.

Rental receivables from affiliated companies amounted to about ₱105 million, ₱162 million and ₱108 million as of September 30, 2010, 2009 and 2008, respectively. For the nature, terms and conditions of the receivables from affiliated companies please refer to Note 18.

The accrued rent receivables represent the portion of the lease recognized as income on a straight-line basis.

Other receivables consist primarily of advances to suppliers and accruals of interest on short-term investments.

<u>Allowance for Impairment Losses on Trade Receivables</u>
As of September 30, 2010, 2009 and 2008, trade receivables with carrying value of ₱51 million and ₱49 million and ₱48 million were impaired and fully provided for. Changes in allowance for impairment losses on trade receivables follow:

2010

	Individual Assessment			Collective Assessment	
	Installment Contract Receivables	**Rental Receivable**	**Hotels Operations**	**Installment Contract Receivables**	**Total**
Balances at October 1, 2009	**₱542,358**	**₱20,512,893**	**₱9,404,525**	**₱19,000,000**	**₱49,459,776**
Provision for impairment losses (Note 21)	–	–	**2,025,141**	–	**2,025,141**
Balances at September 30, 2010	**₱542,358**	**₱20,512,893**	**₱11,429,666**	**₱19,000,000**	**₱51,484,917**

<u>2009</u>

	Individual Assessment			Collective Assessment	
	Installment Contract Receivables	Rental Receivable	Hotels Operations	Installment Contract Receivables	Total
Balances at October 1, 2008	₱542,358	₱20,512,893	₱8,403,924	₱19,000,000	₱48,459,175
Provision for impairment losses (Note 21)	–	–	1,000,601	–	1,000,601
Balances at September 30, 2009	₱542,358	₱20,512,893	₱9,404,525	₱19,000,000	₱49,459,776

<u>2008</u>

	Individual Assessment			Collective Assessment	
	Installment Contract Receivables	Rental Receivable	Hotels Operations	Installment Contract Receivables	Total
Balances at October 1, 2007	₱542,358	₱4,837,203	₱5,097,510	₱19,000,000	₱29,477,071
Provision for impairment losses (Note 21)	–	15,675,690	3,306,414	–	18,982,104
Balances at September 30, 2008	₱542,358	₱20,512,893	₱8,403,924	₱19,000,000	₱48,459,175

<u>Aging Analysis</u>
The aging analysis of the Group's receivables follows:

2010

			Past Due But Not Impaired				
	Total	**Neither Past Due Nor Impaired**	**Less than 30 days**	**30 to 60 days**	**60 to 90 days**	**Over 90 days**	**Past Due and Impaired**
Trade receivables							
Installment contract receivables	**₱2,462,317,615**	**₱1,190,007,518**	**₱278,802,201**	**₱449,232,704**	**₱102,594,204**	**₱422,680,988**	**₱19,000,000**
Rental receivables	**262,144,720**	**144,999,130**	**16,179,252**	**4,061,751**	**2,335,489**	**74,056,205**	**20,512,893**
Accrued rent receivables	**397,932,724**	**397,932,724**	–	–	–	–	–
Hotel operations	**61,841,108**	**31,768,337**	**17,031,150**	**4,660,827**	**Ĉ□667,432**	**3,741,863**	**11,972,024**
Affiliated companies (Note 18)	**2,044,343,678**	**2,044,343,678**	–	–	–	–	–
Others	**273,308,201**	**273,308,201**	–	–	–	–	–
	₱5,501,888,046	**₱4,082,359,588**	**₱312,012,603**	**₱457,955,282**	**₱106,597,125**	**₱500,479,056**	**₱51,484,917**

2009

	Total	Neither Past Due Nor Impaired	Past Due But Not Impaired: Less than 30 days	30 to 60 days	60 to 90 days	Over 90 days	Past Due and Impaired
Trade receivables							
Installment contract receivables	₱3,166,871,003	₱2,847,977,762	₱49,835,054	₱17,329,617	₱27,428,275	₱205,300,295	₱19,000,000
Rental receivables	238,719,742	131,050,306	39,725,087	5,982,170	419,645	41,029,641	20,512,893
Accrued rent receivables	320,890,367	320,890,367	–	–	–	–	–
Hotel operations	76,130,603	37,983,835	12,535,280	7,095,504	3,366,052	5,203,049	9,946,883
Affiliated companies (Note 18)	93,126,774	93,126,774	–	–	–	–	–
Others	222,679,153	222,679,153	–	–	–	–	–
	₱4,118,417,642	₱3,653,708,197	₱102,095,421	₱30,407,291	₱31,213,972	₱251,532,985	₱49,459,776

2008

	Total	Neither Past Due Nor Impaired	Past Due But Not Impaired: Less than 30 days	30 to 60 days	60 to 90 days	Over 90 days	Past Due and Impaired
Trade receivables							
Installment contract receivables	₱3,541,591,155	₱3,102,754,751	₱97,967,424	₱95,629,787	₱49,094,434	₱177,144,759	₱19,000,000
Rental receivables	252,087,471	124,378,250	1,737,728	7,226,497	42,613	98,189,490	20,512,893
Accrued rent receivables	235,681,052	235,681,052	–	–	–	–	–
Hotel operations	77,609,620	36,027,130	14,231,936	3,643,128	1,522,357	13,238,787	8,946,282
Affiliated companies (Note 18)	94,757,880	94,757,880	–	–	–	–	–
Others	208,670,276	208,670,276	–	–	–	–	–
	₱4,410,397,454	₱3,802,269,339	₱113,937,088	₱106,499,412	₱50,659,404	₱288,573,036	₱48,459,175

9. Subdivision Land, Condominium and Residential Units for Sale

This account consists of:

	2010	2009	2008
Land and condominium units	**₱4,958,089,821**	₱4,430,344,379	₱4,166,822,641
Residential units and subdivision land development costs	**1,239,217,994**	653,819,663	557,552,258
	₱6,197,307,815	₱5,084,164,042	₱4,724,374,899

The subdivision land, condominium and residential units for sale are carried at cost (see Note 10). No amount of write down is recognized as expense for the years ended September 30, 2010, 2009 and 2008.

The amount of subdivision land, condominium and residential units for sale recognized as expense in the consolidated statement of comprehensive income amounted to ₱1,745 million, ₱2,304 million and ₱3,302 million for the years ended September 30, 2010, 2009 and 2008, respectively (see Note 20).

There are no subdivision land, condominium and residential units for sale as of September 30, 2010, 2009 and 2008 that are pledged as security to liabilities.

10. Investment Properties

The rollforward analysis of this account follows:

<u>2010</u>

	Land	Land Improvements	Buildings and Improvements	Theater Furniture and Equipment	Construction In Progress	Total
Cost						
At October 1, 2009	₱9,958,029,539	₱58,465,680	₱26,027,435,530	₱260,137,142	₱2,651,257,533	₱38,955,325,424
Additions	1,706,098,306	1,630,357	895,215,545	42,243,750	1,814,322,856	4,459,510,814
Retirements/disposals	–	–	–	–	–	–
Reclassifications/transfers		5,340,906	2,742,466,842	21,479,813	(2,970,778,193)	(201,490,632)
At September 30, 2010	11,664,127,845	65,436,943	29,665,117,917	323,860,705	1,494,802,196	43,213,345,606
Accumulated Depreciation and Amortization						
At October 1, 2009	–	44,277,123	9,403,733,141	213,334,787	–	9,661,345,051
Depreciation and amortization (Note 22)	–	3,558,604	1,593,217,891	21,653,014	–	1,618,429,509
Reclassifications/transfers	–	–		–	–	–
At September 30, 2010	–	47,835,727	10,996,951,032	234,987,801	–	11,279,774,560
Net Book Value as of September 30, 2010	₱11,664,127,845	₱17,601,216	₱18,668,166,885	₱88,872,904	₱1,494,802,196	₱31,933,571,046

<u>2009</u>

	Land	Land Improvements	Buildings and Improvements	Theater Furniture and Equipment	Construction In Progress	Total
Cost						
At October 1, 2008	₱9,862,661,566	₱58,340,680	₱23,172,087,520	₱254,274,144	₱2,454,179,853	₱35,801,543,763
Additions	187,949,749	125,000	702,204,761	5,862,998	2,350,220,929	3,246,363,437
Retirements/disposals	(92,581,776)	–	–	–	–	(92,581,776)
Reclassifications/transfers	–	–	2,153,143,249	–	(2,153,143,249)	–
At September 30, 2009	9,958,029,539	58,465,680	26,027,435,530	260,137,142	2,651,257,533	38,955,325,424
Accumulated Depreciation and Amortization						
At October 1, 2008	–	39,991,185	8,006,713,709	194,034,512	–	8,240,739,406
Depreciation and amortization (Note 22)	–	4,285,938	1,397,019,432	19,300,275	–	1,420,605,645
At September 30, 2009	–	44,277,123	9,403,733,141	213,334,787	–	9,661,345,051
Net Book Value as of September 30, 2009	₱9,958,029,539	₱14,188,557	₱16,623,702,389	₱46,802,355	₱2,651,257,533	₱29,293,980,373

<u>2008</u>

	Land	Land Improvements	Buildings and Improvements	Theater Furniture and Equipment	Construction In Progress	Total
Cost						
At October 1, 2007	₱8,310,446,730	₱56,219,266	₱19,789,730,810	₱254,274,144	₱2,581,129,626	₱30,991,800,576
Additions	1,578,638,498	944,206	1,422,772,549	–	1,833,811,596	4,836,166,849
Retirements/disposals	(26,423,662)	–	–	–	–	(26,423,662)
Reclassifications/transfers	–	1,177,208	1,959,584,161	–	(1,960,761,369)	–
At September 30, 2008	9,862,661,566	58,340,680	23,172,087,520	254,274,144	2,454,179,853	35,801,543,763
Accumulated Depreciation and Amortization						
At October 1, 2007	–	35,110,787	6,704,099,761	174,537,691	–	6,913,748,239
Depreciation and amortization (Note 22)	–	4,880,398	1,302,613,948	19,496,821	–	1,326,991,167
At September 30, 2008	–	39,991,185	8,006,713,709	194,034,512	–	8,240,739,406
Net Book Value as of September 30, 2008	₱9,862,661,566	₱18,349,495	₱15,165,373,811	₱60,239,632	₱2,454,179,853	₱27,560,804,357

The investment properties consisted mainly of land held for appreciation, and shopping malls or commercial centers and office buildings that are held to earn rentals.

Depreciation and amortization expense charged to operations amounted to ₱1,618 million, ₱1,421 million and ₱1,327 million for the period ended September 30, 2010, 2009 and 2008, respectively (see Note 22).

Borrowing costs capitalized to subdivision land, condominium and residential units for sale and investment properties under construction amounted to about ₱985 million, ₱631 million and ₱331 million in 2010, 2009 and 2008, respectively. The capitalization rate used to determine the amount of borrowing costs eligible for capitalization in 2010, 2009 and 2008 ranges from 7.47% to 12.00%.

The fair value of investment properties, which has been determined based on valuations performed by independent professional qualified appraisers as of September 30, 2009, exceeds its carrying cost. The fair value represents the amount at which the assets could be exchanged between a knowledgeable, willing buyer and a knowledgeable, willing seller in an arm's length transaction at the date of valuation. The aggregate fair value as of the date of appraisal amounted to ₱49,744 million.

The value of the investment properties was arrived at using the *Market Data Approach*. In this approach, the value of the investment properties is based on sales and listings of comparable property registered in the vicinity. The technique of this approach requires the establishment of comparable property by reducing reasonable comparative sales and listings to a common denominator. This is done by adjusting the differences between the subject property and those actual sales and listings regarded as comparable. The properties used as basis of comparison are situated within the immediate vicinity of the subject property.

Property operations and maintenance costs arising from investment properties amounted to ₱431million, ₱341 million and ₱369 million for the period ended September 30, 2010, 2009 and 2008, respectively (see Note 20).

There are no investment properties and other investments as of September 30, 2010, 2009 and 2008 that are pledged as security to liabilities.

11. Property and Equipment

The rollforward analysis of this account follows:

2010

	Land	Land Improvements	Buildings and Improvements	Other Equipment	Total
Cost					
At October 1, 2009	**₱173,086,946**	**₱21,498,582**	**₱2,629,603,763**	**₱1,503,954,857**	**₱4,328,144,148**
Additions	–	**8,571,817**	**69,871,120**	**160,329,535**	**238,772,472**
Retirements/disposal	–	–	–	**(757,849)**	**(757,849)**
Reclassifications/transfers	–	–	**201,490,632**	–	**201,490,632**
At September 30, 2010	**173,086,946**	**30,070,399**	**2,900,965,515**	**1,663,526,543**	**4,767,649,403**
Accumulated Depreciation and Amortization					
At October 1, 2009	–	**16,242,906**	**1,044,229,013**	**1,082,939,450**	**2,143,411,369**
Depreciation and amortization (Note 22)	–	**3,012,411**	**141,016,504**	**149,740,444**	**293,769,359**
Retirements/disposal	–	–	–	**(467,239)**	**(467,239)**
At September 30, 2010	–	**19,255,317**	**1,185,245,517**	**1,232,212,655**	**2,436,713,489**
Net Book Value as of September 30, 2010	**₱173,086,946**	**₱10,815,082**	**₱1,715,719,998**	**₱431,313,888**	**₱2,330,935,914**

2009

	Land	Land Improvements	Buildings and Improvements	Other Equipment	Total
Cost					
At October 1, 2008	₱173,086,946	₱3,195,681	₱2,242,912,992	₱1,307,022,297	₱3,726,217,916
Additions	–	–	386,690,771	218,066,372	604,757,143
Retirements/disposal	–	–	–	(2,830,911)	(2,830,911)
Reclassifications/transfers	–	18,302,901	–	(18,302,901)	–
At September 30, 2009	173,086,946	21,498,582	2,629,603,763	1,503,954,857	4,328,144,148
Accumulated Depreciation and Amortization					
At October 1, 2008	–	3,195,681	916,818,739	977,197,173	1,897,211,593
Depreciation and amortization (Note 22)	–	–	127,410,274	120,830,376	248,240,650
Retirements/disposal	–	–	–	(2,040,874)	(2,040,874)
Reclassifications/transfers	–	13,047,225	–	(13,047,225)	–
At September 30, 2009	–	16,242,906	1,044,229,013	1,082,939,450	2,143,411,369
Net Book Value as of September 30, 2009	₱173,086,946	₱5,255,676	₱1,585,374,750	₱421,015,407	₱2,184,732,779

2008

	Land	Land Improvements	Buildings and Improvements	Other Equipment	Total
Cost					
At October 1, 2007	₱173,086,946	₱2,497,440	₱2,231,273,066	₱1,186,379,483	₱3,593,236,935
Additions	–	698,241	18,827,752	131,213,796	150,739,789
Retirements/disposal	–	–	(7,187,826)	(10,570,982)	(17,758,808)
At September 30, 2008	173,086,946	3,195,681	2,242,912,992	1,307,022,297	3,726,217,916
Accumulated Depreciation and Amortization					
At October 1, 2007	–	2,497,440	800,854,425	880,059,188	1,683,411,053
Depreciation and amortization (Note 22)	–	698,241	120,690,308	109,482,515	230,871,064
Retirements/disposal	–	–	(4,725,994)	(12,344,530)	(17,070,524)
At September 30, 2008	–	3,195,681	916,818,739	977,197,173	1,897,211,593
Net Book Value as of September 30, 2008	₱173,086,946	₱–	₱1,326,094,253	₱329,825,124	₱1,829,006,323

Depreciation and amortization expense charged to operations amounted to ₱294 million, ₱248 million and ₱231 million for the period ended September 30, 2010, 2009 and 2008, respectively (see Note 22).

Land and certain building improvements with a carrying net book value of ₱1,300 million has an appraised value of ₱4,700 million as of September 30, 2008.

There are no property and equipment items as of September 30, 2010, 2009 and 2008 that are pledged as security to liabilities.

12. **Other Assets**

This account consists of:

	2010	2009	2008
Value-added input tax	**₱586,892,577**	₱665,505,765	₱725,139,318
Advances to lot owners (Notes 29 and 30)	**237,697,706**	226,847,680	230,782,624
Utility deposits (Notes 29 and 30)	**216,839,154**	202,695,993	159,797,619
Investment in preferred shares of stocks	**210,000,000**	–	–
Advances to suppliers and contractors	**122,916,608**	12,507,954	3,743,538
Derivative asset (Note 29)	**111,066,241**	102,985,391	–
Prepaid expenses	**92,579,519**	109,810,396	69,317,532
Supplies	**37,586,154**	29,287,698	31,126,241
Receivable from Meralco (Notes 28, 29 and 30)	**6,890,300**	24,415,226	43,272,925
Advances to ASNC	**–**	487,805,693	–
Others	**68,083,574**	59,914,041	61,122,960
	₱1,690,551,833	₱1,921,775,837	₱1,324,302,757

The value-added input tax can be applied against value-added output tax. The remaining balance is recoverable in future periods.

In May 2010, the advances to ASNC, for the construction and development of the commercial complex, has been converted to investment in capital stock of ASNC (see Note 2).

Advances to lot owners consist of advance payments to land owners which will be applied against the acquisition cost of the real properties that will be acquired.

Utility deposits consist primarily of bid bonds and meter deposits.

Prepaid expenses consist mainly of prepayments for taxes and insurance.

Advances to suppliers/contractors consist of advance payment to supplier or contractors which will be applied against the final billing.

Derivative assets arises from interest rate swap agreement entered by the Group with a total notional amount of ₱2,000 million to hedge its interest rate exposures on the Inverse Floating Rate Notes bearing an interest rate of 15.70% less three (3) month benchmark rate (PDST-F) (see Note 15). The interest rate swap has a term of five (5) years and interest exchange is every 5th day of March, June, September and December.

13. **Accounts Payable and Accrued Expenses**

This account consists of:

	2010	2009	2008
Accrued taxes and licenses, bonus and other liabilities	**₱2,623,782,761**	₱3,176,874,059	₱3,053,103,605
Accounts payable (Note 18)	**1,236,170,341**	1,707,898,821	2,099,810,450
Accrued rent expense	**1,031,523,717**	875,749,479	766,169,414
Pension liabilities (Note 27)	**41,584,780**	28,453,776	15,777,396
Dividends payable	**7,568,707**	7,002,600	6,000,198

	₱4,940,630,306	₱5,795,978,735	₱5,940,861,063

Accounts payable - trade and accrued expenses are normally settled within one (1) year.

The accounts payable mainly includes unpaid billings from suppliers and contractors.

The accrued rent expense represents the unpaid portion of the lease recognized as expense on a straight-line basis.

14. Deposits and Other Liabilities

This account consists of:

	2010	2009	2008
Deposits from lessees - net (Note 30)	**₱1,854,494,897**	₱1,409,832,860	₱1,271,304,764
Deposits from real estate buyers (Note 30)	**1,733,617,525**	1,569,294,477	1,417,602,647
Payables to affiliated companies (Notes 18 and 30)	**134,390,653**	120,448,784	1,189,250,880
Advances and others	**414,977,844**	389,488,728	399,861,431
	₱4,137,480,919	₱3,489,064,849	₱4,278,019,722

Deposits from real estate buyers represent cash received in advance which shall be applied against the total contract price as soon as the contractual obligation of the real estate buyer has begun. The deposits from real estate are normally applied against the total contract price within a year from the date the deposits were made.

Included in Deposits from real estate buyers are cash collections in excess of the installment contract receivables recognized under the percentage-of-completion method which amounted to ₱1,733 million, ₱1,021 million and ₱381 million as of September 30, 2010, 2009 and 2008, respectively.

The Deposits from lessees represent cash received in advance equivalent to three (3) to six (6) months rent which shall be refunded to lessees at the end of lease term. The Group recognized Discount on deposits from lessees amounting to ₱97 million, ₱101 million and ₱103 million as of September 30, 2010, 2009 and 2008, respectively. The related interest expense on the discount amounted to ₱71 million, ₱69 million and ₱61 million in 2010, 2009 and 2008, respectively (see Note 24). The Deposits from lessees was discounted using PDST-F rate plus 2% spread.

The Unearned rental income amounted to ₱82 million, ₱91 million and ₱94 million as of September 30, 2010, 2009 and 2008, respectively. The rental income on amortization of unearned rental income amounted to ₱72 million, ₱53 million and ₱47 million in 2010, 2009 and 2008, respectively.

For the nature, terms and conditions of the payables to affiliated companies please refer to Note 18.

15. **Loans Payable**

This account consists of:

	Principal Amount	**2010**	2009	2008
Loan from ING, Manila and Security Bank Corporation (SBC) under the Development Bank of the Philippines (DBP)-JBIC - 5 loan facility at fixed interest rate of 9.2% per annum + 1.5% margin payable in nine (9) semi-annual payments starting October 2005	**₱1,000,000,000**	**₱–**	₱115,000,000	₱340,000,000
Five-year and one day loan maturing on May 29, 2012 with fixed rate at 6.375%, interest payable semi-annually in arrears on the last day of each six-month interest period	**3,000,000,000**	**3,000,000,000**	3,000,000,000	3,000,000,000
Notes subscribed to by Land Bank of the Philippines (LBP), China Banking Corporation (CBC), Hongkong Shanghai Banking Corporation (HSBC) and SBC under the Inverse Floating Rate Notes Facility Agreement maturing on June 6, 2013 bearing an interest rate of 15.7% less the 3-month benchmark rate (PDST-F), and a tenor of 5 years + 1 day; interest is payable quarterly, in arrears, on the last day of each 3-month interest period	**2,000,000,000**	**2,000,000,000**	2,000,000,000	2,000,000,000
Five-year and one day loan maturing on July 14, 2014 with fixed rate at 8.5%, interest payable semi-annually in arrears on the last day of each six-month interest period	**5,000,000,000**	**5,000,000,000**	5,000,000,000	–
Five-year and one day loan maturing on August 27, 2014 with fixed rate at 8.25%, interest payable semi-annually in arrears on the last day of each six-month interest period	**5,000,000,000**	**5,000,000,000**	5,000,000,000	–
Short-term Loans from Banco de Oro Unibank Inc. (BDO)	**–**	**–**	–	677,000,000
	₱16,000,000,000	**₱15,000,000,000**	₱15,115,000,000	₱6,017,000,000

<u>Loans Payable due in May 2012</u>
On May 24, 2007, the Group issued ₱3,000 million Fixed rate Corporate Note Facility constituting direct, unconditional, unsubordinated, general and unsecured obligations of the Group ranking at least pari passu in all respects and rateably without preference or priority (except for any statutory preference or priority applicable in the winding-up of the Group) with all other outstanding unsecured and unsubordinated obligations of the Group. The term of the bonds is five (5) years and one (1) day from issue date.

The interest rate is at 6.375% per annum and shall be payable semi-annually, computed based on the outstanding balance with payments commencing on the issue date and ending on the maturity date.

Total borrowing costs capitalized to subdivision land, condominium and residential units for sale and investment properties and other investments under construction amounted to ₱191 million, ₱194million and ₱194 million in 2010, 2009 and 2008, respectively.

Debt Covenants
The Group is required to maintain a debt to equity ratio not exceeding 1.5:1 and interest coverage ratio of not less than 1.5:1. The Group must ensure that it will remain at least fifty-one percent (51%) owned by the JG Summit Group. The Group has complied with the debt covenants.

Loans Payable due in June 2013
On June 4, 2008, the Group issued ₱2,000 million Inverse Floating Rate Notes Facility constituting direct, unconditional, unsubordinated, general and unsecured obligations of the Group ranking at least pari passu in all respects and rateably without preference or priority (except for any statutory preference or priority applicable in the winding-up of the Group) with all other outstanding unsecured and unsubordinated obligations (contingent or otherwise, present and future) of the Group. The term of the bond is five (5) years and one (1) day from issue date.

The interest rate is at 15.70% less the 3-month Benchmark Rate on an interest determination date rounded off to the nearest 1/100 or 1% per annum and shall be payable quarterly, computed based on the outstanding balance with payments commencing on the issue date and ending on the maturity date.

Total borrowing costs capitalized to subdivision land, condominium and residential units for sale and investment properties and other investments under construction amounted to ₱176 million, ₱179 million and ₱62 million in 2010, 2009 and 2008, respectively.

Debt Covenants
The Group is required to maintain a debt to equity ratio not exceeding 1.5:1 and interest coverage ratio of not less than 1.5:1. The Group must ensure that it will remain at least fifty-one percent (51%) owned by the JG Summit Group. The Group has complied with the debt covenants.

Bonds Payable due in July 2014
On July 13, 2009, the Group issued ₱5,000 million bonds constituting direct, unconditional, unsubordinated and unsecured obligations of the Group ranking pari-passu in all respects and ratably without any preference or priority with all other outstanding unsecured and unsubordinated obligations of the Group. The proceeds shall be used for general corporate purposes, such as, but not limited to the financing various capital expenditures. The bond is payable with a lump-sum payment on July 14, 2014 or shall be redeemable at par upon maturity or on a date which is five (5) years and one (1) day from issue date.

The interest rate is at 8.5% per annum and shall be payable semi-annually, computed based on the outstanding balance with payments commencing on the issue date and ending on the maturity date. The payment of the interest shall begin on January 14, 2010.

Total borrowing costs capitalized to subdivision land, condominium and residential units for sale and investment properties and other investments under construction amounted to ₱430 million and ₱94 million in 2010 and 2009, respectively.

Bonds Payable due in August 2014
On August 26, 2009, the Group issued ₱5,000 million bonds constituting direct, unconditional, unsubordinated and unsecured obligations of the Group ranking pari-passu in all respects and ratably without any preference or priority with all other outstanding unsecured and unsubordinated obligations of the Group. The proceeds shall be used for general corporate purposes, such as, but not limited to the financing various capital expenditures. The bond is payable with a lump-sum payment on August 27, 2014 or shall be redeemable at par upon maturity or on a date which is five (5) years and one (1) day from issue date.

The interest rate is at 8.25% per annum and shall be payable semi-annually, computed based on the outstanding balance with payments commencing on the issue date and ending on the maturity date. The payment of the interest shall begin on February 27, 2010.

Total borrowing costs capitalized to subdivision land, condominium and residential units for sale and investment properties and other investments under construction ₱188 million and ₱41 million in 2010 and 2009, respectively.

Debt Covenant
The Group is required to maintain a debt to equity ratio not exceeding 1:5:1 ratio and interest coverage ratio of at least 1.5:1. The Group has complied with the debt covenant.

Aggregate borrowing costs capitalized to subdivision land, condominium and residential units for sale and investment properties amounted to ₱985 million, ₱631 million and ₱264 million in 2010, 2009 and 2008, respectively.

Details of the Group's loans payable by maturity follow:

	Within 1 year	1-2 years	2-3 years	3-4 years	4-5 years	Total
2010	**₱–**	**₱–**	**₱5,000,000,000**	**₱10,000,000,000**	**₱–**	**₱15,000,000,000**
2009	₱115,000,000	₱–	₱–	₱5,000,000,000	₱10,000,000,000	₱15,115,000,000
2008	₱1,017,000,000	₱–	₱–	₱3,000,000,000	₱2,000,000,000	₱6,017,000,000

16. Retained Earnings

Restriction
A portion of the unappropriated retained earnings representing the undistributed net earnings of subsidiaries amounting to ₱359 million, ₱345 million and ₱348 million as of September 30, 2010, 2009 and 2008, respectively, are not available for dividend declaration until received in the form of dividends.

Dividends declared
The Board of Directors (BOD) declared cash dividends in favor of all its stockholders as follows:

	2010	2009	2008
Date of declaration	**April 15, 2010**	April 16, 2009	April 17, 2008
Date of payment	**May 20, 2010**	June 10, 2009	June 12, 2008
Ex-dividend rate	**May 5, 2010**	May 15, 2009	May 16, 2008
Dividend per share	**₱0.48**	₱0.25	₱0.53
Total dividends	**₱1,312,794,844**	₱686,729,614	₱1,455,866,782

Appropriation
On September 15, 2009, the BOD approved the additional appropriation of ₱7,000 million, out of the unappropriated retained earnings, to support the capital expenditure requirement of the Group.

On May 14, 2003, the BOD approved the appropriation of ₱3,500 million, out of the unappropriated retained earnings, for future expansion.

17. **Capital Stock**

The details of the number of common shares and the movements thereon follow:

	2010	2009	2008
Authorized - at ₱1 par value	**3,000,000,000**	3,000,000,000	3,000,000,000
At beginning of the period	**2,746,918,457**	2,746,918,457	2,746,918,457
Treasury	**(221,834,657)**	–	–
Issued and outstanding	**2,525,083,800**	2,746,918,457	2,746,918,457

Increase in Authorized Capital Stock
On November 19, 2010, the Board of Directors (BOD) authorized the increase in the authorized capital stock of the Company from ₱3,000,000,000 common shares with par value of ₱1.00 per share to ₱8,200,000,000 common shares with par value of ₱1.00 per share.

Treasury Shares
On October 22, 2009, the Parent Company's BOD approved the creation and implementation of a share buy-back program allotting up to ₱1,000 million to reacquire a portion of the Parent Company's issued and outstanding common shares, representing approximately 3.1% of current market capitalization.

As of September 30, 2010, the Company has repurchased a total of 17,698,000 shares for a total purchase price of ₱222 million at an average price of ₱12.53 per share.

In October 2006, the Parent Company offered primary and secondary share offerings (including Optional Shares) that were fully subscribed by both foreign and local investors. Net proceeds from the primary offering amounted to about ₱5,234 million. The amount representing excess of subscription price over the par value of the primary share offering amounting to about ₱4,784 million was credited to additional paid-in capital for the period ended September 30, 2007.

Capital Management
The primary objective of the Group's capital management is to ensure that it maintains healthy capital ratios in order to support its business and maximize shareholder value. The Group manages its capital structure and makes adjustments to these ratios in light of changes in economic conditions and the risk characteristics of its activities. In order to maintain or adjust the capital structure, the Group may adjust the amount of dividend payment to shareholders, return capital structure or issue capital securities. No changes have been made in the objective, policies and processes as they have been applied in previous years.

The Group monitors its use of capital structure using a debt-to-capital ratio which is gross debt divided by total equity. The Group includes within gross debt all interest-bearing loans and borrowings, while capital represents total equity. Following is a computation of the Group's debt-to-capital ratio as of September 30, 2010 and 2009.

	2010	2009	2008
(a) Loans payable (Note 15)	**₱15,000,000,000**	₱15,115,000,000	₱6,017,000,000
(b) Equity	**₱27,737,205,566**	₱25,566,476,177	₱22,986,969,524
(c) Debt-to-capital ratio (a/b)	**0.54:1**	0.59:1	0.26:1

The Group's policy is to limit the debt-to-capital ratio at the 1.5:1 level. This policy is consistent with the requirements under the Group's debt covenants with lenders.

18. Related Party Transactions

Transactions between related parties are based on terms similar to those offered to nonrelated parties. Related party transactions are made under the normal course of business. Parties are considered to be related if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions; and the parties are subject to common control or common significant influence. Related parties may be individuals or corporate entities (referred herein as affiliates).

The Group, in the normal course of business, has transactions with its major stockholder, JGSHI and its affiliated companies consisting principally of lease arrangements and advances (both interest and non interest bearing), principally for working capital requirement, including construction costs.

Affiliates are entities that are owned and controlled by JGSHI and neither a subsidiary or associate of the Group. These affiliates are effectively sister companies of the Group by virtue of ownership of JGSHI.

JGSHI also provides the Group certain corporate services including debt management, corporate finance, corporate planning, procurement, human resources, legal and corporate communications.

The Group also leases commercial properties to affiliated companies. Rental income arising from the lease of commercial properties to affiliated companies amounted to about ₱1,263 million, ₱905 million and ₱865 million in 2010, 2009 and 2008, respectively (see Note 6). There are no intersegment sales.

The Group also maintains savings and current accounts and time deposits with Robinsons Savings Bank, an affiliated local commercial bank. The balances as of September 30 follow:

	2010	2009	2008
Savings and current accounts	**₱23,156,452**	₱43,959,441	₱32,660,266
Short-term investments	**2,740,883,543**	123,197,650	285,244,392
	₱2,764,039,995	₱167,157,091	₱317,904,658

Loans from shareholders
As of September 30, 2010, 2009 and 2008, a subsidiary has outstanding noninterest-bearing advances from Winsome Development Corporation, a non controlling stockholder, for working capital requirement amounting to ₱104 million (see Note 13). The advances are included in the "Accounts payable" account under the "Accounts payable and accrued expenses" in the consolidated statement of financial position.

As of September 30, 2010, 2009 and 2008, the net receivable (payable) to affiliated companies amounted to ₱1,908 million, (₱27 million) and (₱1,094 million), respectively. Details are as follow:

	2010	2009	2008
Receivable from affiliated companies (Notes 8 and 30)			
JGSHI	**₱1,920,690,302**	₱–	₱–
Digital Telecommunication Inc.	**39,708,187**	39,926,434	39,890,765
Robinsons Recreation Corporation	**11,353,023**	11,351,620	11,326,607
Universal Robina Corporation	**12,644,234**	6,156,389	8,605,539
Others	**59,947,932**	35,692,331	34,934,969
	2,044,343,678	93,126,774	94,757,880
Payable to affiliated companies (Notes 14 and 30)			
WINSOME	**(75,010,000)**		
Westpoint Industrial Mills	**(22,819,452)**	(22,819,452)	(22,950,417)
JGSHI	**–**	(33,828,465)	(1,098,928,503)
Others	**(36,561,201)**	(63,800,867)	(67,371,960)
	(134,390,653)	(120,448,784)	(1,189,250,880)
Net receivable payable to affiliated companies	**₱1,909,953,025**	(₱27,322,010)	(₱ 1,094,493,000)

The receivable from JGSHI earned interest at prevailing market rate and this amounted to ₱161 million in 2010. The receivable was collected in November 2010.

Other receivables from affiliates account consists primarily of receivables from Shrine Galleria Corporation, JG Summit Capital and Universal Corn Products.

Other payables from affiliates account consists primarily of payables to Robina Farms, CFC Corporation and Orient Petroleum.

Outstanding balances as of September 30, 2010, which are unsecured and interest free, are all due within one (1) year. On February 14, 2006, the ₱2,500 million JGSHI loan was obtained with interest at 9% payable quarterly while the principal is payable on single balloon payment after three (3) years. The entire ₱2,500 million was fully paid as of September 30, 2007.

Terms and conditions of transactions with related parties
Outstanding balances at year-end are unsecured and settlement occurs in cash. There have been no guarantees provided or received for any related party receivables or payables. The Group has not recognized any impairment losses on amounts due from related parties for the years ended September 30, 2010, 2009 and 2008. This assessment is undertaken each financial year through a review of the financial position of the related party and the market in which the related party operates.

<u>Compensation of Key Management Personnel</u>
The compensation of the Group's key management personnel by benefit type follows (see Note 23):

	2010	2009	2008
Short term employee benefits	**₱487,468,400**	₱466,196,967	₱433,704,305
Post-employment benefits (Note 27)	**21,248,965**	19,328,400	39,286,400

	₱508,717,365	₱485,525,367	₱472,990,705

19. **Revenue**

This account consists of:

	2010	2009	2008
Real estate			
Rental income (Notes 18 and 32)	**₱5,588,305,712**	₱5,143,095,179	₱4,375,623,429
Real estate sale	**2,720,062,815**	3,903,963,162	4,942,149,125
Amusement income	**691,070,543**	–	–
Others	**448,148,632**	415,447,070	233,727,686
	9,447,587,702	9,462,505,411	9,551,500,240
Hotel operations			
Rooms	**665,425,855**	593,396,475	636,336,824
Food and beverage	**437,973,257**	398,818,700	439,081,026
Others	**43,915,486**	41,016,521	60,402,777
	1,147,314,598	1,033,231,696	1,135,820,627
	₱10,652,424,220	₱10,495,737,107	₱10,687,320,867

20. **Costs**

This account consists of:

	2010	2009	2008
Real Estate			
Cost of real estate sale (Note 9)	**₱1,745,032,612**	₱2,304,166,017	₱3,302,412,914
Depreciation and amortization (Notes 10, 11 and 22)	**1,711,386,218**	1,486,071,942	1,384,108,499
Film rentals expense	**309,970,334**	–	–
Maintenance costs (Note 10)	**219,782,623**	152,311,784	147,746,528
Others	**148,642,261**	187,846,269	260,780,821
	4,134,814,048	4,130,396,012	5,095,048,762
Hotel Operations			
Cost of sale	**164,849,924**	137,338,511	137,135,734
Property operations and maintenance costs (Note 10)	**206,927,449**	188,908,781	221,020,607
Depreciation and amortization (Notes 10, 11 and 22)	**200,812,650**	182,774,353	173,753,732
Others (Note 23)	**424,316,369**	396,853,653	415,614,272
	996,906,392	905,875,298	947,524,345
	₱5,131,720,440	₱5,036,271,310	₱6,042,573,107

21. General and Administrative Expenses

This account consists of:

	2010	2009	2008
Salaries and wages (Notes 18, 23 and 27)	**₱367,370,141**	₱352,580,249	₱312,349,261
Taxes and licenses	**316,976,296**	236,908,362	161,405,245
Advertising and promotions	**285,976,028**	199,825,182	241,719,505
Commission	**253,316,134**	224,761,947	255,072,640
Rent expense (Note 32)	**158,400,664**	156,097,564	159,137,863
Light, water and communication (Note 28)	**53,427,953**	53,017,210	58,020,759
Insurance	**37,756,695**	35,006,496	33,958,908
Donation	**37,696,344**	23,178,581	10,780,336
Supplies expense	**27,231,435**	13,991,651	14,291,202
Travel and transportation	**26,320,363**	19,785,993	22,449,873
Entertainment, amusement and recreation	**8,486,948**	9,656,765	20,959,647
Provision for impairment losses (Note 8)	**2,025,141**	1,000,601	18,982,104
Others	**20,299,273**	22,707,883	6,356,487
	₱1,595,283,415	₱1,348,518,484	₱1,315,483,830

Revenue Regulations No. 10-2002 define expenses to be classified as entertainment, amusement and representation (EAR) expenses and sets a limit for the amount that is deductible for tax purposes. EAR expenses are limited to 0.5% of net sales for sellers of goods or properties or 1% of net revenue for sellers of services. For sellers of both goods or properties and services, an apportionment formula is used in determining the ceiling on such expenses.

22. Depreciation and Amortization

Depreciation and amortization are distributed as follows:

	2010	2009	2008
Real estate (Notes 10, 11 and 20)	**₱1,711,386,218**	₱1,486,071,942	₱1,384,108,499
Hotel operations (Notes 11 and 20)	**200,812,650**	182,774,353	173,753,732
	₱1,912,198,868	₱1,668,846,295	₱1,557,862,231

23. Personnel Expenses

Personnel expenses consist of (see Notes 18 and 21):

	2010	2009	2008
Salaries, wages and other staff costs	**₱435,332,938**	₱430,317,859	₱411,994,523
Pension expense (Note 27)	**21,248,965**	19,328,400	39,286,400
SSS contributions, PAG-IBIG contributions, premiums and others	**52,135,462**	35,879,108	21,709,782
	₱508,717,365	₱485,525,367	₱472,990,705

The above amounts are distributed as follows:

	2010	2009	2008
General and administrative (Note 21)	**₱367,370,141**	₱352,580,249	₱312,349,261
Hotel operations (Note 20)	**141,347,224**	132,945,118	160,641,444
	₱508,717,365	₱485,525,367	₱472,990,705

24. **Interest Income and Interest Expense**

This account consists of:

	2010	2009	2008
Interest income			
Installment contract receivables	**₱234,195,441**	₱111,115,924	₱358,094,035
Bank deposits (Note 7)	**298,455,839**	120,053,222	132,078,187
Receivable from affiliated companies	**160,567,866**	–	–
Receivable from Meralco	**8,906,565**	6,606,412	4,560,394
	₱702,125,711	₱237,775,558	₱494,732,616
Interest expense			
Loans payable (Note 6)	**₱228,768,370**	₱–	₱–
Customers' deposits (Note 14)	**71,311,994**	68,624,827	60,603,120
	₱300,080,364	₱68,624,827	₱60,603,120

25. **Income Tax**

Income taxes include the regular corporate income tax (RCIT), minimum corporate income tax (MCIT) and final tax paid at the rate of 20% for peso deposits and 7.50% for foreign currency deposits which are final withholding tax on gross interest income. These income taxes as well as the deferred tax provisions are presented for income tax in the consolidated statement of comprehensive income. Details are as follow:

	2010	2009	2008
Current			
RCIT	**₱603,389,926**	₱656,936,577	₱568,276,014
Final tax	**46,472,582**	5,211,068	18,070,251
MCIT	**233,606**	–	–
	650,096,114	662,147,645	586,346,265
Deferred	**24,566,140**	351,714,132	24,306,595
	₱674,362,254	₱1,013,861,777	₱610,652,860

The reconciliation of statutory income tax rate to the effective income tax rate follows:

	2010	2009	2008
Statutory income tax rate	**30.00%**	31.25%	35.00%
Reductions in income tax resulting from:			
Interest income subjected to final tax	**(0.57)**	(0.17)	(0.52)
Tax exempt real estate sales	**(0.04)**	(0.50)	(0.01)
Income subjected to BOI, PEZA and lower tax	**(13.60)**	(6.30)	(10.27)
Change in tax rate	**–**	(0.59)	(7.97)

Effective income tax rate	**15.79%**	23.69%	16.23%

The Republic Act (RA) No. 9337 that was enacted into law in 2005 amended various provisions in the existing 1997 National Internal Revenue Code. Among the reforms introduced by the said RA was the reduction of the income tax rate from 35% to 30% beginning January 1, 2009.

Deferred taxes as of September 30, 2010, 2009 and 2008 relate to the tax effects of the following:

	2010	2009	2008
Deferred tax assets:			
Accrued rent expense	**₱309,457,115**	₱261,293,652	₱229,850,824
Accrued interest expense	**77,337,747**	56,332,918	66,724,468
Allowance for impairment loss	**15,445,475**	14,837,933	14,537,753
Accrued retirement payable	**12,475,434**	8,536,133	4,733,219
MCIT	**233,606**	–	–
	414,949,377	341,000,636	315,846,264
Deferred tax liabilities:			
Unamortized capitalized interest expense	**(821,841,546)**	(760,399,371)	(578,796,000)
Excess of real estate revenue based on percentage-of-completion over real estate revenue based on tax rules	**(632,412,563)**	(585,132,399)	(469,755,842)
Accrued rent income	**(119,379,817)**	(116,420,990)	(73,886,850)
Market valuation gain on derivative instrument (Note 12)	**(22,814,767)**	(30,895,617)	–
Unamortized debt issuance cost	**(12,288,172)**	(12,116,129)	–
Receivable from Meralco	**(2,067,090)**	(7,324,568)	(12,981,878)
	(1,610,803,955)	(1,512,289,074)	(1,135,420,570)
Net deferred tax liabilities	**(₱1,195,854,578)**	(₱1,171,288,438)	(₱819,574,306)

26. Earnings Per Share

Earnings per share amounts were computed as follows:

		2010	2009	2008
a.	Net income attributable to equity holders of Parent Company	**₱3,592,836,157**	₱3,264,458,937	₱3,150,039,185
b.	Weighted average number of common shares outstanding	**2,738,632,324**	2,746,918,457	2,746,918,457
c.	Earnings per share (a/b)	**₱1.31**	₱1.19	₱1.15

There were no potential dilutive shares in 2010, 2009 and 2008.

27. Retirement Plan

The Group has an unfunded, noncontributory, defined benefit retirement plan covering all its regular permanent employees. The plan provides retirement, separation, disability and death benefits to its members. The latest actuarial valuation was made on September 30, 2010.

The following tables summarize the components of pension expense (included in salaries and wages account under "General and administrative expenses") recognized in the consolidated statement of comprehensive income and the funded status and amounts recognized in the consolidated statement of financial position for the plan:

Pension expense

	2010	2009	2008
Current service cost	**₱9,169,036**	₱11,794,300	₱12,653,200
Interest cost	**8,906,540**	8,568,100	7,996,600
Expected return on plan assets	**3,039,272**	(3,166,100)	(188,000)
Benefits paid	**–**	–	(1,697,000)
Past service cost	**–**	–	16,667,300
Actuarial losses recognized	**134,117**	2,132,100	3,854,300
Total pension expense (Note 23)	**₱21,248,965**	₱19,328,400	₱39,286,400

Pension liabilities

	2010	2009	2008
Benefit obligation	**149,091,482**	₱80,486,580	₱101,706,300
Fair value of plan assets	**(56,813,768)**	(60,559,560)	(57,568,490)
Unrecognized net actuarial losses (gains)	**(50,692,934)**	8,526,756	(28,360,414)
Pension liabilities	**₱41,584,780**	₱28,453,776	₱15,777,396

Pension benefit obligation

	2010	2009	2008
Balance at beginning of the period	**₱80,486,580**	₱101,706,300	₱84,707,150
Current service cost	**9,169,036**	11,794,300	12,653,200
Interest cost	**8,906,540**	8,568,100	7,996,600
Past service cost	**–**	–	16,667,300
Actuarial gains on obligation	**61,782,537**	(34,743,000)	(13,471,444)
Benefits paid	**(11,253,211)**	(6,839,120)	(6,846,506)
Balance at end of the period	**₱149,091,482**	₱80,486,580	₱101,706,300

Fair value of plan assets

	2010	2009	2008
Balance at beginning of the period	**₱60,559,560**	₱57,568,490	₱104,000
Expected return on plan assets	**(3,039,272)**	3,166,100	188,000
Actual contributions	**8,117,961**	6,652,020	54,549,754
Benefits paid	**(11,253,211)**	(6,839,120)	(5,149,506)
Actuarial gains - net	**2,428,730**	12,070	7,876,242
Balance at end of the period	**₱56,813,768**	₱60,559,560	₱57,568,490

The rollforward of unrecognized actuarial losses (gains) follows:

	2010	2009	2008
Balance at beginning of year	**(₱8,526,756)**	₱28,360,414	₱53,562,400
Additional actuarial (gains) losses:			
From plan obligation	**61,782,537**	(34,743,000)	(13,471,444)
From plan asset	**(2,428,730)**	(12,070)	(7,876,242)
Actuarial gain (losses) recognized	**(134,117)**	(2,132,100)	(3,854,300)

Balance at end of year	**50,692,934**	(₱8,526,756)	₱28,360,414

Actual return on plan assets amounted to (₱1 million), ₱3 million and ₱8 million in 2010, 2009 and 2008, respectively.

The principal assumptions used in determining pension for the Group's plan are shown below:

	2010	2009	2008
Discount rate	**7.18% - 8.25%**	9.29% - 11.40%	8.08% - 8.81%
Rate of salary increase	**4.00% - 5.50%**	4.00% - 5.50%	4.00% - 5.50%
Expected rate of return on plan assets	**5.50%**	5.50%	5.50%
Experience adjustment gain (loss) - net	**(₱35,044,216)**	₱34,743,000	₱13,471,444
Turnover rate	**10.98% - 35.00%**	10.98% - 35.00%	10.98% - 35.00%

The overall expected rate of return on assets is determined based on the market expectations prevailing on that date, applicable to the period over which the obligation is to be settled.

The Group's plan assets consist of the following:

	2010		2009		2008	
	Amount	**%**	Amount	%	Amount	%
Cash	**₱225,331**	**0.40**	₱179,754	0.30	₱178,754	0.31
Receivables	**65,034,281**	**114.47**	66,922,515	110.50	63,236,763	109.85
Liabilities (Notes 14 and 18)	**(8,445,844)**	**(14.87)**	(6,542,709)	(10.80)	(5,847,027)	(10.16)
	₱56,813,768	**100.00**	₱60,559,560	100.00	₱57,568,490	100.00

The Group's plan assets consist primarily of receivables from related parties with interest rate at prevailing market rate.

The Group expects to contribute about ₱8 million into the pension fund for the fiscal year ending in September 30, 2011.

Amounts for the current and previous annual periods are as follow:

	2010	2009	2008	2007
Pension benefit obligation	**₱149,091,482**	₱80,486,580	₱101,706,300	₱84,707,150
Plan assets	**56,813,768**	60,559,560	57,568,490	104,000
Experience adjustments on:				
Plan liabilities	**(61,782,537)**	34,743,000	13,471,444	(1,643,849)
Plan assets	**(2,428,730)**	(12,070)	(7,876,242)	(251,500)

28. Meralco Refund

As a customer of the Manila Electric Company (Meralco), the Group is entitled to receive a refund pertaining to previous billings adjustments under Phase IV of Meralco's refund scheme. Subsequent to the approval of Meralco's amended refund scheme in 2005 by the Energy Regulatory Commission, the amount and the timing of the receipt of the refund is made certain.

Under the Meralco refund scheme, the Group may opt to refund through postdated checks or as a fixed monthly credit to bills with cash option. The Group has opted to recover the refund through fixed monthly credit to bills with cash option, starting in November 2005 until January 2011. Income from the refund amounted to ₱90 million (included as deduction in "General and administrative expenses") in 2006. The receivable was discounted using an EIR of 10%.

As of September 30, 2010 and 2009, the Group's receivable from Meralco, which is included in "Other asset", amounted to ₱7 million (net of unearned interest income of ₱3 million) and ₱24 million (net of unearned interest income of ₱12 million), respectively (see Note 12). Interest income recognized on amortization of unearned interest income amounted to ₱29 million, ₱7 million and ₱5 million in 2010, 2009 and 2008 respectively (see Note 24).

29. **Financial Risk Management Objectives and Policies**

The Group's principal financial instruments, other than derivatives, comprise of bonds payable, loans payable, receivables from affiliated companies, payables to affiliated companies, receivables and cash and cash equivalents. The main purpose of these financial instruments is to raise fund for the Group's operations. The Group has various other financial assets and liabilities such as trade receivables and trade payables, which arise directly from its operations.

The main risks arising from the Group's financial instruments are foreign currency market risk, liquidity risk, interest rate risk and credit risk. The BOD reviews and approves policies for managing each of these risks and they are summarized below, together with the related risk management structure.

Risk Management Structure

The Group's risk management structure is closely aligned with that of the Parent Company. The BOD of the Parent Company and the respective BODs of each subsidiary are ultimately responsible for the oversight of the Group's risk management processes that involve identifying, measuring, analyzing, monitoring and controlling risks.

The risk management framework encompasses environmental scanning, the identification and assessment of business risks, development of risk management strategies, design and implementation of risk management capabilities and appropriate responses, monitoring risks and risk management performance, and identification of areas and opportunities for improvement in the risk management process.

Each BOD has created the board-level Audit Committee (AC) to spearhead the managing and monitoring of risks.

Audit Committee

The AC shall assist the Group's BOD in its fiduciary responsibility for the over-all effectiveness of risk management systems, and both the internal and external audit functions of the Group. Furthermore, it is also the AC's purpose to lead in the general evaluation and to provide assistance in the continuous improvements of risk management, control and governance processes.

The AC also aims to ensure that:

a. financial reports comply with established internal policies and procedures, pertinent accounting and audit standards and other regulatory requirements;
b. risks are properly identified, evaluated and managed, specifically in the areas of managing credit, market, liquidity, operational, legal and other risks, and crisis management;
c. audit activities of internal and external auditors are done based on plan, and deviations are explained through the performance of direct interface functions with the internal and external auditors; and
d. the Group's BOD is properly assisted in the development of policies that would enhance the

risk management and control systems.

Enterprise Risk Management Group (ERMG)
To systematize the risk management within the Group, the ERMG was created to be primarily responsible for the execution of the enterprise risk management framework. The ERMG's main concerns include:
a. recommending risk policies, strategies, principles, framework and limits;
b. managing fundamental risk issues and monitoring of relevant risk decisions;
c. providing support to management in implementing the risk policies and strategies; and
d. developing a risk awareness program.

Support groups have likewise been created to explicitly manage on a day-to-day basis specific types of risks like trade receivables, supplier management, etc.

Compliance with the principles of good corporate governance is also one of the objectives of the BOD. To assist the BOD in achieving this purpose, the BOD has designated a Compliance Officer who shall be responsible for monitoring the actual compliance with the provisions and requirements of the Corporate Governance Manual and other requirements on good corporate governance, identifying and monitoring control compliance risks, determining violations, and recommending penalties on such infringements for further review and approval of the BOD, among others.

Risk Management Policies
The main risks arising from the use of financial instruments are foreign currency risk, liquidity risk, interest rate risk, credit risk and equity price risk. The Group's policies for managing the aforementioned risks are summarized below.

Market risk
Foreign currency risk
Foreign currency risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. Foreign currency risk arises from financial instruments that are denominated in a United States Dollar (USD) which result primarily from movement of the Philippine Peso against the USD.

The Group does not have any foreign currency hedging arrangements.

The table below summarizes the Group's exposure to foreign currency risk as of September 30.

	2010		2009		2008	
Assets						
Cash and cash equivalents	**$3,197,805**	**₱140,319,691**	$1,413,153	₱66,969,339	$1,499,076	₱70,531,542
Liabilities						
Accounts payable and accrued expenses	**252,166**	**11,065,044**	421,529	19,976,279	211,505	9,951,293
Net foreign currency-denominated asset	**$2,945,639**	**₱129,254,647**	$991,624	₱46,993,060	$1,287,571	₱60,580,249

The exchange rates used to translate the Group's US Dollar-denominated assets and liabilities as of September 30, 2010, 2009 and 2008 follow:

	2010	2009	2008
US Dollar - Philippine Peso exchange rate	**₱43.88 to US$1.00**	₱47.39 to US$1.00	₱47.05 to US$1.00

The following table sets forth the impact of the range of reasonably possible changes in the US Dollar - Philippine Peso exchange rate on the Group's income before income tax and equity for the year ended September 30, 2010 and 2009.

Reasonably Possible Changes in US Dollar-Philippine Peso Exchange Rates	Change in Income Before Income Tax	Change in Equity
2010		
2.0%	**(₱5,891,278)**	**(₱4,123,895)**
(2.0%)	**5,891,278**	**(4,123,895**
2009		
2.0%	(₱939,861)	(₱657,903)
(2.0%)	939,861	657,903
2008		
2.5%	(₱1,514,506)	(₱984,429)
(2.5%)	1,514,506	984,429

The Group does not expect the impact of the volatility on other currencies to be material.

Liquidity risk
Liquidity risk is the risk arising from the shortage of funds due to unexpected events or transactions. The Group manages its liquidity profile to be able to finance the capital expenditures and service the maturing debts. To cover the financing requirements, the Group intends to use internally generated funds and proceeds from debt.

The following table summarizes the maturity profile of the Group's financial liabilities as of September 30, 2009 and 2008, based on contractual undiscounted cash flows. The table also analyses the maturity profile of the Group's financial assets in order to provide a complete view of the Group's contractual commitments. The analysis into relevant maturity groupings is based on the remaining period at the end of the reporting period to the contractual maturity dates. Balances due within six (6) months equal their carrying amounts, as the impact of discounting is insignificant.

2010

	1 to 3 months	**4 to 12 months**	**Over 1 year**	**5 years**	**Total**
Loans and receivables					
Cash and cash equivalents	**₱274,880,235**	**₱824,640,829**	**₱3,298,563,317**	**₱1,099,521,106**	**₱5,497,605,487**
Receivables					
Trade	**176,145,056**	**474,961,754**	**1,899,847,018**	**633,282,339**	**3,184,236,167**
Affiliated companies	**1,954,562,000**	**89,781,678**	**–**	**–**	**2,044,343,678**
Others	**14,425,410**	**40,996,230**	**163,984,921**	**54,661,640**	**274,068,201**
Other assets					
Utility deposits	**10,841,958**	**32,525,873**	**130,103,492**	**43,367,831**	**216,839,154**
Advances to lot owners	**11,884,885**	**35,654,656**	**142,618,624**	**47,539,541**	**237,697,706**
Receivable from Meralco	**344,515**	**1,033,545**	**4,134,180**	**1,378,060**	**6,890,300**
Advances to suppliers and contractors	**6,145,830**	**18,437,491**	**73,749,965**	**24,583,322**	**122,916,608**
Financial assets at FVPL					
Derivative asset	**111,066,241**	**–**	**–**	**–**	**111,066,241**
Total financial assets	**₱707,951,313**	**₱1,734,901,930**	**₱6,939,607,724**	**₱2,313,202,575**	**₱11,695,663,542**
Accounts payable and accrued expenses	**₱242,218,694**	**₱741,854,465**	**₱2,967,417,860**	**₱989,139,287**	**₱4,940,630,306**
Payables to affiliated companies (included under Deposits and other liabilities account in the consolidated statement of financial position)	**6,719,532**	**20,158,598**	**80,634,392**	**26,878,131**	**134,390,653**
Deposits from lessees	**194,515,293**	**535,831,126**	**2,143,324,502**	**714,441,501**	**3,588,112,422**
Loans payable and future interest	**335,687,500**	**1,007,062,500**	**6,174,333,333**	**10,662,500,000**	**18,179,583,333,**

payment					
Other financial liabilities	**₱779,141,019**	**₱2,304,906,689**	**₱11,365,710,087**	**₱12,392,958,919**	**₱26,842,716,714**

2009

	1 to 3 months	4 to 12 months	Over 1 year	5 years	Total
Loans and receivables					
Cash and cash equivalents	₱446,284,807	₱1,338,854,419	₱5,355,417,674	₱1,785,139,225	₱8,925,696,125
Receivables					
Trade	190,130,586	570,391,757	2,281,567,029	760,522,343	3,802,611,715
Affiliated companies	4,656,339	13,969,016	55,876,064	18,625,355	93,126,774
Others	11,133,957	33,401,873	133,607,492	44,535,831	222,679,153
Other assets					
Utility deposits	10,134,799	30,404,399	121,617,596	40,539,199	202,695,993
Advances to lot owners	11,342,384	34,027,152	136,108,608	45,369,536	226,847,680
Receivable from Meralco	1,220,761	3,662,284	14,649,136	4,883,045	24,415,226
Advances to suppliers and contractors	625,398	1,876,193	7,504,772	2,501,591	12,507,954
Financial assets at FVPL					
Derivative asset	102,985,391	–	–	–	102,985,391
Total financial assets	₱778,514,422	₱2,026,587,093	₱8,106,348,371	₱2,702,116,125	₱13,613,566,011
Accounts payable and accrued expenses	₱246,861,426	₱740,584,279	₱2,962,337,115	₱987,445,705	₱4,937,228,525
Payables to affiliated companies (included under Deposits and other liabilities account in the consolidated statement of financial position)	6,022,439	18,067,318	72,269,270	24,089,757	120,448,784
Deposits from lessees	70,491,643	211,474,929	845,899,716	281,966,572	1,409,832,860
Loans payable and future interest payment	215,540,583	200,625,000	902,812,500	19,064,059,028	20,383,037,111
Other financial liabilities	₱538,916,091	₱1,170,751,526	₱4,783,318,601	₱20,357,561,062	₱26,850,547,280

2008

	1 to 3 months	4 to 12 months	Over 1 year	5 years	Total
Loans and receivables					
Cash and cash equivalents	₱25,954,023	₱77,862,068	₱311,448,272	₱103,816,091	₱519,080,454
Receivables					
Trade	202,478,192	607,434,576	2,429,738,305	809,912,768	4,049,563,841
Affiliated companies	4,737,894	14,213,682	56,854,728	18,951,576	94,757,880
Others	10,433,514	31,300,541	125,202,166	41,734,055	208,670,276
Other assets					
Utility deposits	7,989,881	23,969,643	95,878,571	31,959,524	159,797,619
Advances to lot owners	11,539,130	34,617,394	138,469,575	46,156,525	230,782,624
Receivable from Meralco	2,163,646	6,490,939	25,963,755	8,654,585	43,272,925
Advances from suppliers and contractors	187,177	561,531	2,246,123	748,707	3,743,538
Total financial assets	₱265,483,457	₱796,450,374	₱3,185,801,495	₱1,061,933,831	₱5,309,669,157
Accounts payable and accrued expenses	₱254,105,542	₱762,316,628	₱3,049,266,512	₱1,016,422,171	₱5,082,110,853
Payables to affiliated companies (included under Deposits and other liabilities account in the consolidated statement of financial position)	59,462,544	178,387,632	713,550,528	237,850,176	1,189,250,880
Deposits from lessees	63,565,238	190,695,715	762,782,858	254,260,953	1,271,304,764
Loans payable and future interest payment	882,625,000	325,625,000	5,573,750,000	–	6,782,000,000
Other financial liabilities	₱1,259,758,324	₱1,457,024,975	₱10,099,349,898	₱1,508,533,300	₱14,324,666,497

The Group seeks to manage its liquidity profile to be able to service its maturing debts and to finance capital requirements. The Group maintains a level of cash and cash equivalents deemed sufficient to finance operations. As part of its liquidity risk management, the Group regularly evaluates its projected and actual cash flows. It also continuously assesses conditions in the financial markets for opportunities to pursue fund-raising activities. Fund-raising activities may include bank loans and capital market issues both onshore and offshore.

Interest rate risk
Interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group's exposure to the risk for changes in market interest rates relates primarily to the Group's long-term debt obligation with a floating interest rate.

The Group's policy is to manage its interest cost using a mix of fixed and variable rate debts. As of September 30, 2010, 2009 and 2008, 87%, 61% and 66% of the Group's loans payable are at a fixed rate of interest.

The following presents the carrying amount, by maturity, of the Group's financial instruments with variable rates that are exposed to interest rate risk.

2010

	Within 1 year	**1-2 years**	**2-3 years**	**Total**
Loans payable (Note 15)	**₱–**	**₱2,000,000,000**	**₱–**	**₱2,000,000,000**

2009

	Within 1 year	1-2 years	2-3 years	Total
Loans payable (Note 15)	₱115,000,000	₱–	₱2,000,000,000	₱2,115,000,000

2008

	Within 1 year	1-2 years	2-3 years	Total
Loans payable (Note 15)	₱225,000,000	₱115,000,000	₱2,000,000,000	₱2,340,000,000

Financial instruments with floating interest rate are repriced quarterly at intervals of less than one (1) year.

The following table sets forth the impact of the range of reasonably possible changes in the interest rates on the Group's income before income tax in 2010, 2009 and 2008.

Increase/Decrease in Basis Points	Change in Income Before Income Tax
2010	
+150	**(₱43,395,454)**
-150	**43,395,454**
2009	
+150	(₱34,170,447)
-150	34,170,447
2008	
+150	(₱27,322,587)
-150	27,322,587

Other than the potential impact on income before income tax, there is no other effect on equity.

Credit risk
Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Group is exposed to credit risk from its operating activities (primarily from cash and cash equivalents and receivables).

The Group trades only with recognized, creditworthy third parties. It is the Group's policy that all customers who wish to trade on credit terms are subject to credit verification procedures. In addition, receivable balances are monitored on an ongoing basis with the result that the Group's exposure to impairment loss is not significant.

With respect to credit risk arising from Group's financial assets, which comprise of cash and cash equivalents and receivables, the Group's exposure to credit risk arises from default of the counterparty, with a maximum exposure equal to the carrying amount of these instruments.

a. Credit risk exposure

The table below shows the gross maximum exposure to credit risk of the Group as of September 30, 2010, 2009 and 2008, without considering the effects of collaterals and other credit risk mitigation techniques.

	2010	2009	2008
Cash and cash equivalents	**₱5,497,605,487**	₱8,925,696,125	₱519,080,453
Receivables - net			
Trade receivables			
Installment contract receivable	**2,462,317,615**	3,166,871,003	3,541,591,155
Rental receivables	**262,144,720**	238,719,742	252,087,471
Accrued rent receivable	**397,932,724**	320,890,367	235,681,052
Hotel operations	**61,841,108**	76,130,603	68,663,338
Affiliated companies	**2,044,343,678**	93,126,774	94,757,880
Other receivables	**274,068,201**	222,679,153	208,670,276
Other assets			
Advances to lot owners	**237,697,706**	226,847,680	230,782,624
Utility deposits	**216,839,154**	202,695,993	159,797,619
Derivative asset	**111,066,241**	102,985,391	–
Receivable from Meralco	**6,890,300**	24,415,226	43,272,925
Advances to suppliers and contractors	**122,916,608**	12,507,954	3,743,538
	₱11,694,903,542	₱13,613,566,011	₱5,358,128,331

b. Risk concentrations of the maximum exposure to credit risk

Concentrations arise when a number of counterparties are engaged in similar business activities or activities in the same geographic region or have similar economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. Concentrations indicate the relative sensitivity of the Group's performance to developments affecting a particular industry or geographical location. Such credit risk concentrations, if not properly managed, may cause significant losses that could threaten the Group's financial strength and undermine public confidence.

Given the Group's diverse base of counterparty, it is not exposed to large concentration of credit risks.

c. Credit quality per class of financial assets

The table below shows the credit quality by class of financial assets as of September 30, 2010, 2009 and 2008, gross of allowance for credit and impairment losses.

2010

	Neither Past Due Nor Impaired			Past Due or	
	High Grade	**Standard Grade**	**Substandard Grade**	**Individually Impaired**	**Total**
Loans and receivables					
Cash and cash equivalents	**₱5,497,605,487**	**₱–**	**₱–**	**₱–**	**₱5,497,605,487**
Receivables:					
Trade receivables					
Installment contract receivables	**1,189,503,248**	**1,253,310,097**	**–**	**19,504,270**	**2,462,317,615**
Rental receivables	**144,999,130**	**96,632,697**	**–**	**20,512,893**	**262,144,720**
Accrued rent receivables	**397,932,724**	**–**	**–**	**–**	**397,932,724**
Hotel operations	**22,767,813**	**27,605,542**	**–**	**11,467,753**	**61,841,108**
Affiliated companies	**2,044,343,678**	**–**	**–**	**–**	**2,044,343,678**
Other receivables	**274,068,201**	**–**	**–**	**–**	**274,068,201**
Other assets					
Advances to lot owners	**237,697,706**	**–**	**–**	**–**	**237,697,706**
Utility deposits	**216,839,154**	**–**	**–**	**–**	**216,839,154**
Receivable from Meralco	**6,890,300**	**–**	**–**	**–**	**6,890,300**
Advances to suppliers and contractors	**122,916,608**	**–**	**–**	**–**	**122,916,608**
Financial assets of FVPL					
Derivative asset	**111,066,241**	**–**	**–**	**–**	**111,066,241**
	₱10,266,630,290	**₱1,377,548,336**	**₱–**	**₱51,484,916**	**₱11,695,663,542**

2009

	Neither Past Due Nor Impaired			Past Due or	
	High Grade	**Standard Grade**	**Substandard Grade**	**Individually Impaired**	**Total**
Loans and receivables					
Cash and cash equivalents	₱8,925,696,125	₱–	₱–	₱–	₱8,925,696,125
Receivables:					
Trade receivables					
Installment contract receivables	2,847,977,762	299,893,241	–	19,000,000	3,166,871,003
Rental receivables	131,050,306	87,156,543	–	20,512,893	238,719,742
Accrued rent receivables	320,890,367	–	–	–	320,890,367
Hotel operations	37,983,835	28,199,885	–	9,946,883	76,130,603
Affiliated companies	93,126,774	–	–	–	93,126,774
Other receivables	222,679,153	–	–	–	222,679,153
Other assets					
Advances to lot owners	226,847,680	–	–	–	226,847,680
Utility deposits	202,695,993	–	–	–	202,695,993
Receivable from Meralco	24,415,226	–	–	–	24,415,226
Advances to suppliers and contractors	12,507,954	–	–	–	12,507,954
Financial assets of FVPL					
Derivative asset	102,985,391	–	–	–	102,985,391
	₱13,148,856,566	₱415,249,669	₱–	₱49,459,776	₱13,613,566,011

2008

	Neither Past Due Nor Impaired			Past Due or	
	High Grade	Standard Grade	Substandard Grade	Individually Impaired	Total
Loans and receivables					
Cash and cash equivalents	₱519,080,453	₱–	₱–	₱–	₱519,080,453
Receivables:					
Trade receivables					
Installment contract receivables	3,102,754,751	419,836,404	–	19,000,000	3,541,591,155
Rental receivables	124,378,250	107,196,328	–	20,512,893	252,087,471
Accrued rent receivables	235,681,052	–	–	–	235,681,052
Hotel operations	36,027,130	23,689,926	–	8,946,282	68,663,338
Affiliated companies	94,757,880	–	–	–	94,757,880
Other receivables	208,670,276	–	–	–	208,670,276
Other assets					
Utility deposits	159,797,619	–	–	–	159,797,619
Advances to lot owners	230,782,624	–	–	–	230,782,624
Receivable from Meralco	43,272,925	–	–	–	43,272,925
Advances to suppliers and contractors	3,743,538	–	–	–	3,743,538
	₱4,758,946,498	₱550,722,658	₱–	₱48,459,175	₱5,358,128,331

High grade cash and cash equivalents are short-term placements and working cash fund placed, invested, or deposited in foreign and local banks belonging to the top ten (10) banks in the Philippines in terms of resources, profitability and credit standing.

High grade accounts, other than cash and cash equivalents, are accounts considered to be of high value. The counterparties have a very remote likelihood of default and have consistently exhibited good paying habits. Standard grade accounts are active accounts with propensity of deteriorating to mid-range age buckets. These accounts are typically not impaired as the counterparties generally respond to credit actions and update their payments accordingly. Substandard grade accounts are accounts which have probability of impairment based on historical trend. These accounts show propensity to default in payment despite regular follow-up actions and extended payment terms.

d. Impairment assessment

The Group recognizes impairment losses based on the results of the specific/individual and collective assessment of its credit exposures. Impairment has taken place when there is a presence of known difficulties in the servicing of cash flows by counterparties, infringement of the original terms of the contract has happened, or when there is an inability to pay principal or interest overdue beyond a certain threshold. These and the other factors, either singly or in tandem with other factors, constitute observable events and/or data that meet the definition of an objective evidence of impairment.

The two methodologies applied by the Group in assessing and measuring impairment include: (1) specific/individual assessment and (2) collective assessment.

Under specific/individual assessment, the Group assesses each individually significant credit exposure for any objective evidence of impairment, and where such evidence exists, accordingly calculates the required impairment. Among the items and factors considered by the Group when assessing and measuring specific impairment allowances are: (a) the timing of the expected cash flows; (b) the projected receipts or expected cash flows; (c) the going concern of the counterparty's business; (d) the ability of the counterparty to repay its obligations during financial crises; (e) the availability of other sources of financial support; and (f) the existing realizable value of collateral. The impairment allowances, if any, are evaluated as the need arises, in view of favorable or unfavorable developments.

With regard to the collective assessment of impairment, allowances are assessed collectively for losses on receivables that are not individually significant and for individually significant receivables when there is no apparent evidence or not yet objective of individual impairment. A particular portfolio is reviewed on a periodic basis, in order to determine its corresponding appropriate allowances. The collective assessment evaluates and estimates the impairment of the portfolio in its entirety even though there is no objective evidence of impairment on an individual assessment. Impairment losses are estimated by taking into consideration the following deterministic information: (a) historical losses/write offs; (b) losses which are likely to occur but has not yet occurred; and (c) the expected receipts and recoveries once impaired.

Equity price risk
Equity price risk relates to financial assets and liabilities whose values will fluctuate as a result of changes in market prices.

Such investment securities are subject to price risk due to changes in market values of instruments arising either from factors specific to individual instruments or their issuers or factors affecting all instruments traded in the market.

The equity's market risk policy requires it to manage such risks by setting and monitoring objectives and constraints on investment, diversification plan and limits on investments.

The impact of the range of reasonably possible changes in the equity price on the Group's income before income tax in 2010 and 2009.

2010

Market Index	**Change in market index**	**Change in Income Before Income Tax**
Investment in shares of stocks	**0.85**	**₱1,696,337**
	0.85	**(1,696,337)**

Derivative Financial Instrument
Interest rate swap
On May 28, 2008, the Group entered in an interest rate swap agreement with a bank, with a total notional amount of ₱2,000 million to hedge its interest rate exposures on the Inverse Floating Rate Notes bearing an interest rate of 15.70% less 3 month benchmark rate (PDST-F) (see Note 15). The interest rate swap has a term of five (5) years and interest exchange is every 5th day of March, June, September and December. Under the agreement, the Group agreed with the counterparty to exchange at quarterly interval, the Group's floating rate which is based on 3M PSDT-F but not to exceed 15.70% and the counterparty's fixed interest rates. The swap agreement effectively fixes the Group's interest rate exposure on the inverse floating note to 8.75%.

The estimated fair values of this interest rate swap agreement amounted to ₱111 million gains, ₱103 million gains as of September 30, 2010 and 2009, respectively (see Note 12). The mark-to-market gains is recorded as part of "Other Income" under revenue.

The rollforward of the derivative asset is as follows:

	2010	2009
Balance at beginning of year	**₱102,985,391**	₱–
Changes in fair value of derivatives	**8,080,850**	102,985,391
Balance at end of year	**₱111,066,241**	₱102,985,391

30. **Financial Instruments**

Fair Value
Set out below is a comparison by category of carrying amounts and fair values of all of the Group's financial instruments that are carried in the consolidated financial statements.

	2010		2009		2008	
	Carrying Amount	**Fair Value**	Carrying Amount	Fair Value	Carrying Amount	Fair Value
Loans and receivables						
Cash and cash equivalents	**₱5,497,605,487**	**₱5,497,605,487**	₱8,925,696,125	₱8,925,696,125	₱519,080,453	₱519,080,453
Receivables						
Trade						
Installment contract receivable	**2,462,317,615**	**2,137,505,612**	3,166,871,003	2,853,206,784	3,522,591,155	3,056,086,567
Rental receivables	**262,144,720**	**260,841,433**	238,719,742	238,719,742	222,628,296	222,628,296
Accrued rent receivable	**397,932,724**	**397,932,724**	320,890,367	320,890,367	235,681,052	235,681,052
Hotel operations	**61,841,108**	**61,841,108**	76,130,603	76,130,603	68,663,338	68,663,338
Affiliated companies	**2,044,343,678**	**2,044,343,678**	93,126,774	93,126,774	94,757,880	94,757,880
Others	**274,068,201**	**274,068,201**	222,679,153	222,679,153	208,670,276	208,670,276
Other assets						
Utility deposits	**216,839,154**	**216,839,154**	202,695,993	202,695,993	159,797,619	159,797,619
Investment in preferred shares of stock	**210,000,000**	**210,000,000**	–	–	–	–
Receivable from Meralco	**6,890,300**	**6,598,494**	24,415,226	33,846,525	43,272,925	55,587,746
Financial asset at FVPL						
Derivative asset	**111,066,241**	**111,066,241**	102,985,391	102,985,391	–	–
	₱11,545,049,228	**₱11,218,642,132**	₱13,374,210,377	₱13,069,977,457	₱5,075,142,994	₱4,620,953,227
Other financial liabilities						
Accounts payable and accrued expenses						
Accrued bonus, taxes and licenses and others	**₱2,623,782,761**	**₱2,623,782,761**	₱2,318,123,849	₱2,318,123,849	₱2,194,353,395	₱2,194,353,395
Accounts payable - trade	**1,236,170,341**	**1,236,170,341**	1,707,898,821	1,707,898,821	2,099,810,450	2,099,810,450
Dividends payable	**7,568,707**	**7,568,707**	7,002,600	7,002,600	6,000,198	6,000,198
Customers' deposit						
Deposits from lessees	**1,854,494,897**	**1,609,862,686**	1,409,832,860	1,196,573,777	1,271,304,764	1,089,971,611
Loans payable	**15,000,000,000**	**14,870,227,650**	15,115,000,000	15,059,483,370	6,017,000,000	5,726,289,270
Payables to affiliated companies	**134,390,653**	**134,390,653**	120,448,784	120,448,784	1,189,250,880	1,189,250,880
	₱20,856,407,359	**₱20,482,002,798**	₱20,678,306,914	₱20,409,531,201	₱12,777,719,687	₱12,305,675,804

The fair values of cash and cash equivalents, trade receivables (arising from lease of investment properties), other receivables, receivable and payable to affiliated companies and accounts payable and accrued expenses are approximately equal to their carrying amounts due to the short-term nature of the transaction.

The fair values of trade receivable (arising from sale of real estate properties) and loans payable are based on the discounted value of future cash flows using the applicable rates for similar types of loans and receivables as of reporting date. The discount rates used range 8.00% to 10.00% in 2010, 8.0% to 10.10% in 2009, and 8.2% to 10.30% in 2008.

The fair value of derivative asset is based on the valuation techniques applied which include forward pricing and swap models, using present value calculations. The model incorporates various inputs including forward and spot interest rates.

Fair Value Hierarchy
The Group uses the following hierarchy for determining the fair value of financial instruments:

Level 1: quoted (unadjusted) prices in active markets for identical assets or liabilities

Level 2: other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly

Level 3: techniques which use inputs which have a significant effect on the recorded fair value that are not based on observable market data.

As of September 30, 2010, the Group has an investment in preferred shares of stock valued under level 1 amounting to ₱210 million and derivative asset valued under level 2 amounting to ₱111 million, respectively.

31. Registration with the Board of Investments (BOI) and the Philippine Economic Zone Authority (PEZA)

Certain operations of the Group are registered with the BOI as preferred pioneer and nonpioneer activities. As registered enterprises, these consolidated subsidiaries are subject to some requirements and are entitled to certain tax and non-tax incentives which are considered in the computation of the provision for income tax.

Crowne Plaza Galleria Manila
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "Operator of Tourist Accommodation Facility (Deluxe Class Hotel - Crowne Plaza Galleria Manila)" on a Pioneer status at a capacity of two hundred sixty five (265) rooms, under Certificate of Registration No. 2006-036 dated March 9, 2006. Under the terms of its registration, the Group is entitled to income tax holiday for a period of six (6) years from the start of commercial operations.

Summit Ridge Hotel
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "New Operator of Tourist Accommodation Facility (Hotel-Summit Ridge Hotel)" on a Pioneer status at a capacity of one hundred eight (108) rooms, under Certificate of Registration No. 2007-139 dated August 6, 2007. Under the terms of its registration, the Group is entitled to income tax holiday for a period of six (6) years from the start of commercial operations.

Go Hotel, Robinsons Cybergate Plaza
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "New Operator of Tourist Accommodation Facility (Hotel-Summit Ridge Hotel)" on a Non-Pioneer status at a capacity of two hundred twenty three (223) rooms, under Certificate of Registration No. 2010-002 dated January 6, 2010. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from the start of commercial operations.

Gateway Garden Ridge - EDSA
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "Mass Housing" on a Nonpioneer status at a capacity of two hundred ninety two (292) units, under Certificate of Registration No. 2007-195 dated October 31, 2007. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from the start of commercial operations.

Gateway Garden Heights
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "Mass Housing" on a Nonpioneer status at a capacity of three hundred seventy three (373) units, under Certificate of Registration No. 2007-237 dated December 5, 2007. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from the start of commercial operations.

Woodsville Viverde Mansions, Buildings 1-4
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "Mass Housing" on a Nonpioneer status at a capacity of three hundred sixty three (363) units, under Certificate of Registration No. 2007-204 dated November 9, 2007. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from the start of commercial operations.

East of Galleria
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "Mass Housing" on a Nonpioneer status at a capacity of four hundred fifty nine (459) units, under Certificate of Registration No. 2007-238 dated December 5, 2007. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from the start of commercial operations.

The Wellington Courtyard
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "Mass Housing" on a Nonpioneer status at a capacity of fifty-six (56) units, under Certificate of Registration No. 2008-024 dated January 23, 2008. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from the start of commercial operations.

Woodsville Viverde Mansions, Buildings 5-8
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "Mass Housing" on a Nonpioneer status at a capacity of two hundred twenty-five (225) units, under Certificate of Registration No. 2008-201 dated August 7, 2008. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from the start of commercial operations.

Escalades at 20th Avenue
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "Mass Housing" on a Nonpioneer status at a capacity of seven hundred twenty (720) units, under Certificate of Registration No. 2008-216 dated August 13, 2008. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from the start of commercial operations.

Robinsons Cyberpark
The Group is also registered with PEZA (beginning October 1, 2004) as a pioneer enterprise under the Section 6 of Republic Act No. 7916, otherwise known as "The Special Economic Zone Act of 1995, as amended, its Implementing Rules and Regulations" and PEZA Board Resolution No. 00-262 dated August 17, 2003, for creating and designating 68,596 square meters of land located at EDSA corner Pioneer Street, Mandaluyong City as an IT Park to be known as The Robinsons Cyberpark. Under the terms of its registration, the Group is entitled to certain tax and nontax incentives which include, among others, 5% special tax regime.

32. Commitments and Contingencies

Operating Lease Commitments - Group as Lessee
The Group entered into long-term operating leases of land with lease terms ranging from 25 to 50 years. These leases include clauses to enable escalation of rental charges on the agreed dates. Total rent expense amounted to ₱131 million, ₱156 million and ₱159 million in 2010, 2009 and 2008, respectively. Future minimum rentals payable under noncancellable operating leases as of September 30 are as follows:

	2010	2009	2008
Within one (1) year	**₱47,147,298**	₱48,004,527	₱43,074,198
After one (1) year but not more than five (5) years	**213,176,325**	202,539,847	193,571,713
After more than five (5) years	**6,253,520,299**	6,306,558,981	6,363,531,642
	₱6,513,843,922	₱6,557,103,355	₱6,600,177,553

Operating Lease Commitments - Group as Lessor
The Group has entered into commercial property leases on its investment property portfolio. These noncancellable leases have remaining noncancellable lease terms of between one (1) and ten (10) years. All leases include a clause to enable upward revision of the rental charge on an annual basis based on prevailing market conditions. The lease contracts also provide for the percentage rent, which is a certain percentage of actual monthly sales or minimum monthly gross sales, whichever is higher. Total rent income amounted to ₱5,588 million, ₱5,143 million and ₱4,376 million in 2010, 2009 and 2008, respectively. Total percentage rent recognized as income for 2010, 2009 and 2008 amounted to ₱1,589 million, ₱1,363 million and ₱1,241 million, respectively.

Future minimum rentals receivable under noncancellable operating leases as of September 30 are as follows:

	2010	2009	2008
Within one (1) year	**₱1,128,494,867**	₱943,532,729	₱984,022,565
After one (1) year but not more than five (5) years	**2,728,725,119**	1,354,524,223	1,931,090,773
After more than five (5) years	**587,588,901**	71,111,376	40,517,868
	₱4,444,808,887	₱2,369,168,328	₱2,955,631,206

Capital Commitments
The Group has contractual commitments and obligations for the construction and development of investment properties and property and equipment items aggregating ₱3,334 million, ₱2,937 million and ₱6,100 million as of September 30, 2010, 2009 and 2008, respectively. Moreover, the Group has contractual obligations amounting to ₱1,567 million, ₱1,547 million and ₱2,300 million as of September 30, 2010, 2009 and 2008, respectively, for the completion and delivery of real estate units that have been presold.

Contingencies
The Group has various contingent liabilities arising in the ordinary conduct of business which are either pending decision by the courts or being contested, the outcome of which are not presently determinable. In the opinion of management and its legal counsel, the eventual liability under these lawsuits or claims, if any, will not have a material or adverse effect on the Group's financial position and results of operations. The Group does not believe that such assessments, in general, will have a material effect on its operating results and financial condition. No provisions were made during the year. The information usually required by PAS 37, *Provisions, Contingent Liabilities and Contingent Assets*, is not disclosed on the grounds that it can be expected to prejudice the outcome of pending assessments.

33. Approval of the Consolidated Financial Statements

The accompanying consolidated financial statements were authorized for issue by the BOD on January 11, 2011.

SGV & Co
Ernst & Young

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BOA/PRC Reg. No. 0001
SEC Accreditation No. 0012-FR-2

INDEPENDENT AUDITORS' REPORT
ON SUPPLEMENTARY SCHEDULES

The Stockholders and the Board of Directors
Robinsons Land Corporation
43rd Floor, Robinsons Equitable Tower
ADB Avenue, Ortigas Center, Pasig City

We have audited in accordance with Philippine Standards on Auditing, the consolidated financial statements of Robinsons Land Corporation and Subsidiaries (the Group) included in this Form 17-A and have issued our report thereon dated January 11, 2011. Our audits were made for the purpose of forming an opinion on the basic consolidated financial statements taken as a whole. The schedules listed in the Index to Consolidated Financial Statements and Supplementary Schedules are the responsibility of the Group's management and are presented for purposes of complying with Securities Regulation Code Rules No. 68.1 and SEC Memorandum Circular No. 11, Series of 2008 and are not part of the basic consolidated financial statements. These schedules have been subjected to the auditing procedures applied in the audit of the basic consolidated financial statements and, in our opinion, fairly state in all material respect the financial data required to be set forth therein in relation to the basic consolidated financial statements taken as a whole.

SYCIP GORRES VELAYO & CO.

Michael C. Sabado
Partner
CPA Certificate No. 89336
SEC Accreditation No. 0664-A
Tax Identification No. 160-302-865
PTR No. 2641561, January 3, 2011, Makati City

January 11, 2011

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
SCHEDULE D - INDEBTEDNESS OF UNCONSOLIDATED SUBSIDIARIES AND AFFILIATES
SEPTEMBER 30, 2010

Name of Affiliate	Beginning Balance	Ending Balance
JGSHI	₱ -	₱ 1,920,690,302
Digital Telecommunications, Inc.	39,926,434	39,708,187
Robinsons Recreation Corp	11,351,620	11,353,023
Universal Robina Corp	6,156,389	12,644,234
Others	35,692,331	59,947,932
Total	₱ 93,126,774	₱ 2,044,343,678

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
SCHEDULE E - PROPERTY, PLANT AND EQUIPMENT
SEPTEMBER 30, 2010

Classification	Beginning Balance	Additions at Cost	Retirements	Other Changes-Additions (Deductions)	Ending Balance
Other equipment	₱ 4,328,144,148	₱ 238,772,472	₱ (757,849)	₱ 201,490,630	₱ 4,767,649,401
	₱ 4,328,144,148	₱ 238,772,472	₱ (757,849)	₱ 201,490,630	₱ 4,767,649,401

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
SCHEDULE F - ACCUMULATED DEPRECIATION
SEPTEMBER 30, 2010

Description	Beginning Balance	Additions Charged to Costs and Expenses	Retirements	Other Changes- Additions (Deductions)	Ending Balance
Other equipment	₱ 2,143,411,369	₱ 298,219,765	₱ (467,238)	₱ (4,450,409)	₱ 2,436,713,487
	₱ 2,143,411,369	₱ 298,219,765	₱ (467,238)	₱ (4,450,409)	₱ 2,436,713,487

ROBINSONS LAND CORPORATION AND SUBSIDIARIIES
SCHEDULE K - CAPITAL STOCK
SEPTEMBER 30, 2010

Title of Issue	Number of Shares Authorized	Number of Shares Issued and Outstanding	Number of Shares Reserved for Options, Warrants, Conversions, and Other Rights	Number of Shares Held By			
				Affiliates	Directors, Officers and Employees	Treasury Shares	Others
Common Share	3,000,000,000	2,746,918,457		1,648,417,051	11,834,322	17,698,000	1,068,969,084

ROBINSONS LAND CORPORATION AND SUBSIDIARIIES
SCHEDULE L - LIST OF TOP 20 STOCKHOLDERS OF RECORD
SEPTEMBER 30, 2010

	Name of Stockholders	Position	Citizenship	Amount Subscribed	Percent to Total Outstanding
1 .	JG Summit Holdings, Inc.		Filipino	₱ 1,648,417,051	60.40%
2 .	PCD Nominee Corporation (Non-Filipino)		Non-Fil	665,280,350	24.38%
3 .	PCD Nominee Corporation (Filipino)		Filipino	383,873,056	14.07%
4 .	Elizabeth Yu		- do -	8,737,200	0.32%
5 .	John Gokongwei, Jr.		- do -	8,124,721	0.30%
6 .	Cebu Liberty Lumber		- do -	2,203,200	0.08%
7 .	James L. Go		- do -	1,123,996	0.04%
8 .	Elizabeth Y. Gokongwei &/or John Gokongwei, Jr.		- do -	988,000	0.04%
9 .	Catalino S. Ngochua		- do -	720,000	0.03%
10 .	Lily Cristina Ngochua		- do -	720,000	0.03%
11 .	Lance Gokongwei		- do -	536,000	0.02%
12 .	Alberto Mendoza &/or Jeanie Mendoza		- do -	532,800	0.02%
12 .	Robina Yu Gokongwei		- do -	360,000	0.01%
13 .	Mariano K. Tan		- do -	360,000	0.01%
14 .	Samuel C. Uy		- do -	324,000	0.01%
15 .	John L. Gokongwei, Jr.		- do -	300,000	0.01%
16 .	Elizabeth Yu Gokongwei		- do -	275,000	0.01%
16 .	Sy Ha		- do -	228,600	0.01%
17 .	Frederick D. Go		- do -	225,001	0.01%
18 .	Valentin Khoe		- do -	217,800	0.01%
19 .	Ong Tiong		- do -	204,996	0.01%
20 .	Yeung Jo Chun		- do -	180,000	0.01%
20 .	Lisa Yu Gokongwei		- do -	180,000	0.01%
20 .	Henry Dy		- do -	180,000	0.01%
	OTHERS			4,928,686	0.18%
				₱ 2,729,220,457	100.00%

INDEX TO EXHIBITS

Form 17-A

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* These exhibits are either not applicable to the Company or require no answer.

EXHIBIT 18: **SUBSIDIARIES OF THE REGISTRANT**

Robinsons Land Corporation has six (6) subsidiaries as of September 30, 2010:

SUBSIDIARY	BUSINESS	% OWNERSHIP DIRECT	EFFECTIVE	COUNTRY OF INC. OR RESIDENCE
Robinson's Inn, Inc. [1]	Apartelle Operation	100	-	Philippines
Robinsons Realty Management Corporation	Property development	100	-	Philippines
Robinsons (Cayman) Ltd	Property development	100	-	Cayman Islands
Robinsons Properties Marketing and Management Corp	Marketing of office and residential units	100	-	Philippines
Altus Angeles, Inc	Property management	51		Philippines
Altus San Nicolas Corp.	Property management	80		Philippines

1 *Closed operations effective August 31, 2007*

COVER SHEET

9 3 2 6 9 - A

SEC Registration Number

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

(Company's Full Name)

43rd Floor, Robinsons Equitable Tower, ADB Avenue, Ortigas Center, Pasig City

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

Rodolfo T. Malit

(Contract Person)

683-6100

(Company Telephone Number)

0	9		3	0

Month *Day*

(Fiscal Year)

A A F S

(Form Type)

Month *Day*

(Annual Meeting)

(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

S T A M P S

Remarks: Please use BLACK ink for scanning purposes.

SEC Number 93269-A
File Number

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

(Company's Full Name)

43F Robinsons Equitable Tower, ADB Ave.
Ortigas Center, Pasig City

(Company's Address)

6836-100

(Telephone Number)

SEPTEMBER 30

(Fiscal Year Ending)
(month & day)

FORM 17-A (ANNUAL REPORT)

Form Type

Amendment Designation (if applicable)

September 30, 2009

Period Ended Date

CN 000452-R-Listed

(Secondary License Type and File Number)

SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-A

ANNUAL REPORT PURSUANT TO SECTION 17 OF THE SECURITIES REGULATION CODE AND SECTION 141 OF THE CORPORATION CODE OF THE PHILIPPINES

1. For the fiscal year ended : **September 30, 2009**

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. **Manila, Philippines**
   Province, Country or other jurisdiction of incorporation or organization

6. (SEC Use Only)
   Industry Classification Code:

7. **43F Robinsons Equitable Tower, ADB Ave. Ortigas Center, Pasig City**
   Address of principal office — Postal Code

8. **6836-100**
   Issuer's telephone number, including area code

9. **N.A** ………………...
   Former name, former address, and former fiscal year, if changed since last report.

10. Securities registered pursuant to Sections 8 and 12 of the SRC, or Sec. 4 and 8 of the RSA2

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
Common Stock	2,746,918,457 shares
Registered bonds payable	₱ 11,000,000,000.00

11. Are any or all of these securities listed on a Stock Exchange.

    Yes [✓] No [ ]

If yes, state the name of such stock exchange and the classes of securities listed therein:

Philippine Stock Exchange **Common Shares**

12. Check whether the issuer:

(a) has filed all reports required to be filed by Section 17 of the SRC and SRC Rule 17 thereunder or Section 11 of the RSA and RSA Rule 11(a)-1 thereunder, and Sections 26 and 141 of The Corporation Code of the Philippines during the preceding twelve (12) months (or for such shorter period that the registrant was required to file such reports);

Yes [✓] No [ ]

(b) has been subject to such filing requirements for the past ninety (90) days.

Yes [✓] No [ ]

13. Agregate market value of the voting stock held by non-affiliates: **₱ 14,128,141,092**

TABLE OF CONTENTS

PART I- BUSINESS AND GENERAL INFORMATION

Item 1. Business

a) Overview

Robinsons Land Corporation (the Parent Company) is a stock corporation organized under the laws of the Philippines and has four wholly-owned consolidated subsidiaries namely, Robinson's Inn, Inc. (RII), Robinsons Realty and Management Corporation (RRMC), Robinsons (Cayman) Limited (RCL), and Robinsons Properties Marketing and Management Corporation (RPMMC) and a 51%-owned company, Altus Angeles, Inc. (AAI) (collectively known as RLC Group).

The Company's principal executive office is located at 43rd Floor Robinsons Equitable Tower, ADB Avenue Ortigas Center, Pasig City.

The Group has 1,424 and 1,638 employees as of September 30, 2009 and 2008, respectively.

RLC is one of the Philippines' leading real estate developers in terms of revenues, number of projects and total project size. RLC adopts a diversified business model, with both an "investment" component, in which the Company develops, owns and operates commercial real estate projects (principally shopping malls, high-rise office buildings and hotels) and a "development" component, in which RLC develops residential real estate projects for sale (principally residential condominiums, middle-cost to upscale residential developments and low-and-middle-cost lots and houses in its subdivision developments).

RLC's operations are divided into its five business divisions:

- The Commercial Centers Division develops, leases and manages shopping malls throughout the Philippines. As of September 30, 2009, RLC operated 26 shopping malls, comprising six malls in Metro Manila and 20 malls in other urban areas throughout the Philippines, and had another six projects that are in the planning and development stage scheduled for completion in the next two years.

- The Office Buildings Division develops office buildings for lease. As of September 30, 2009, this division has completed six office buildings, all located in Metro Manila. These offices projects are primarily developed as investment properties, to be leased to tenants by the Company.

- The Residential Buildings Division develops middle-cost to upscale residential developments for sale/pre-sale. As of September 30, 2009, RLC's Residential Buildings Division had completed fourteen (14) residential condominium projects. It currently has several projects in various stages for future development that are scheduled for completion in the next one to five years.

- The Housing and Land Development Division develops and sells low- and middle-cost residential lots and houses aimed predominantly at the lower- to middle-income market sector. Most of RLC's housing and land projects are set up as joint ventures with the owners of the land. As of fiscal 2009, RLC's Housing and Land Development Division had 34 ongoing projects of which twelve (12) had been completed, while eighteen (18) had been substantially sold.

- The Hotels Division owns and operates hotels within Metro Manila, Cebu City and Tagaytay City. RLC's Hotels Division currently has a portfolio of four hotels, the Crowne Plaza Galleria Manila, Holiday Inn Galleria Manila, Cebu Midtown Hotel and Tagaytay Summit Ridge Hotel.

RLC was incorporated on June 4, 1980 as the real estate investment arm of JG Summit Holdings Inc, ("JG Summit"), and its shares were offered to the public in an intital public offfering and were subsequently listed in the Manila Stock Exchange and Makati Stock Exchange (predecessors of the Philippine Stock Exchange) on October 16, 1989. The Company had succesful follow-on offering of primary and secondary shares in October 2006 where a total of 932.8 million shares were offered to domestic and international investors, generating USD 223 million or ₱10.87 Billion in proceeds. Of this amount, approximately ₱5.3 Billion was raised from the primary portion, intended to be used to fund its capital expenditure programs for fiscal year 2007. The additional shares were listed on October 4, 2006. JG Summit, RLC's controlling shareholder, owned approximately 60.01% of RLC's outstanding shares as of fiscal year 2009.

b) Business

RLC has five business divisions – Commercial Centers, Office Buildings, Residential Buildings, Housing and Land Development and Hotels.

i. Commercial Centers Division

RLC's Commercial Centers Division develops, leases and manages shopping malls throughout the Philippines. The Commercial Centers Division accounted for ₱4.21 Billion or 39% of RLC's revenues and ₱ 3.21 Billion or 54% of RLC's EBITDA in fiscal 2009 and ₱3.69 Billion or 33.1% of RLC's revenues and ₱ 2.68 Billion or 50.4% of RLC's EBITDA in fiscal 2008 .

As of fiscal year 2009, Commercial Centers Division had opened five malls; in Pulilan – Bulacan, Tagaytay, Davao, Tacloban and General Santos City and have completed the redevelopment of a mall in Tarlac City. It currently operates 26 shopping malls, comprising six malls in Metro Manila and 20 malls in other urban areas throughout the Philippines, with a gross floor area of approximately 1.430 million square meters.

As of September 30, 2009 RLC had a portfolio of 26 shopping malls:

Name,	Location	Year opened	Approximate gross floor area
			(in '000 sq.m.)
Metro Manila			
Robinsons Galleria – Quezon City	EDSA corner Ortigas Avenue, Quezon City	1990	216
Robinsons Place – Manila	M. Adriatico Street, Ermita, Manila	1997	241
Robinsons Metro East- Pasig	Marcos Highway, Brgy. Dela Paz, Pasig City	2001	121
Robinsons Place – Novaliches	Quirino Highway, Novaliches, Quezon City	2001	56
Robinsons Place - Pioneer	EDSA Corner Pioneer Road, Mandaluyong City	2004	56
Robinsons Place – Otis	P.M. Guanzon St., Paco, Manila	2008	33
Outside Metro Manila			
Robinsons Place – Bacolod	Lacson Street, Mandalagan, Bacolod City	1997	48
Robinsons Place – Imus	Aguinaldo Highway, Tanzang Luma V, Imus, Cavite	1998	65
Robinsons Place – Cebu	Fuente Osmena, Bo. Capitol, Cebu City	2000	18
Robinsons Town Mall – Laguna	Lopez Avenue, Batong Malaki, Los Baños, Laguna	2000	10
Robinsons Place – Iloilo	Quezon-Ledesma Street, Rojas Village, Iloilo City	2001	75
Robinsons Star Mills – Pampanga	San Jose, San Fernando, Pampanga	2001	62
Robinsons Place – Santa Rosa	Old Nat'l Hi-way, Brgy Tagapo, Sta Rosa, Laguna	2002	37
Robinsons Cagayan de Oro	Limketkai Complex, Lapasan, Cagayan De Oro City	2002	18
Robinsons Place – Cainta	Ortigas Avenue Extension, Junction, Cainta, Rizal	2003	31
Robinsons Place – Dasmariñas	Pala-Pala, Dasmarinas, Cavite	2003	78
Robinsons Place – Lipa	Mataas Na Lupa, Lipa City, Batangas	2003	59
Robinsons Place Angeles – Pampanga	McArthur Hi-way, Balibago, Angeles City, Pampanga	2004	30
Robinsons Place – Metro Bacolod	Barrio Tangub, National Road, Bacolod City	2004	18
Robinsons Luisita	Tarlac City	2007	38
Robinsons Cabanatuan	Cabanatuan City, Nueva Ecija	2008	18
Robinsons Pulilan	Pulilan, Bulacan	2009	12
Summit Ridge Tagaytay	Tagaytay City, Cavite	2009	12
Robinsons Cybergate Davao	Davao City	2009	14
Robinsons Tacloban	Tacloban City, Leyte	2009	31
Robinsons General Santos	General Santos City	2009	33
Total			1,430

The Commercial Centers Division's main revenue stream is derived from the lease of commercial spaces. Revenues from the Commercial Centers Division, which represent recurring lease rentals, comprise significant part of RLC's revenues. Historically, revenues from lease rentals have been a steady source of operating cash flows for the Company. RLC expects that the revenues and operating cash flows generated by the commercial centers business shall continue to be the driver for the Company's growth in the future.

As of fiscal year 2009, the Company had 10 new shopping malls in the planning and development stage for completion in the next 2-3 years. The company's business plan for the commercial centers division over the next five years, subject to market conditions, is to sustain its growth momentum via development of new shopping malls and expansion of existing ones.

ii. Office Buildings Division

RLC's Office Buildings Division develops office buildings for lease. The Office Buildings Division accounted for ₱1.11 Billion or 10% of RLC's revenues and ₱ 1.03 Billion or 17% of RLC's EBITDA in fiscal 2009, and ₱883 Million or 7.9% of RLC's revenues and ₱879 Million or 16.5% of RLC's EBITDA in fiscal 2008. As of September 30, 2009, the Company's Office Buildings Division had assets, valued on a historical cost less depreciation basis, of ₱4.87 Billion.

RLC engages outside architects and engineers for the design of its office buildings developments. One recent trend affecting the Company's office tower design is the increasing presence of customer call centers and BPOs in the Philippines. The Company has secured a number of major customer call centers and BPOs as long-term tenants in its office building space and has focused on attracting their business, including custom-designing its office space with call center and BPO design requirements in mind. The Company believes, based on its own market research, that it is a leading provider of office space to BPOs in the Philippines.

As of September 30, 2009, the Office Buildings Division has completed six office buildings, has one building under construction and has a plan to develop additional buildings. All of the Company's completed office building projects are located in Metro Manila, and are described below.

Name	Location	Size & Designation	Approximate gross floor area
Galleria Corporate Center	Along EDSA corner Ortigas Avenue, Quezon City	30-storey	30,000 sq.m.
Robinsons Equitable Tower	Corner of ADB and Poveda Streets, Pasig City	45-storey	82,000 sq.m
Robinsons Summit Center	Ayala Avenue, Makati City	37-storey	61,000 sq.m
Robinsons Cybergate Center Tower 1	Pioneer Street, Mandaluyong City	18-storey	35,000 sq.m
Robinsons Cybergate Center Tower 2	Pioneer Street, Mandaluyong City	27-storey	58,000 sq.m
Robinsons Cybergate Center Tower 3	Pioneer Street, Mandaluyong City	27-storey	56,000 sq.m

The Company's current office buildings are described as follows:

1. ***Galleria Corporate Center***. This is a 30-storey office tower located along EDSA corner Ortigas Avenue in Quezon City which is directly connected to the Robinsons Galleria shopping mall. The office tower has an approximate gross floor area of 30,000 square meters and an approximate net floor area (comprising only leasable space) of 25,000 square meters. As of September 30, 2009, approximately 83% of the Galleria Corporate Center had been sold while the remaining areas, which are owned by RLC, had a 100% occupancy rate.

2. ***Robinsons-Equitable Tower***. This is a 45-storey office tower located at the corner of ADB Avenue and Poveda Street in Pasig City. The office tower has an approximate gross floor area of 82,000 square meters and an approximate net floor area (comprising only leasable space) of 52,000 square meters. As of September 30, 2009, RLC had sold approximately 76% of the net floor area within Robinsons-Equitable Tower and retains the rest for lease. Robinsons-Equitable Tower had a 87% occupancy rate as of September 30, 2009.

3. ***Robinsons Summit Center****.* This is a 37-storey office tower located along Ayala Avenue in the Makati central business district. The office tower has an approximate gross floor area of 61,000 square meters and an approximate net floor area (comprising only leasable space) of 31,000 square meters. RLC owns and is currently leasing out substantially all of the net floor area of this building. Robinsons Summit Center had a 90.6% occupancy rate as of September 30, 2009.

4. ***Robinsons Cybergate Center Tower 1***. This is an 18-storey office building complex located at Pioneer St., Mandaluyong. The office building has an approximate gross floor area of 35,000 square meters and an approximate net floor area (comprising only leasable space) of 27,000 square meters. RLC owns 100% of the net floor area. Robinsons Cybergate Center Tower 1 had a 100% occupancy rate as of September 30, 2009.

5. ***Robinsons Cybergate Center Tower 2***. This is a 27-storey office building, located in the Robinsons Pioneer mixed-use complex next to Robinsons Cybergate Center Tower 1. The office building has an approximate gross floor area of 58,000 square meters and an approximate net floor area (comprising only leasable space) of 44,000 square meters. RLC owns 100% of the net floor area. Robinsons Cybergate Center Tower 2 had a 100% occupancy rate as of September 30, 2009.

6. ***Robinsons Cybergate Center Tower 3***. This is a 27-storey office buildings, located in the Robinsons Pioneer mixed-use complex. The office has an approximate gross floor area of 56,000 square meters and an approximate net floor area (comprising only leasable space) of 45,000 square meters. The building was substantially completed by March 31, 2008. RLC owns 100% of the net floor area. Robinsons Cybergate Center Tower 3 had a 59.2% occupancy rate as of September 30, 2009.

Construction is underway for Robinsons Cybergate Plaza, the fourth office building within the Robinsons Pioneer mixed-use complex. It will have an approximate gross floor area of 33,500 square meters and net office/commercial floor area (leasable area) of 22,500 square meters.

Plans are also underway for buildings within and outside Metro Manila.

iii. Residential Buildings Division

The Residential Buildings Division focuses on the construction of residential condominium projects. The Division accounted for ₱3.81 Billion or 35.5% of RLC's revenues and ₱ 1.19 Billion or 20% of RLC's EBITDA in fiscal 2009, and ₱4.76 Billion or 42.5% of RLC's revenues and ₱1.12 Billion or 21% of RLC's EBITDA in fiscal 2008. As of September 30, 2009, the Company's Residential Buildings Division had assets, valued on a historical cost less depreciation basis, of ₱10.52 Billion.

As of September 30, 2009, RLC's Residential Buildings Division had a portfolio of 29 residential condominium projects, of which 16 had been completed and 13 projects under various stages of development. All of the Company's residential projects are located in Metro Manila and Cebu.

Key details of Company's residential projects in its residential condominiums division are set forth in the table below:

Name	Storeys	Number of Units
Current projects		
McKinley Park Residences	44	394
East of Galleria	44	745
Woodsville Viverde Mansions – Building 5 (1)	9	72
Woodsville Viverde Mansions – Building 6 (1)	9	64
Woodsville Viverde Mansions – Building 8 (1)	9	72
The Fort Residences	30	223
The Trion Towers – Building 1	49	736
Sonata Private Residences – Building 1 (1)	30	270
Sonata Private Residences – Building 2 (1)	30	270
Gateway Regency (1)	32	336
Amisa Tower A (1)	12	134
Amisa Tower B (1)	19	155
Signa Designer Residences	30	312
Completed Projects		
Robinsons Place Residences 1 and 2 (twin towers) (1)	38 x 2	776
Galleria Regency (1)(2)	13	107
One Gateway Place (1)	28	459
One Adriatico Place (1)	38	601
Bloomfields (1) (3)	2	461
Gateway Garden Ridge (1)	32	379
Gateway Garden Heights (1)	32	554
One Adriatico Place (1)	38	601
Two Adriatico Place (1)	38	589
Three Adriatico Place (1)	38	594

[2] *Located in a 33-storey building, 20 floors of which are occupied by the Crowne Plaza hotel*
[3] *Residential subdivision that is substantially completed as majority of sold houses have been handed over to buyers.*

Name	Storeys	Number of Units
Current projects		
Fifth Avenue Place	38	691
Woodsville Viverde Mansions – Building 1 (1)	9	72
Woodsville Viverde Mansions – Building 2 (1)	9	96
Woodsville Viverde Mansions – Building 3 (1)	11	90
Woodsville Viverde Mansions – Building 4 (1)	13	108
Otis 888 Residences (1)	3	195

Once completed, RLC has a contractual right to provide and typically does provide ongoing management support and maintenance to the owner-corporations of its condominium developments. RLC's management believes that this involvement post-completion allows RLC to maintain a high standard of quality in its developments and thus, helps to strengthen its reputation.

As discussed above, RLC has a focus on mixed-use developments in order to enhance the attractiveness of and capitalize upon synergies among its shopping mall, high-rise buildings, and hotel developments. As of September 30, 2009, 23 of the Company's residential condominium projects were classified as mixed-use by virtue of their proximity to the Company's six commercial mixed-use developments:

1. ***Bloomfields*** is situated behind the Robinsons Place - Novaliches mall;

2. ***One Gateway Place, Gateway Garden Ridge, Gateway Garden Heights and Gateway Regency*** are part of the Pioneer mixed use development, which includes the Robinsons Place - Pioneer mall and three office buildings (Robinsons Cybergate Center Tower 1, Robinsons Cybergate Center Tower 2 and Robinsons Cybergate Center Tower 3);

3. ***One Adriatico Place, Two Adriatico Place, Three Adriatico Place and Robinsons Place Residences 1 and 2*** are part of the Ermita mixed use development, which includes the Robinsons Place - Manila mall.

4. ***Otis 888 Residences*** is intended to be part of a future mixed used development in Paco, Manila, which includes a mall;

5. ***Galleria Regency*** is part of the Galleria mixed use development which includes the Robinsons Galleria - Quezon City mall, two office buildings (Galleria Corporate Center and Robinsons - Equitable Tower) and two hotels (the Crowne Plaza Galleria Manila and the Holiday Inn Galleria Manila).

1 *Part of a mixed-used development*

6. ***Woodsville Viverde Mansion Buildings 1 to 6 and 8*** are a mixed use development which will include a village mall, a cluster of residential mid-rise buildings and horizontal housing enclaves.
7. ***Sonata Private Residences – Buildings 1 and 2*** are part of a mixed-use community in Mandaluyong that has been masterplanned to consist of one other residential condominium, an office building and a hotel.
8. ***Amisa Buildings A and B*** are part of a mixed –use resort development in Mactan, Cebu that has been masterplanned to consist of six mid-rise residential condominiums, a hotel complex, and a gaming center.

The Company's business plan for its Residential Buildings Division is to develop new projects in response to actual and anticipated market demand. The Company believes that the potential for growth is in the affordable to middle-cost high-rise condominium developments and in the middle-cost to high-end horizontal residential segments of the market. The Company intends to take advantage of these opportunities and believes its sales operations can absorb up to three projects a year. The following table sets forth RLC's existing land bank allocations for the development of new projects in the residential condominiums division as of September 30, 2009:

Location	Acquisition Date	Approximate gross land area (1)
		(in hectares)
Fort Bonifacio, Taguig City	March 2007	1.0
Merville, Parañaque..	March 2006 (2)	6.3
Pioneer, Mandaluyong City (3)...	November 2002	1.8
Aurora Boulevard,Quezon City...	July 2008 (2)	5.2
Total		14.3

Although the Company currently intends to use the land listed above for development of projects in the Residential Building Division, these plans could change and the land could be used for other purposes or sold.

[1] *"Gross Land Area" means the total area of land acquired by the Company*
[2] *This indicates the date the purchase agreement was executed between RLC and the landowner.*
[3] *This property is part of a mixed-use development of RLC, and represents the unused portion of a larger tract of land allocated to the high-rise buildings division.*

iv. Housing and Land Development Division

The housing and land development division develops and sells affordable and middle-end residential lots, houses and condominium units aimed predominantly at the lower- to middle-income market sector. The Division accounted for 5.22% of RLC's gross revenue and 3.17% of RLC's EBITDA in fiscal 2009 and 6.3% of RLC's gross revenue and 5.0% of RLC's EBITDA in fiscal 2008.

As of September 30, 2009, RLC's housing and land development division had 34 on-going projects, of which twelve (12) had been completed, while eighteen (18) had been substantially sold. Key details of Company's projects in its housing and land development division as of fiscal year 2009 are set forth in the table below:

Name	Location	Started [1]	Approximate gross land area [2]	Number of Lots/Units
			(in hectares)	
Robinsons Homes East..................	Antipolo City	August 1995	39.1	3,170
Centennial Place	Quezon City	December 1995	0.5	50
Robinsons Vineyard	Cavite	May 1996	82.4	2,953
South Square Village......................	Cavite	August 1998	35.0	3,951
San Lorenzo Homes.......................	Antipolo City	September 1999	2.8	372
Robinsons Highlands	Davao City	May 1999	46.0	817
Manchester Midlands	Cavite	July 2000	13.9	999
Robinsons Hillsborough Pointe´......	Cagayan De Oro City	November 2002	20.0	320
Forest Parkhomes..........................	Angeles City	August 2004	8.9	319
San Jose Estates	Antipolo City	May 2005	1.9	80
Robinsons Residenza Milano..........	Batangas City	August 2005	7.3	356
Fernwood Parkhomes	Pampanga	November 2005	14.5	675
Rosewood Parkhomes	Angeles City	November 2005	2.9	121
Bloomfields Davao	Davao City	February 2005	10.5	318
Bloomfields Tagaytay [(3)(4)]	Tagaytay City	May 2005	4.4	107
Richmond Hills	Cagayan De Oro City	May 2005	8.3	321
Monte Del Sol	Misamis Oriental	November 2005	3.3	280
Mirada Dos.....................................	Pampanga	September 2006	4.5	210
Costa Verde	Davao City	September 2006	15.0	814
Forrest Parkhomes North	Angeles City	October 2006	7.0	303
Brighton Parkplace	Laoag City	December 2006	5.0	172
Wellington Courtyard	Tagaytay City	February 2007	0.7	170

[1] *The Company considers a project "started" when it has obtained permits necessary that allow it to pre-sell lots.*
[2] *"Gross Land Area" means the total area of land acquired by the Company*
[3] *Part of a future mixed-use development.*
[4] *Not including a small portion of the development zoned for commercial use.*

Name	Location	Started (1)	Approximate gross land area (2)	Number of Lots/Units
			(in hectares)	
Hanalei Heights	Laoag City	March 2007	22.2	1,158
Blue Coast Residences	Mactan, Cebu	April 2007	3.4	91
Brighton Parkplace North	Laoag City	April 2007	3.8	121
Montclair Highlands	Davao City	July 2007	15.3	414
Aspen Heights................................	Consolacion, Cebu	July 2007	25.0	709
Sitio Andalucia	Bantay, Ilocos Sur	November 2007	7.5	239
Fresno Parkview	Cagayan de Oro City	February 2008	15.0	569
St. Bernice Estates	Antipolo City	March 2008	3.5	206
Escalades @ 20th Avenue..............	Quezon City	March 2008	1.7	720
Nizanta Gardens	Davao City	July 2008	12.9	702
Vimana Verde Residences	Pasig City	June 2009	0.5	72
Grand Tierra	Tarlac	July 2009	16.0	699

The Housing and Land Development Division's current portfolio of projects are described as follows:

1. ***Robinsons Homes East***. This is a 39.1-hectare, self-contained community development located in Bo. San Jose, Antipolo City, Rizal. The development consists of three projects: 2,931 mixed house and lot packages consisting of single detached houses, single attached houses and single and 2-storey rowhouses; more than 200 townhouse units nestled on 96 square meter lots with an average floor area of 90 square meters, with option for lot-only purchase; 14-unit commercial arcade containing a total of 190 square meters per unit of leasable space; and 8 commercial lots of at least 216 square meters each. House construction and the 14-unit commercial arcade have been fully completed while townhouse units are pre-sold prior to construction.

2. ***Centennial Place***. This is a 0.5-hectare upscale townhouse development located in Bgy. Horseshoe, C. Benitez Street, Quezon City. It consists of fifty (50) 200 square-meter townhouses, with lots ranging from 65 to 70 square meters. House construction has been completed while the units have been practically sold out.

3. ***Robinsons Vineyard***. This is an 82.4-hectare joint-venture project with Vine Development Corporation located in Dasmariñas, Cavite. It consists of over 2,900 residential lots with an average lot size of approximately 120 square meters each. The project consists of four (4) phases, of which Phases 1 and 3 have been fully completed while Phase 4 is currently being developed. Phase IV was launched in 2004 offering smaller 100-square-meter lots. Although middle-cost lots are the main products being offered in Vineyard, RLC is also offering its clients the option for house and lot packages.

4. ***SouthSquare Village***. This is a 35-hectare socialized housing project located in General Trias, Cavite. Horizontal development for Phases 1 and 2 have been fullyy completed, and around 87% and 18%, respectively, of the awarded houses have been constructed. On the average, each housing unit has a floor area of 20 square meters lying on a minimum 32 square meter lot. Phase 1, covering about 13 hectares, consists of 2,190 rowhouses. Phase 2, which was launched in 2001, is a 9.9-hectare development offering 1,699 units. Southsquare Plaza, a commercial development within the subdivision, was launched in 2004, offering lots-only, with minimum lot area of 100 square meters.

5. ***San Lorenzo Homes***. This is a 2.8-hectare expansion project of Robinsons Home East. It is a 372-unit neighborhood of 2-storey houses with floor area of 48 square meters, built on a minimum 40 square-meter lot. This project has been fully completed.

6. ***Robinsons Highlands***. This is a 46-hectare, middle-cost residential development project located in Buhangin, Davao City, which was undertaken in joint venture with Lopzcom Realty Corporation. This project consists of three (3) phases, where the average lot cut is 180 square meters. Phase 1 is currently sold-out and fully completed. Phase 2 (named Highlands Crest) and Phase 3 (named Highlands Peak), both have been practically sold-out and fully completed, were launched in April and December 2004, respectively, as RLC's answer to the pressing demand for more lots in Davao.

7. ***Manchester Midlands in Grosvenor Place***. This is a 13.9-hectare residential/commercial development project located in Tanza, Cavite. It consists of 999 lots with average lot cut of 120 square meters. Land development has been substantially completed.

8. ***Robinsons Hillsborough Pointé***. This is a 20-hectare residential subdivision development project being pursued in joint venture with Pueblo de Oro Development Corporation. The project is situated within the 360-hectare Pueblo de Oro Township project in Cagayan de Oro City. RLC's share in the joint venture is 320 lots in four (4) phases, which have been fully completed. The lots have an average size of 150 square meters.

9. ***Forest Parkhomes***. A mid-cost residential subdivision in Bgy. Pampang, Angeles City, Pampanga. Forest Parkhomes is RLC's first housing venture in the North. The project is being undertaken in partnership with Don Pepe Henson Enterprises, Inc., the landowner. It offers 319 lots-only, with minimum area of 150 square meters. The project has been substantially sold and fully completed.

10. ***San Jose Estates***. This is a small 1.9-hectare residential enclave in front of Robinsons Homes East in Antipolo City, with 72 residential lots and 8 commercial lots at minimum cut of 120 square meters. Launched in May 2005, the project is currently about 89% completed.

11. ***Robinsons Residenza Milano***. Set in the rustic village of San Isidro, Batangas City, this 7.3-hectare Italian-inspired residential subdivision primarily caters to OFWs in Italy. The community, which is the division's first venture in Batangas, will have 356 households with minimum lot cut of 100 square meters. This project, since it was launched in August 2005, has been substantially sold out and is currently at about 95% completion.

12. ***Fernwood Parkhomes***. RLC's 2nd offering in the North after Forest Parkhomes, this 15-hectare residential development in the industrial town of Mabalacat, Pampanga is strategically located right next to Sta. Ines exit of the NLEX. It is being undertaken in partnership with the landowners, Mayen Development Corp. and Mayen Paper Inc. This Mediterranean-greens-inspired subdivision in suburban countryside setting was launched in November 2005 and its 1st phase has already been completed. The project will have a residential community of 675 households, each with a minimum 120 square meter lot cut, and a commercial development along its frontage.

13. ***Rosewood Parkhomes.*** A classy lifestyle development along Fil-Am Friendship Highway in Barrio Cutcut, Angeles City. This is a 2.98-hectare joint-venture project with Ms. Rosalie Henson-Naguiat, a board member of the Don Pepe Henson Enterprises, Inc. of Forest Parkhomes. This mid-cost project of American flower-field concept offers exclusivity to 121 households, including the 10 commercial lots, yet boasts of its proximity at just 4 kilometers away from the city center and the Clark Special Ecozone. Product offering is lot-only, with option for housing, where the average-per-unit lot cut is 150 square meters for residential and 195 square meters for commercial.

14. ***Bloomfields Davao.*** Following the success of Robinsons Highlands, RLC continued to maintain its strong presence in the region by signing up a joint venture agreement with Security Bank Corp. to develop and market their 10-hectare prime property in Lanang, Davao City. The project will showcase an American flower-field concept to benefit an exclusive 318-household upscale community. The subdivision will include 200-square meter residential lots and a few commercial strips.

15. ***Bloomfields Tagaytay***. This is an exclusive residential community within a 6.5-hectare mixed-use development of RLC, accentuated at the frontage with a street mall, a hotel and covered badminton courts. Set in an American flower-field theme, the community will have 107 residential lots at a generous 240 square meter minimum lot cut. The 4.4-hectare residential portion of the project has been substantially sold out, after its launching in April 2005, and is currently at about 50% completion.

16. ***Richmond Hills.*** Another mid-cost subdivision in addition to Hillsborough Pointe located at Brgy. Camaman-an, Cagayan De Oro City, within a 8.3 hectare property of the Dongallo Family. This offers both the scenic view of the urban core and the serene and exclusive living of modern community. Approximately offering a total of 321 lots with option for housing and with an average lot cut of 150 square meters.

17. ***Monte del Sol.*** Another project within a 3.3-hectare economic residential subdivision selling lots only, with option for housing which is located at El Salvador, Misamis Oriental. This offers approximately 280 lots, with an average lot area of 72 to 250 square meters. The property is located just across URC plant.

18. ***Mirado Dos.*** Spanish-themed clustered parkhomes in Northern Luzon area within a 4.5-hectare property of the Miranda Family. Located at MacArthur Highway, Barangay Sindalan, San Fernando, Pampanga. Project will be developed into a mid-cost residential/commercial subdivision, with approximately 210 lots, at an average lot cut of 150 to 230 square meters.

19. ***Costa Verde.*** After the success of Robinsons Highlands and Bloomfields Davao in Davao City, another mid-cost residential subdivision is to be developed within a 15-hectare property at Bago, Gallera, with 814 lots at an average lot cut of 120 square meters. The property is 12 kms away from Davao City Downtown area and 1 km from Sta Lucia's South Pacific Golf and Leisure Estates.

20. ***Forest Parkhomes North.*** An expansion of Forest Parkomes, another exclusive prime residential community located at Barangay Pampang, Angeles City, Pampanga. This is a mid-cost residential subdivision with approximately 303 lots at an average lot cut of 150 square meters.

21. ***Hanalei Heights.*** A prime residential enclave just a few kilometers away from Laoag International Airport and the famous Fort Ilocandia Hotel Complex. Another mid-cost residential subdivision within a 22.2 hectare property with approximately 1,158 lots at an average lot cut of 120 square meters. The project is located at Barangay Balacad, Laoag City, Ilocos Norte.

22. ***Wellington Courtyard.*** Country-style in design, another vacation condominium in Tagaytay City within the 1-hectare property of OMICO Corporation. This project of residential Low-Rise Buildings (LRBs) covers two Phases, Phase I (2 LRBs) and Phase II (3 LRBs). These LRBs, with approximately 170 units, feature cozy one-to-two bedroom units with average floor area of 30 to 65 square meters, which cost approximately P2M to P4M. To be pursued separately by the OMICO Corporation, a commercial strip will be developed at the frontage of the property.

23. ***Brighton Parkplace.*** Another project in Ilocandia region; of 172 mid-cost residential lots, with option for housing, located at Barangay Gabu, Laoag City, Ilocos Norte, within the 5-hectare property of the Ablan Family. Predominant lot cuts ranging from 150 to 200 square meters. The project is less than a kilometer away from the Laoag International Airport.

24. ***Blue Coast Residences.*** A nature-endowed residential resort community located in the Mactan Island of Cebu, within 3.37-hectare, where you can experience the picturesque sea view, the fresh tropical breeze and a variety of nature adventure. With 91 lots at lot cuts ranging from 96 to 400 square meters. The project is less than 5 minutes drive from the Mactan International Airport.

25. ***Brighton Parkplace North.*** The newest project in Ilocandia region; another mid-cost subdivision of 121 residential lots, with option for housing, located at Barangay Cavit, Laoag City, Ilocos Norte, within the 3.8-hectare property of the Lazo Family. Lot cuts ranging from 195 to 445 square meters.

26. ***Montclair Highlands.*** Another project in Davao City, initially of 363 mid-cost residential/commercial lots, with option for housing, located at Diversion Road, Buhangin, within a 15-hectare property. Lot cuts ranging from 192 to 440 square meters.

27. ***Aspen Heights.*** The newest masterpiece in the Queen City of the South. A mid-cost development offering lots only and house-and-lot units, located in Barangays Tolotolo and Danglag, Consolacion, Cebu. Joint venture project with Lopzcom Realty Corp. with an aggregate of 25 hectares. Predominant lot cut is 120 sqm.

28. ***Sitio Andalucia***. A joint venture project with BCS Realty Holdings with an initial development of 7.5 hectares, which is part of a 44.5-hectare property located in Bantay, Ilocos Sur. A mid-cost residential subdivision selling lots only with option for housing. Lot cuts starts at 200 sqm.

29. ***Fresno Parkview***. Another mid-cost development in Northern Mindanao, selling lots only with option for housing. This property is a joint venture project with Phinma Property Holdings Corporation with a total area of 15.0 hectares located in Barangay Lumbia, Cagayan de Oro. Predominant lot cut is 150 sqm.

30. ***St. Bernice Estates***. Following the success of RLC-HLDD's Antipolo projects is a mid-cost residential subdivision. A minimum cut for lots only in this project would be 120 sqm, while and a 2-storey townhouse would have a total floor area of 48 sqm. With a lot area of 50 sqm. Occupying a gross land area of 3.5 hectares, the new development is along the Antipolo-Teresa Highway in Brgy. San Jose, Antipolo City, right beside San Jose Estates.

31. ***Escalades @ 20th Avenue***. A mid-rise residential building complex featuring a Tropical-inspired central garden strategically located along 20th Avenue and nearby Aurora Boulevard. A total of 720 units, 120 per building; Building 1 consists of 12 storeys composed of 10 residential floors, upper ground amenity floor and lower ground parking. While Building 2 to 6 are composed of 10 residential floors and a ground parking area.

32. ***Nizanta Gardens***. A project of Asian-inspired architecture located in Barangays Tigatto and Waan, Davao City, selling lots–only, with option for housing. Lot cuts range from 150 to 220 sqm. This 12.9-hectare property is a joint venture project with Lapanday Prime Development Corporation.

33. ***Grand Tierra***. RLC's first horizontal project in Tarlac, which is being undertaken in partnership with the Coronel-Zarate Family. This 16-hectare property is envisioned to be a Westerners-ranch-inspired residential subdivision cum commercial strip, offering 699 lots, with predominant lot cut of 140 sqm.

34. ***Vimana Verde Residences***. An upscale gated community located in St. Martin Street, near Valle Verde Country Club in Pasig City. The proposed development will involve the construction of one 7-storey and two 6-storey mid-rise buildings with refreshing modern Asian aesthetic and other sensorial niceties. It offers 85 residential units; 2 and 3-bedroom units with floor area ranging from 77 to 155 sqm.

Some of these developments include lots zoned for commercial use. For projects undertaken through joint venture arrangements, these commercial lots are typically allocated to RLC (rather than to its joint-venture partner) for sale to third parties.

As of September 30, 2009, the Company was awaiting the receipt of License to Sell (LS) to launch eleven (11) new projects in its housing and land development division. These projects, Monte Del Sol, Costa Verde, Forest Parkhomes North, Hanalei Heights, Brighton Parkplace North, Montclair Highlands, Sitio Andalucia, St. Bernice Estates, Nizanta Gardens, Vimana Verde Residences and Grand Tierra, will comprise a total of 5,008 units.

The Company's business plan for its housing and land development division, subject to market conditions, is to begin development of at least three (3) new projects per year. To this end, the Company is expanding the geographic region in which it seeks land, primarily by pursuing joint venture opportunities in select regional areas. As of September 30, 2009, it was in various stages of negotiations for the acquisition of approximately 203 hectares in key regional cities throughout the Philippines.

v. Hotels

RLC's hotels division owns and operates hotels within Metro Manila, Tagaytay City and Cebu City. RLC also, to a lesser extent, plans to develop new, smaller hotels in connection with its other mixed-use development properties. RLC's hotels division currently has a portfolio of four hotels.

The hotels division accounted for ₱1.04 Billion or 9.6% of RLC's revenues and ₱313 Million or 5.27% of RLC's EBITDA in fiscal 2009, and ₱1.14 Billion or 10.2% of RLC's revenues and ₱366 Million or 6.8% of RLC's EBITDA in fiscal 2008.

Although the hotels division is an important part of RLC's business, the Company considers its primary value to be as a complement to its other developments and it has no imminent plans to significantly increase its presence in this market segment.

The table below sets out certain key details of RLC's hotel portfolio as of September 30, 2009:

HOTEL	LOCATION	CLASSIFICATION	NUMBER OF ROOMS
Crowne Plaza Galleria Manila …	Ortigas Avenue, Cor ADB Avenue, Quezon City	De Luxe	263
Holiday Inn Galleria Manila	One ADB Avenue, Ortigas Center, Pasig City	De Luxe	285
Cebu Midtown Hotel……………..	Fuente Osmena, Bo. Capitol, Cebu City	Standard	210
Summit Ridge Hotel ……………..	Aguinaldo Highway, Tagaytay City	De Luxe	108

As of September 2009, the Company's Hotels Division has an average occupancy rate of 66%.

RLC's Crowne Plaza and Holiday Inn hotels are managed by Holiday Inn (Philippines), Inc., a subsidiary of the InterContinental Hotels Group ("InterContinental"), pursuant to a long-term management contract. The contract, which commenced in 2003, has a term of ten years and is extendible at the option of RLC for a further ten years. Holiday Inn has the sole and exclusive right to control the operational activities of each hotel. Holiday Inn's key management duties include, inter alia, handling all personnel matters, including those pertaining to the general manager and financial controller of each hotel, carrying out accounting and budgeting activities in consultation with RLC and operating each hotel in accordance with the operating standards for the appropriate hotel brand. It must also carry out advertising activities in connection with the international sales and marketing programs of the Holiday Inn and Crowne Plaza hotel chains (including use of web-based reservations systems). Holiday Inn receives management and incentive fees for managing these two properties. RLC employs all hotel employees except for key management personnel, including the general manager and financial controller of each hotel and other key personnel as determined by Holiday Inn.

RLC manages the Cebu Midtown Hotel and Tagaytay Summit Ridge Hotel directly.

c) Significant Subsidiaries

As of September 30, 2009, RLC has four wholly-owned subsidiaries and a 51%-owned subsidiary, all of which are consolidated with the Company's financial statements.

On March 4, 2009, the Securities and Exchange Commission (SEC) approved the plan of merger of the Parent Company with wholly owned subsidiaries, Robinsons Homes, Inc. (RHI), Trion Homes Development Corporation (THDC) and Manila Midtown Hotels and Land Corporation (MMHLC). The merger resulted to enhanced operating efficiencies and economies, increased financial strength through pooling of resources and more favorable financing and credit facilities. No Parent Company shares were issued in exchange for the net assets of RHI, THDC and MMHLC.

The merger was accounted for similar to a pooling of interest method because the combined entities were under common control, therefore, has no effect on the consolidated financial statements. The subsidiaries after the merger are RII, RRMC, RCL, RPMMC and AAI.

Key details of each of RLC's operating subsidiary companies are set forth below.

1. ***Robinsons Inn, Inc***. : Robinson's Inn, Inc. ("RII") was incorporated on October 19, 1988, has a registered share capital of 25,000,000 and is 100% owned by RLC. RII's principal business is to engage in the development and operation of apartelles, inns, motels, condominiums, apartments and other allied business, and to acquire, purchase, sell, assign or lease land, buildings and other improvements. RII is part of the Company's hotels division, and runs the Robinsons Apartelle which closed operations effective August 31, 2007.

2. ***Robinsons Realty and Management Corporation (RRMC).*** Robinsons Realty and Management Corporation ("RRMC") was registered with the Philippine Securities and Exchange Commission on May 16, 1988 primarily to acquire by purchase, lease, donation or otherwise, and to own, use , improve, develop, subdivide, sell, mortgage, exchange, lease and hold for investment or otherwise, real estate of all kinds.

3. ***Robinsons (Cayman) Limited (RCL).*** Robinsons (Cayman) Limited ("RCL") was incorporated in Cayman Islands, British West Indies on March 25, 1997 with a registered authorized capital stock of US$50,000.00 at $1.00 per share, 1,000 shares of which is subscribed and paid up by Robinsons Land Corporation. The company acts a real estate agent on the international market, among others, for the High Rise and Housing Divisions.

4. ***Robinsons Properties Marketing and Management Corporation***: Robinsons Properties Marketing and Management Corporation ("RPMMC") was incorporated on November 25,1998, has a registered share capital of 1,000,000 and is 100% owned by RLC. RPMMC is part of the Company's

high-rise buildings division. RPMMC manages the marketing of the portfolio of residential and office building units that are available for sale through the high-rise buildings division. RPMMC's primary purpose is to acquire, own, use, sell, exchange, lease and develop real property of all kinds, and to market, manage or otherwise sell and convey buildings, houses, apartments and other structures of whatever kind together with their appurtenances.

5. ***Altus Angeles, Inc.*** : Altus Angeles, Inc. ("AAI") was incorporated on October 30, 2002, has a registered share capital of 400,000 and is 51% owned by RLC. AAI is a joint venture within the Company's commercial centers division. AAI's principal business is to establish, manage and maintain commercial complexes, offer such services and merchandise of all kinds and to do and perform such acts as necessary or incidental to the accomplishment of the foregoing corporate business objects insofar as may be allowed by applicable rules and regulations.

d) Competition

i. Commercial Centers Division

RLC has two major competitors in its commercial centers division. There are a number of other players in the shopping mall business in the Philippines, but they are significantly smaller and, because of the high barriers to entry into the business (which include cost, branding, reputation, scale and access to prime real estate), RLC expects that it will continue to compete principally with these two major companies in this market sector for the foreseeable future. RLC has, however, recently seen an increase in the development of specialty malls by companies that are not traditional players in the industry, and it is unclear whether or how this trend might affect the competitive landscape. Shopping mall operators also face competition from specialty stores, general merchandise stores, discount stores, warehouse outlets and street markets.

RLC believes its strength is in its mixed-use, retail, commercial and residential developments. RLC operates on the basis of its flexibility in developing malls with different sizes depending on the retail appetite of the market per location. It is focused on balancing its core tenant mix and providing a more distinctive shopping mall experience to its loyal customers, as well as its ability to leverage the brand equity and drawingpower of its affiliated companies in the retail trade business.

ii. Office Buildings Divisions

The Company believes that competition for office space is principally on the basis of location, availability of space and quality of office space. The Company competes in this market on the basis of the strategic locations of its buildings, including their proximity to the Company's malls and residences as part of mixed-use developments, and has also began to design its office space with BPO- and call center-specific requirements in mind, in order to better serve that market and make its office buildings more attractive to those potential tenants. The company also believes that its established reputation for completing projects on time and at the committed specifications, as well as delivering quality products at good value has contributed to its ability to retain the services of its exclusive and non-exclusive brokers and to its overall success.

iii. Residential Buildings Divisions

RLC believes that it has two major competitors in residential buildings segment of the market. The first competitor is positioned differently from RLC in that it has more of a focus on the luxury market segment. The second competitor targets the same general market segment and offers a similar range of products. There are also a number of other smaller players in the residential buildings development business in the Philippines, but because of the significant barriers to entry into the business, such as requirements for industry-specific technological know-how, the considerable capital expenditure required for the acquisition and development of land, the reputation needed to be able to adopt a pre-sale model and the requirement of a large and experienced sales and distribution network, RLC believes that it will continue to compete principally with these two major competitors in this market segment for the foreseeable future. There is also competition primarily among these competitors for commercial and residential real estate brokers.

iv. Housing and Land Development Division

RLC has more competitors in its housing and land development division than it does in its commercial centers, office buildings or residential condominium divisions. This is in part a function of the fact that, as compared to these other business areas, RLC does not enjoy the same “early mover” advantage. In addition, in comparison to the commercial centers, office buildings or residential condominium divisions, which require the resources to acquire land in expensive urban areas and the experience to manage these projects through unit pre-sales, it is relatively easy for smaller players to enter into this business. There is also competition among these players for residential real estate brokers.

Based on public records, independent industry reports and its own market knowledge, the Company believes that it is among the top five housing and land project developers in the Philippines in terms of revenues from sales and further believes that it is able to offer competitive commissions and incentives for brokers, and that it is able to successfully compete on the basis of its brand name and its track record of successful completed quality projects.

RLC competes on the basis of price and the location of its properties (including their proximity to other of the Company’s developments). The Company also believes that its reputation for reliability and delivering quality products on schedule and at good value has contributed to its ability to retain the services of its exclusive and non-exclusive brokers and to its overall success.

v. Hotels Division

Hotel occupancy trends in the Philippines are affected by a variety of factors, including the general levels of business and tourist travel to the Philippines, which are in turn influenced by general political and economic conditions within the country. The hotel business in the Philippines has not been particularly robust in the post-Asian financial crisis period, as the country has faced political uncertainty, which has to a certain extent also inhibited business activity. In recent years, the global economic slowdown, heightened security concerns over terrorist activities and the peace and order situation in the Philippines (including attempted coup d’e´tats and a terrorist campaign focused primarily in the southern part of the country) have continued to keep tourist arrivals at relatively low levels.

Many major regional and global hotel players are active in the Philippines. The Philippines also has a robust domestic hotel sector. Competition with the industry is based on a number of factors, including price, quality and location of accommodation. RLC has also entered into marketing tie-ups, such as with its affiliated airline Cebu Pacific, to boost its market share and promote domestic tourism.

e) Sources and availability of raw materials and names of principal suppliers

Construction and development of malls, high-rise office and condominium units as well as land and housing construction are awarded to various reputable construction firms subject to a bidding process and management's evaluation of the price and qualifications of and its relationship with the relevant contractor. Most of the materials used for construction are provided by the contractors themselves in accordance with the underlying agreements, although sometimes the Company will undertake to procure the construction materials when it believes that it has an advantage in doing so. The Company typically will require the contractor to bid for a project on an itemized basis, including separating the costs for project materials that it intends to charge the Company. If the Company believes that it is able to acquire any of these materials (such as cement or steel) at a more competitive cost than is being quoted to it, it may remove these materials from the project bid and enter into a separate purchase order for the materials itself, to reduce project costs.

f) Employees and labor

As of September 30, 2009, RLC and its subsidiaries had a total of 3,712 employees, including 1,424 permanent full-time managerial and support employees and approximately 2,288 contractual and agency employees, grouped by business divisions as follows:

Business	Permanent Employees	Contract Employees	Total Employees
Commercial Centers Division	594	1,442	2,036
High Rise Buildings Division	224	321	545
Housing & Land Development Division ...	92	168	260
Hotels Division	514	357	871
Total	1,424	2,288	3,712

The 1,424 permanent full-time managerial and support employees of RLC and its subsidiaries as of September 30, 2009 can be broken down by function as follows:

FUNCTION	NO. OF EMPLOYEES
Operational	694
Administrative	556
Technical	174
Total	**1,424**

The Company foresees an increase in its manpower complement to 1,662 employees in the ensuing twelve months.

Almost all of the Company's hotels division employees are covered by a collective bargaining agreement which matures on September 30, 2011 for the Cebu Midtown Hotel and September 30, 2010 for the Holiday Inn hotel. The Company's other employees are not unionized or party to collective bargaining agreements with the Company.

e) Industry Risk

The Company conducts substantially all of its business activities in the Philippines and all of its major assets are located in the Philippines, which exposes the Company to the performance of the Philippine economy and to Philippine property market risk.

RLC derives substantially all of its revenue and operating profits from its property investment and development activities in the Philippines and its business is therefore highly dependent on the state of the Philippine economy and the Philippine property market. RLC has adopted a diversified business model with both an "investment" component, in which the Company develops, owns and operates real estate projects (principally shopping malls, high-rise office buildings and hotels) and a "development" component, in which RLC develops real estate projects for commercial sale (principally high-rise condominiums and horizontal residential subdivision developments).

Demand for, and prevailing prices of, shopping mall and office leases are, and the performance of the Philippine hotel business is, directly related to the strength of the Philippine economy and the overall levels of business activity in the Philippines. The Company's commercial centers division is also directly affected by social trends, changing spending patterns and consumer sentiment in the Philippines, which are in turn heavily influenced by economic, political and security conditions in the Philippines. On the development side of the Company's business, the Philippine property market has in the past been cyclical and property values have been affected by supply of and demand for comparable properties, the rate of economic growth in the Philippines and political developments. The Company is particularly reliant on business from OFWs and expatriate Filipinos, which constitutes a significant portion of the demand for its projects in the residential condominiums division and housing and land development division. This also exposes the Company to the performance of specific economies in which these concentrated groups of potential customers are located, including the United States, Italy and Saudi Arabia. Demand for new residential housing projects in the Philippines, in particular, has also fluctuated in the past as a result of prevailing economic conditions (including overall growth levels and interest rates), the political and security situation in the Philippines and other related factors.

The Philippine economy generally, and the Philippine property market specifically, went through a sharp downturn brought about by the effects of the Asian financial crisis in the late 1990s. The abrupt drop in demand following the Asian financial crisis resulted in reduced levels of retail spending, poor consumer sentiment, a glut in the property market, depressed property prices and reduced demand for new residential projects. Although market conditions have recovered to a certain extent, there can be no assurance that this recovery will continue or that there will not be a recurrence of the conditions experienced during the Asian financial crisis of the late 1990s or similar conditions.

Considerable economic and political uncertainties currently exist in the Philippines that could have adverse effects on consumer spending habits, construction costs, availability of labor and materials and other factors affecting the Company and its businesses. Significant expenditures associated with investment in real estate, such as real estate taxes, maintenance costs and debt payments, generally cannot be correspondingly reduced if changes in the Philippine property market or the Philippine economy cause a decrease in revenues from the Company's properties. Because of RLC's business concentration in the Philippines, reduced levels of economic growth, adverse changes in the country's political or security situation, or weaker performance of the country's property development market generally could materially adversely affect RLC's profitability.

RLC operates in a highly competitive industry. The Company's future growth and development is dependent, in large part, on the availability of large tracts of land suitable for development. As the Company, particularly its commercial centers, office building and residential condominium divisions, and its competitors attempt to locate sites for development, it may become more difficult to locate parcels of suitable size in locations and at prices acceptable to the Company, particularly in Metro Manila and other urban areas. To the extent that the Company is unable to acquire suitable land at acceptable prices, its growth prospects could be limited and its business and results of operations could be adversely affected.

A number of other commercial center and residential developers and real estate services companies, some with greater financial and other resources and more attractive land banks than the Company, compete with RLC in various aspects of its business. Competition from other real estate developers and real estate services companies may adversely affect RLC's ability to develop and sell its properties or attract and retain tenants, and continued development by these and other market participants could result in saturation of the market for real estate, and in particular shopping malls.

ADDITIONAL REQUIREMENTS AS TO CERTAIN ISSUES OR ISSUER

Not Applicable

Item 2. Properties

Over the years, the Company has invested in a number of properties located across the Philippines for existing and future development projects. All of these properties are fully owned by the Company and none of which are subject to any mortgage, lien or any ofrm of encumbrance. The Company also enters into joint venture arrangements with land owners in order to optimize their capital resources. Not only does this encourage raw land development for future projects but it also provides them exclusive development and marketing rights.

The following are locations of the Company's properties:

Location	Use	Status
Land		
Metro Manila		
Aurora Boulevard, Quezon City	Upscale housing	No encumbrances
Aurora Boulevard, Quezon City	Mixed-use (mall/high-rise)	No encumbrances
Ayala Avenue, Makati City	High-rise	No encumbrances
EDSA, Mandaluyong City	Mixed-use (mall/hotel/high-rise)	No encumbrances
EDSA, Ortigas, Quezon City	Mixed-use (mall/hotel/high-rise)	No encumbrances
Ortigas, Pasig City	Mixed-use (mall/high-rise/hotel)	No encumbrances
Ortigas Center, Pasig City	Mixed-use (mall/high-rise/hotel)	No encumbrances
Ermita, Manila	Mixed-use (mall/high-rise)	No encumbrances
Fort Bonifacio, Taguig	High-rise	No encumbrances
Horseshoe Village, Cubao, Quezon City	Upscale housing	No encumbrances
Novaliches, Quezon City	Mixed-use (mall/mid-cost housing)	No encumbrances
Paco, Manila	Mixed-use (mall/high-rise)	No encumbrances
Pasig (formerly Uniwide)	Mall	No encumbrances
Parañaque City	High-rise	No encumbrances
Sucat, Muntinlupa City	Mall	No encumbrances
Luzon		
Antipolo Rizal	Housing	No encumbrances
Calasiao, Pangasinan	Mall	No encumbrances
Cabanatuan , Nueva Ecija	Mall	No encumbrances
Dasmariñas, Cavite	Mall	No encumbrances
General Trias, Cavite	Housing	No encumbrances
Imus, Cavite	Mall	No encumbrances
Lipa City, Batangas	Mall	No encumbrances
Los Baños, Laguna	Mall	No encumbrances

Location	Use	Status
Luisita , Tarlac City	Mall	No encumbrances
Malolos, Bulacan	Mall	No encumbrances
Naga City, Camarines Sur	Land bank	No encumbrances
Pinamucan, Ibaba, Batangas...............	Land bank	No encumbrances
San Isidro , Batangas City	Housing	No encumbrances
San Fernando, Pampanga....................	Mall	No encumbrances
Santa Rosa, Laguna	Mall	No encumbrances
Soro-soro, Tanauan, Batangas............	Housing	No encumbrances
Tagaytay City, Cavite...........................	Mixed-use (mall/hotel/high-rise/housing)	No encumbrances
Taytay, Rizal	Land bank	No encumbrances
Palawan	Land bank	No encumbrances
Visayas		
Bacolod City...	Mall	No encumbrances
Cebu	Mixed-use (mall/hotel/high-rise)	No encumbrances
Dumaguete City	Mixed-use (mall/hotel)	No encumbrances
Iloilo City	Mall	No encumbrances
Tacloban City.......................................	Mall	No encumbrances
Mindanao		
Davao City, Davao del Sur	Land bank	No encumbrances
General Santos City, South Cotabato...	Land bank	No encumbrances
Building & Improvements		
Metro Manila		
EDSA, Mandaluyong City	Mixed-use (mall/hotel/high-rise)	No encumbrances
EDSA, Ortigas, Quezon City................	Mixed-use (mall/hotel/high-rise)	No encumbrances
Ermita, Manila......................................	Mixed-use (mall/high-rise)	No encumbrances
Novaliches, Quezon City	Mixed-use (mall/mid-cost housing)	No encumbrances
Ortigas, Pasig City	Mixed-use (mall/hotel/upscale housing)	No encumbrances
Paco, Manila	Mixed-use (mall/high-rise)	No encumbrances
Ayala Avenue, Makati City....................	High-rise	No encumbrances
Luzon		
Angeles City, Pampanga	Mall	No encumbrances
Cainta, Rizal	Mall	No encumbrances
Dasmariñas, Cavite	Mall	No encumbrances
Imus, Cavite...	Mall	No encumbrances
Lipa City, Batangas..............................	Mall	No encumbrances
Los Baños, Laguna..............................	Mall	No encumbrances
Luisita, Tarlac City	Mall	No encumbrances

Location	Use	Status
San Fernando, Pampanga	Mall	No encumbrances
Santa Rosa, Laguna	Mall	No encumbrances
Cabanatuan , Nueva Ecija	Mall	No encumbrances
Pulilan, Bulacan	Mall	No encumbrances
Tagaytay City, Cavite	Mixed-use (mall/hotel)	No encumbrances
Visayas		
Bacolod City..	Mall	No encumbrances
Cebu	Mixed-use (mall/hotel)	No encumbrances
Iloilo City	Mall	No encumbrances
Tacloban City, Leyte	Mall	No encumbrances
Mindanao		
Cagayan De Oro City, Misamis Oriental	Mall	No encumbrances
Davao City	Mall	No encumbrances
General Santos City..............................	Mall	No encumbrances

The Company owns all the properties upon which all of its existing commercial centers are located, except for the following: (i) Robinsons Place-Iloilo, (ii) Robinsons-Cagayan de Oro, (iii) Robinsons Place-Cainta and (iv) Robinsons Pulilan. These four properties are leased at prevailing market rates. The leases for the Iloilo and Cagayan de Oro properties are for 50 years each and commenced in October 2001 and December 2002, respectively. The leases for the Cainta and Pulilan properties are for 25 years and commenced in December 2003 and January 2008, respectively. No renewal options are available to the Company. Total rent expense amounted to ₱143 Million in 2009, ₱153 Million in 2008, and ₱ 143 Million in 2007.

Item 3. Legal Proceedings

The Company and its subsidiaries and affiliates are subject to various civil and criminal lawsuits and legal actions arising in the ordinary course of business. In the opinion of RLC's management, none of the lawsuits or legal actions to which it is currently subject will materially affect the daily operations of its business nor will they have a material effect on the Company's consolidated financial position.

Item 4. Submission of Matters to A Vote of Security Holders

There were no matters submitted to a vote of security holders during the fourth quarter of the fiscal year covered by this report.

Item 5. Regulatory and Environmental Matters

a) Shopping Malls

Shopping mall centers are regulated by the local government unit of the city or municipality where the establishment is located. In line with this, mall operators must secure the required mayor's permit or municipal license before operating. In addition, no mall shall be made operational without complying first with the provisions of the fire code and other applicable local ordinances. Furthermore, shopping malls with food establishments must obtain a sanitary permit from the Department of Health. It is also compulsory for shopping malls discharging commercial wastewater to apply for a wastewater discharge permit from the DENR and to pay the fee incidental to the permit.

As a tourism-related establishment, shopping malls may obtain accreditation from the Department of Tourism. A shopping mall can only be accredited upon conformity with the minimum physical, staff and service requirements promulgated by the Department of Tourism.

b) Residential condominium and housing and land projects

Presidential Decree No. 957 as amended, is the principal statute which regulates the development and sale of real property as part of a condominium project or subdivision. Presidential Decree No. 957 covers subdivision projects and all areas included therein for residential, commercial, industrial and recreational purposes as well as condominium projects for residential or commercial purposes. The HLURB is the administrative agency of the Government which, together with local government units, enforces this decree and has jurisdiction to regulate the real estate trade and business.

All subdivision and condominium plans for residential, commercial, industrial and other development projects are subject to approval by the relevant local government unit in which the project is situated. The development of subdivision and condominium projects can commence only after the relevant government body has issued the development permit.

Further, all subdivision plans and condominium project plans are required to be filed with and approved by the HLURB. Approval of such plans is conditional on, among other things, the developer's financial, technical and administrative capabilities. Alterations of approved plans which affect significant areas of the project, such as infrastructure and public facilities, also require the prior approval of the relevant local government unit. Owners of or dealers in real estate projects are required to obtain licenses to sell before making sales or other dispositions of lots or real estate projects. Dealers, brokers and salesmen are also required to register with the HLURB. Project permits and licenses to sell may be suspended, cancelled or revoked by the HLURB by itself or upon a verified complaint from an interested party for reasons such as non-delivery of title to fully-paid buyers or deviation from approved plans. A license or permit to sell may only be suspended, cancelled or revoked afer a notice to the developer has been served and all parties have been given an opportunity to be heard in compliance with the HLURB's rules of procedure and other applicable laws. Subdivision or condominium units may be sold or offered for sale only after a license to sell has been issued by the HLURB. The license to sell may be issued only against a performance bond posted to guarantee the completion of the construction of the subdivision or condominium project and compliance with applicable laws and regulations.

There are essentially two different types of residential subdivision developments, which are distinguished by different development standards issued by the HLURB. The first type of subdivision, aimed at low-cost housing, must comply with Batas Pambansa Blg. 220, which allows for a higher density of building and relaxes some construction standards. Other subdivisions must comply with Presidential Decree 957, which set out standards for lower density developments. Both types of development must comply with standards regarding the suitability of the site, road access, necessary community facilities, open spaces, water supply, the sewage disposal system, electrical supply, lot sizes, the length of the housing blocks and house construction.

Under current regulations, a developer of a residential subdivision is required to reserve at least 30% of the gross land area of such subdivision for open space for common uses, which include roads and recreational facilities. A developer of a commercial subdivision is required to reserve at least 3.5% of the gross project area for parking and pedestrian malls.

Further, Republic Act No. 7279 requires developers of proposed subdivision projects to develop an area for socialized housing equivalent to at least 20% of the total subdivision area or total subdivision project cost, at the option of the developer, within the same or adjacent regions, whenever feasible, and in accordance with the standards set by the HLURB. Alternatively, the developer may opt to buy socialized housing bonds issued by various accredited government agencies or enter into joint venture arrangements with other developers engaged in socialized housing development. The Company has benefited from providing low-income housing or projects of such types which are financially assisted by the government. These policies and programs may be modified or discontinued in the future. The Government may also adopt regulations which may have the effect of increasing the cost of doing business for real estate developers. Under current law, income derived by domestic corporations from the development and sale of socialized housing which currently, among other things, must have a basic selling price of no more than ₱ 300,000, is exempt from project related income taxes. Under the current Investment Priorities Plan issued by the Board of Investments, mass housing projects including development and fabrication of housing components, are eligible for government incentives subject to certain policies and guidelines. In the future, since the sale of socialized housing units comprise a portion of homes sold by the Company, any changes in the tax treatment of income derived from the sale of socialized housing units may affect the effective rate of taxation of the Company.

c) Hotels

The Philippine Department of Tourism promulgated the Hotel Code of 1987 (the "Hotel Code") in order to govern the business and operation of all hotels in the Philippines. Investors that wish to operate a hotel must first register and apply for a license with the local government of the city or municipality where the hotel is located. For purposes of registration and licensing, hotels are classified into four groups: De Luxe Class, First Class, Standard Class and Economy Class. The Hotel Code provides minimum standards for the establishment, operation and maintenance of hotels depending on the hotel's classification.

A certificate of registration and license as a hotel will not be granted unless the relevant establishment has passed all the conditions of the Hotel Code, the Fire and Building Codes, Zoning Regulations and other municipal ordinances. Furthermore, hotels can only be opened for public patronage upon securing of a sanitary permit from the city or municipal health office having jurisdiction over the establishment. The Department of Tourism is the government agency which is tasked with the accreditation of hotels. The Department promulgates the minimum standards and procedures for hotel accreditation. While accreditation is non-compulsory, accredited hotels are given incentives by the Department of Tourism.

d) Zoning and Land Use

Under the agrarian reform law currently in effect in the Philippines and the regulations issued thereunder by the DAR, land classified for agricultural purposes as of or after 15 June 1988, cannot be converted to non-agricultural use without the prior approval of DAR.

Land use may be also limited by zoning ordinances enacted by local government units. Once enacted, land use may be restricted in accordance with a comprehensive land use plan approved by the relevant local government unit. Lands may be classified under zoning ordinances as commercial, industrial, residential or agricultural. While a procedure for change of allowed land use is available, this process may be lengthy and cumbersome.

e) Special Economic Zone

The Philippine Economic Zone Authority ("PEZA") is a government corporation that operates, administers and manages designated special economic zones ("Ecozones") around the country. Ecozones, which are generally created by proclamation of the President of the Philippines, are areas earmarked by the government for development into balanced agricultural, industrial, commercial, and tourist/recreational regions.

An Ecozone may contain any or all of the following: industrial estates, export processing zones, free trade zones, and tourist/recreational centers. PEZA registered enterprises locating in an Ecozone are entitled to fiscal and non-fiscal incentives such as income tax holidays and duty free importation of equipment, machinery and raw materials.

Information technology ("IT") enterprises offering IT services (such as call centers, and business process outsourcing using electronic commerce) are entitled to fiscal and non-fiscal incentives if they are PEZA-registered locators in a PEZA-registered IT Park, IT Building, or Ecozone. An IT Park is an area which has been developed into a complex capable of providing infrastructures and other support facilities required by IT enterprises, as well as amenities required by professionals and workers involved in IT enterprises, or easy access to such amenities. An IT Building is an edifice, a portion or the whole of which, provides such infrastructure, facilities and amenities.

PEZA requirements for the registration of an IT Park or IT Building differ depending on whether it is located in or outside Metro Manila. These PEZA requirements include clearances or certifications issued by the city or municipal legislative council, the DAR, the National Water Resources Board, and the DENR.

The Company actively seeks PEZA registration of its buildings, as this provides significant benefits to the Company's tenants. PEZA registration provides significant tax incentives to those of the Company's customers that are PEZA-registered (they can, for example, avail themselves of income tax incentives such as income tax holidays or 5% gross income taxation), thereby making tenancy in the Company's PEZA-registered buildings potentially more attractive to them. As of fiscal September 2009, the Robinsons Pioneer mixed-use complex was in a PEZA Ecozone, the Robinsons Equitable Tower and Robinsons Summit Center were PEZA-registered buildings. A number of malls are also PEZA-registered.

PART II - OPERATIONAL AND FINANCIAL INFORMATION

Item 6. Market Information

Data on the quarterly price movement of its shares for the past three fiscal years are set forth below.

	2009			2008			2007		
Quarter	**High**	**Low**	**Close**	**High**	**Low**	**Close**	**High**	**Low**	**Close**
1	4.90	4.70	4.90	16.50	16.00	16.50	16.25	15.75	16.25
2	4.60	4.50	4.50	10.75	10.25	10.25	20.00	19.00	19.50
3	6.80	6.70	6.80	7.70	7.40	7.40	19.75	19.50	19.50
4	10.75	10.25	10.50	7.70	7.50	7.60	16.50	16.00	16.50

Additional information as of December 31, 2009 are as follows:

Market Price:	**Fiscal Year 2010**	**High**	**Low**
	Oct. to Dec. 2009	₱13.00	₱ 12.75

Item 7. Dividends

RLC declared cash dividends for each of the fiscal years 2009, 2008 and 2007.

For fiscal year 2009, the Company declared a cash dividend of ₱0.25 per share from unrestricted Retained Earnings as of September 30, 2008 to all stockholders on record as of May 15,2009. The cash dividends were paid out on June 10, 2009.

For fiscal year 2008, the Company declared a cash dividend of ₱0.53 per share from unrestricted Retained Earnings as of September 30, 2007 to all stockholders on record as of May 16, 2008. The cash dividends were paid out on June 12, 2008.

For fiscal year 2007, the Company declared a cash dividend of ₱0.37 per share from unrestricted Retained Earnings as of September 30, 1997 to all stockholders on record as of May 18, 2007. The cash dividends were paid out on June 14, 2007.

RLC's retained earnings include accumulated equity in undistributed net earnings of subsidiaries amounting to ₱ 345Million, ₱348 Million and ₱243 Million in 2009, 2008 and 2007. These amounts are not available for dividend declaration until received in the form of dividends.

Item 8. Principal Shareholders

The following table sets forth the Company's top twenty shareholders and their corresponding number of shares held as of September 30, 2009:

	Name of Stockholders	No. of Shares Held	Percent to Total Outstanding
1	JG Summit Holdings, Inc.	1,648,417,051	60.01%
2	PCD Nominee Corporation (Non-Filipino)	718,161,633	26.14%
3	PCD Nominee Corporation (Filipino)	333,630,202	12.15%
4	Elizabeth Yu	8,737,200	0.32%
5	John Gokongwei, Jr.	8,124,721	0.30%
6	Jennifer C. Lim and/or Jeffrey C. Lim	2,900,000	0.11%
7	R. Coyiuto Securities, Inc.	2,875,000	0.10%
8	Cebu Liberty Lumber	2,203,200	0.08%
9	Quality Investments & Sec Corp	1,806,000	0.07%
10	James L. Go	1,123,996	0.04%
11	Elizabeth Y. Gokongwei &/or John Gokongwei, Jr.	988,000	0.04%
12	Catalino S. Ngochua	720,000	0.03%
12	Lily Cristina Ngochua	720,000	0.03%
13	Lance Gokongwei	536,000	0.02%
14	Alberto Mendoza &/or Jeanie Mendoza	532,800	0.02%
15	Lisa Yu Gokongwei	465,000	0.02%
16	Mariano K. Tan	360,000	0.01%
16	Robina Yu Gokongwei	360,000	0.01%
17	Dee Kwan Yan	326,189	0.01%
18	Samuel C. Uy	324,000	0.01%
19	John L. Gokongwei, Jr.	300,000	0.01%
20	Elizabeth Yu Gokongwei	275,000	0.01%
	OTHERS	13,032,465	0.47%
	Total	**2,746,918,457**	**100.00%**

Item 9. Management Discussion and Analysis of Financial Condition and Results of Operation

a) Results of Operations and Financial Condition

RLC derives its revenues from real estate operations and hotel operations. Revenues from real estate operations account for approximately 90% of the Company's total revenues and are derived from the lease of commercial spaces in the various Robinsons malls, the lease and sale of space from RLC's office buildings, and the sale of residential units from the Company's various housing projects. Approximately 10% of total revenues are derived from hotel operations.

i. Year ended September 30, 2009 versus same period in 2008

RLC's net profit for the fiscal year 2009 amounted to ₱3.27 Billion, up by 4% compared to fiscal year 2008. Exluding ₱103 Million gain from interest rate swap transaction this year and a ₱253 Million reduction of deferred income tax last year, RLC's net profit growth is much higher at 10%. Although revenues was slightly down by 4% to ₱10.73 Billion, pre-tax profits still grew by 14% due to better cost control management. EBITDA amounted to ₱5.95 Billion this year, up by 12%. Net Income attributable to Parent Company amounted to ₱3.26 Billion this year compared to ₱3.15 Billion last year.

The Commercial Centers Division accounted for ₱4.21 Billion of the real estate revenues for the year versus ₱3.69 Billion last year. The 14% increase in revenues of the Commercial Centers Division was principally due to newly opened malls particularly Summit Ridge – Tagaytay, Robinsons Place – Tacloban, Robinsons Cabanatuan and Robinsons Place – Davao. Rental escalations and strong take up of leased areas of the Company's mall space after renovation and expansion work of existing malls increased the rental revenue by 9.7%. Significant rental contribution came from Robinsons Place Manila, Galleria mall, Robinsons Place Sta Rosa and Robinsons Place Lipa, among others. The Division's EBIT and EBITDA have shown positive variances of 29.9% and 20.0%, respectively.

The Office Buildings Division reported revenues of ₱1.11 Billion compared to ₱883.4 Million over the same period last year. This 25.9% increase in lease income was due mainly to new office space available for lease in Robinsons Cybergate Towers 2 and 3. The Division's EBIT and EBITDA have shown positive variances of 19.9% and 17.3%, respectively.

The Company's Residential Buildings Division realized gross revenues of ₱3.81 Billion, down by 20% from ₱4.75 Billion last year due to construction completion. Despite the decrease in gross revenues, Residential Buildings

Division Income Before Income Tax (EBIT) has shown a positive variance of 5.7%, while EBITDA showed a positive variance of 6.3% from last year's figures due to lower cost of sales.

The Housing and Land Development Division reported total realized gross revenues of ₱560.4 Million as against ₱704.3 Million for the same period last year or a decrease of 20.4% due to lower project completion. The Division's Income Before Income Tax (EBIT) showed a negative variance of 30.4%, while EBITDA showed a decrease of 29.4%.

The Hotels Division, a major contributor to the Company's recurring revenues, registered gross revenues of ₱1.04 Billion as against last year's ₱1.14 Billion. The 9.1% decrease in hotel revenues was principaly due to the global travel slowdown. The average occupancy rates of the Company's hotels are 72% for Crowne Plaza Galleria Regency, 77% for Holiday Inn Galleria Manila (HIGM), 54% for Cebu Midtown Hotel and 23% for the newly opened Summit Ridge Hotel. Hotels Division Income Before Income Tax (EBIT) has shown a negative variance of 32.1%, while EBITDA showed a negative variance of 14.4%.

Real Estate cost and expenses decreased by 18.9% from ₱5.09 Billion last year to ₱4.13 Billion this year due to lower project completion at Residential Buildings Division, particularly Otis 888 Residences, Gateway Garden Ridge and Three Adriatico Place. Hotel expenses decreased to ₱905.9 Million or 4% as compared to last year of ₱947.52 Million due to lower operational expenses as a result of lower room occupancy.

Interest income decreased from ₱494.7 Million last year to ₱237.8 Million due to lower level of discount amortization of installment contract receivables.

Total assets of the Company stood at ₱51.48 Billion, a growth of 27.7% from total assets of ₱40.31 Billion in 2008. This was due to successful two bond offerings totalling ₱10 Billion in July and August 2009. Cash and Cash Equivalents increased by ₱8.4 Billion brought about by proceeds from these bond offerings. Decrease in Receivables of 6.53% to ₱4.07 Billion is due to lower installment sales of Residential Buildings Division. Acquisition of land for future development and completion of Robinsons Cabanatuan, Tagaytay, Davao, Tacloban and General Santos, and Robinsons Cybergate Plaza located beside the Robinsons mall in Pioneer, raised the level of Investment by 6.7% from ₱25.76 Billion last year to ₱27.49 Billion this year. Property and Equipment increased by 19.41% to ₱2.18 Billion due to completion of Summit Ridge Hotel. Other Assets increased by 45% to ₱1.92 Billion due to Advances to Altus San Nicolas, a joint venture agreement with VVH Realty Corporation (see Note 12 of Notes to Financial Statement).

Accounts Payable and Accrued Expenses slightly decreased by 2.85% was due to slightly higher payment of trade payables. Loans Payable went up to ₱15 Billion due to the ₱10 Billion bond offerings. Deposits and Other liabilities went down by 18.44% to ₱3.49 Billion due to payment of liabilities to an affiliated company.

Stockholder's Equity for the period stood at ₱25.57 Billion, up by 11.22% from ₱22.99 Billion last year due to current earnings of ₱3.27 Billion, net of declaration of cash dividends of ₱687 Million.

RLC's key performance indicators are Gross Revenues, EBIT (Income Before Income Tax), EBITDA, Net Income and Debt to Equity Ratio. The Company's financial position remains solid, with a total debt to equity ratio of 0.59:1 vis-à-vis last year's 0.26:1. Net Financial debt equity ratio stood at 0.24:1 for both years. Earnings per share for the year amounted to ₱1.19 per share this year compared to ₱1.15 per share last year. Net Book Value per share for the years September 30, 2009 and 2008 amounted to ₱9.26 and ₱8.33 , respectively.

Capital expenditures used in investments in real properties including capitalized interest amounted to ₱6.3 Billion for the fiscal year 2009. Funding for the capital expenditures was sourced from long-term borrowings and internally generated funds.

ii. Year ended September 30, 2008 versus same period in 2007

RLC generated total gross revenues of ₱11.18 Billion for fiscal year 2008, an increase of 25.8% from ₱8.89 Billion of total gross revenues for fiscal year 2007. RLC's Commercial Centers Division contributed 33.06% while its High Rise Division accounted for 50.44% of the Company's gross revenues. Income Before Income Tax for the year was ₱3.76 Billion, an increase of 10.2% from ₱3.42 Billion the previous year. The Company's EBITDA of ₱5.32 Billion for fiscal year 2008 has shown a positive variance of 10.4% from last year's ₱4.82 Billion mainly due to higher revenues. RLC's Net Income increased by 29% to ₱3,15 Billion compared to ₱2.45 Billion last year. In 2008, the income includes an extraordinary adjustment to reduce provision for deferred income tax amounting to about ₱300 Million. The adjustment was necessitated by the reduction of the legislated corporate income tax rate starting January 2009.

The Commercial Centers Division accounted for ₱3.697 Billion of the real estate revenues for the year versus ₱3.539 Billion last year. The 4.5% increase in revenues of the Commercial Centers Division was principally due to rental escalations, and strong take up of leased areas of the Company's mall space after renovation and expansion work. Significant rental contribution came from Robinsons Place Manila, Galleria mall, Robinsons Place Novaliches, Otis mall and Luisita mall in Tarlac City, among others. The Division's EBIT and EBITDA have shown positive variances of 9.4% and 8.3%, respectively.

The Company's High Rise Buildings Division realized gross revenues of ₱5.640 Billion, up by 60% from ₱3.525 Billion last year due to initial take up of realized revenues from its ongoing residential condominium properties, specifically, East of Galleria, Gateway Garden Ridge, Otis 888 Residences, and Gateway Garden Heights. Likewise, the Division continues to enjoy stable recurring lease income from six of its office buildings, which have become the choice corporate addresses of reputable multinational companies as well as BPO companies; Galleria Corporate Center, Robinsons Equitable Tower, Robinsons Summit Center and Robinsons Cybergate Center Towers 1, 2 and 3. Total revenues from Office Buildings Division amounted to ₱883.4 Million compared to ₱714.5 Million over the same period last year. This 24% increase in lease income was largely attributable to the opening of the Company's new Cybergate Center Tower 3 during the year as well as increased occupancy rates and generally higher rental rates of its office buildings.

High Rise Buildings Division Income Before Income Tax (EBIT) has shown a positive variance of 13.0%, while EBITDA showed a positive variance of 15.3% from last year's figures due to higher revenues and increase in financing income.

The Housing and Land Development Division reported total realized gross revenues of ₱704.3 Million as against ₱715.8 Million for the same period last year or a slight decrease of 1.6%. The decrease in realized revenues can be attributed to lower project completion. The Division's Income Before Income Tax (EBIT), however, has shown a positive variance of 2.4%, while EBITDA showed an increase of 2.9% due to lower operating costs.

The Hotels Division, a major contributor to the Company's recurring revenues, registered gross revenues of ₱1.139 Billion as against last year's ₱1.108 Billion. The 2.8% increase in hotel revenues was principaly due to revenue growth attributable to Crowne Plaza Hotel. The Company's two other hotels continue to register satisfactory occupancy rates. The average occupancy rates of the Company's hotels are 76.65% for Crowne Plaza Galleria Regency, 79.54% for Holiday Inn Galleria Manila (HIGM), and 64.57% for Cebu Midtown Hotel. Hotels Division Income Before Income Tax (EBIT) has shown a positive variance of 3.2%, while EBITDA has shown a positive variance of 7.1%, from last year's figures mainly due to lower operating costs.

Real Estate cost and expenses increased by 60.2% from ₱3.18 Billion last year to ₱5.09 Billion this year due to higher units sold and to higher project completion at High Rise Division, particularly East of Galleria, Gateway Garden Ridge, Otis 888 Residences, and Gateway Garden Heights. Hotel expenses increased to ₱947.9 Million or 2.8% as compared to last year of ₱922.02 Million due to higher depreciation. General and administrative expenses slightly increased by 5.1% from ₱1.25 Billion to ₱1.32 Billion, due to higher advertising and promotional expense.

Interest income decreased from ₱710.4 Million last year to ₱494.7 Million due to lower level of discount amortization of installment contract receivables and lower level of interest from money market placements.

Level of interest expense on lease deposits in 2008 dropped to ₱60.6 Million from ₱119 Million in 2007. This is due to prior period adjustment in interest expense included in 2007.

Total assets of the Company stood at ₱40.3 Billion, a growth of 9.6% from total assets of ₱36.8 Billion in 2007. Cash and Cash Equivalents decreased by 66.63% to ₱519.08 Million due to higher level of cash last year brought about by proceeds from equity offering. Increase in Receivables of 48.4% to ₱4.4 Billion is due to higher installment sales of High Rise Division. Decrease in Subdivision Land and Condominium and Residential Units For Sale of 16.1% was due to higher level of realized cost of condominium and housing units sold. Acquisition of land for future development and completion of Robinsons Midtown - Malate, Robinsons Place-Otis, and Robinsons Cybergate Center Tower 3 located beside the Robinsons mall in Pioneer, raised the level of Investment by 15.2% from ₱23.9 Billion last year to ₱27.5 Billion this year. Other Assets increased by 8.8% to ₱1.4 Billion due to higher level of input tax.

Increase in level of Accounts Payable and Accrued Expenses of 24.5% was due to the accrual of construction cost for various ongoing projects. Loans Payable went up to ₱6 Billion due to additional bank borrowings. Deposits and Other liabilities went down by 12.1% to ₱4.3 Billion due to lower deposits from real estate buyers whose accounts were offset against related receivables in line with realized sales recognition. Deferred tax liabilities decreased from ₱1.8 Billion to ₱1.6 Billion due to partial reversal of deferred taxes due in turn to lower income tax rate, from 35% to 30% starting January 2009.

Stockholder's Equity for the period was ₱22.9 Billion, up by 8.02% from ₱21.2 Billion last year due to current earnings of ₱3.2 Billion, net of declaration of cash dividends of ₱1.5 Billion.

RLC's key performance indicators are Gross Revenues, EBIT (Income Before Income Tax), EBITDA, Net Income and Debt to Equity Ratio. The Company's financial position remains solid, with a total debt to equity ratio of 0.75:1 vis-à-vis last year's 0.73:1. Earnings per share for the year amounted to ₱1.15 per share this year compared to ₱0.89 per share last year. Net Book Value per share for the years September 30, 2008 and 2007 amounted to ₱8.37 and ₱7.75 , respectively.

Capital expenditures used in investments in real properties including capitalized interest amounted to ₱9.5 Billion for the fiscal year 2008. Funding for the capital expenditures was sourced from long-term borrowings and internally generated funds.

iii. Year ended September 30, 2007 versus same period in 2006

RLC generated total gross revenues of ₱8.998 Billion for fiscal year 2007, an increase of 29% from ₱6.975 Billion of total gross revenues for fiscal year 2006. RLC's Commercial Centers Division contributed 39.3% while its High Rise Division accounted for 40.4% of the Company's gross revenues. Income Before Income Tax for the year was ₱3.415 Billion, an increase of 40.9% from ₱2.424 Billion the previous year. The Company's EBITDA of ₱4.818 Billion for fiscal year 2007 has shown a positive variance of 30.6% from last year's of ₱3.689 Billion mainly due to higher revenues. RLC's Net Income increased by 41.8% to ₱2.447 Billion compared to ₱1.725 Billion last year.

The Commercial Centers Division accounted for ₱3.538 Billion of the real estate revenues for the year versus ₱3.284 Billion last year. The 7.8% increase in revenues of the Commercial Centers Division was principally due to rental escalations, and strong take up of leased areas of the Company's mall space after renovation and expansion work. Significant rental contribution came from Galleria mall, Robinsons Place Manila, Robinsons Place Pioneer, and Robinsons Metro Bacolod, among others.

The Division's EBIT and EBITDA have shown a positive variance of 9%, excluding ₱150 Million income from Meralco refund and gain on exchange in land property in fiscal year 2006.

The Company's High Rise Buildings Division realized gross revenues of ₱3.635 Billion, up by 60.3% from ₱2.268 Billion last year due to initial take up of realized revenues from three of its ongoing residential condominium properties, Adriatico Places Two and Three, and Mckinley Park Residences. Likewise, the Division continues to enjoy stable recurring lease income from five of its office buildings, which have become the choice corporate addresses of reputable multinational companies as well as BPO companies, Galleria Corporate Center, Robinsons Equitable Tower, Robinsons Summit Center and Robinsons Cybergate Center Towers 1 and 2. Rental income from these five office buildings amounted to ₱570.63 Million compared to ₱322.9 Million over the same period last year. This 77% increase in lease income was largely attributable to the opening of the Company's new Cybergate Center Tower 2 in October 2006 as well as increased occupancy rates and generally higher rental rates of its office buildings.

High Rise Buildings Division Income Before Income Tax (EBIT) has shown a positive variance of 129%, while EBITDA showed a positive variance of 112% from last year's figures due to higher revenues and increase in financing income.

The Housing and Land Development Division reported realized gross revenues of ₱715.8 Million as against ₱514.9 Million for the same period last year or an increase of 39%. The increase in realized revenues can be attributed to higher units sold, higher project completion and higher financing income. The Division's Income Before Income Tax (EBIT) has shown a positive variance of 27.3%, while EBITDA showed an increase of 27.9%.

The Hotels Division, a major contributor to the Company's recurring revenues, registered gross revenues of ₱1.108 Billion as against last year's ₱907.3 Million. The 22.2% increase in hotel revenues was principaly due to revenue growth attributable to Crowne Plaza Hotel. The Company's two other hotels and apartelle Note (1) continue to register satisfactory occupancy rates. The average occupancy rates of the Company's hotels are 78.57% for Crowne Plaza Galleria Regency, 79.89% for Holiday Inn Galleria Manila (HIGM), and 64.86% for Cebu Midtown Hotel. Hotels Division Income Before Income Tax (EBIT) has shown a positive variance of 116.1%, while EBITDA has shown a positive variance of 45.5%, from last year's figures mainly due to higher revenues.

Real Estate cost and expenses increased by 34.4% from ₱2.448 Billion last year to ₱3.29 Billion this year due to higher units sold and to higher project completion at High Rise Division, particularly Adriatico Places Two and Three, and Mckinley Park Residences. Hotel expenses increased to ₱922.02 Million or 12.3% as compared to last year of ₱821.08 Million due to higher occupancy at Crowne Plaza Hotel.

Total assets of the Company stood at ₱36.8 Billion, a growth of 29% from total assets of ₱28.6 Billion in 2006. Cash and Cash Equivalents increased by 175.3% to ₱1.56 Billion due to receipt of proceeds from long-term debt. Increase in Receivables of 57% to ₱2.9 Billion is due to higher installment sales of High Rise and Housing Divisions. Acquisition of land for future development and completion of Robinsons Place-Dasmarinas, Robinsons Place-Lipa, and Robinsons Cybergate Center located beside the Robinsons mall in Pioneer raised the level of Investment from ₱18.5 Billion last year to ₱23.9 Billion this year. Increase in Property and Equipment from ₱4.6 Billion to ₱5.2 Billion or 12.3% is mainly due to construction works at Robinsons Place-Manila, Robinsons Otis, Robinsons Dumaguete, and Robinsons Cybergate Tower 3.

Deposits and Other liabilities went down by 27.9% to ₱4.9 Billion due to payment of loan from JG Summit. Long-term debt went up to ₱4.56 Billion due issuance of a ₱3 Billion Fixed rate Corporate Note Facility. Deferred Tax Liabilities went up to ₱1.8 Billion due to increase in unamortized capitalized interest during the year. Stockholder's Equity for the period was ₱21.3 Billion, up by 45.9% from ₱14.6 Billion last year due to ₱5.3 Billion proceeds from primary offering of the Company shares, and due to current earnings of ₱2.4 Billion, net of declaration of cash dividends of ₱1.02 Billion.

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[1] *Closed operations effective August 31, 2007*

RLC's key performance indicators are Gross Revenues, EBIT (Income Before Income Tax), EBITDA, Net Income and Debt to Equity Ratio. The Company's financial position remains solid, with a total debt to equity ratio of 0.73:1 vis-à-vis last year's 0.96:1. Earnings per share for the year amounted to ₱0.89 per share this year compared to ₱0.75 per share last year. Net Book Value per share for the years September 30, 2007 and 2006 amounted to ₱7.75 and ₱6.37, respectively.

Capital expenditures used in investments in real properties including capitalized interest amounted to ₱8.88 Billion for the fiscal year 2007. Funding for the capital expenditures was sourced from primary offering of RLC shares, long-term borrowings and internally generated funds.

Item 10. Trends, Events or Uncertainties that have had or that are reasonably expected to affect revenues and income

a.) The Philippine property market went through a downturn brought about by the effects of the 1997 Asian financial crisis and the slow recovery of the national economy thereafter. The peirod prior to July 1997 saw a boom in the local real estate industry. High rise office and residential condominium buildings rose at a brisk pace and construction of various housing devleopment projects were undertaken simultaneously. However, the demand for real estate dropped abruptly with the onslaught of the Asian crisis as income levels declined and consumers preferred to remain liquid during those uncertain times. Construction was halted on a number of ongoing projects as developers ran into financial difficulties. The abrupt decrease in demand brought about a glut in the property market which, in turn, resulted to a depression in property prices

Improvements in the economy since that time have yet to make a big impact on the real estate industry. There is still an oversupply in certain segments of the market and property prices in these segments continue to remain low. Rental rates for office spaces in the Makati Central Business District ("CBD") are still low while vacancy levels in residential condominium are high. However, improvements can be seen in the demand for affordable residential condominium units. If the current trend of low interest rates and the overall positive performance of the economy are sustained in the medium to long term, demand for real estate may improve. This may also eventually result in an improvement in property prices. For its part, RLC has shifted its thrust to mid-cost residential condominium units, a sector where there is continuing demand, in view of the current state of the industry. It has also started entering into joint venture agreements with landowners for some of its housing projects. A strategy which is expected to result in drastically reduced capital investments for the Company.

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b.) Any events that will trigger direct or contingent financial obligation that is material to the company, including any default or acceleration of an obligation.

Not Applicable

c.) All material off-balance sheet transactions, arrangements, obligations (including contingent obligations), and other relationships of the company with unconsolidated entries or other persons created during the reporting period.

Not Applicable

Item 11. Financial Statements

The consolidated financial statements and schedules listed in the accompanying Index to Financial Statements and Supplementary Schedule (page 140) are filed as part of this Form 17-A (pages 64 to 134).

Item 12. Information on Independent Accountant and Other Related Matters

a) External Audit Fees and Services

Audit and Audit-Related Fees

The table below sets forth the aggregate fees billed to the company for each of the last two (2) years for professional services rendered by Sycip, Gorres Velayo & Co. :

Name	2009	2008
Audit and Audit-Related Fees		
Fees for services that are normally provided by the external auditor in connection with statutory and regulatory filings or engagements	₱ 2,664,435	₱ 2,028,495
All Other Fees..	2,346,400	-
TOTAL	₱ 5,010,835	₱ 2,028,495

No other service was provided by external auditors to the Company for the fiscal years 2009 and 2008.

b) Changes in and Disagreements with Accountants on Accounting and Financial Disclosure

None

Item 13. Security Ownership of Certain Record and Beneficial Owners and Management

a) Security Ownership of Certain Record and Beneficial Owners

As of September 30, 2009, the Corporation knows no one who beneficially owns in excess of 5% of the Corporation's common stock except as set forth in the table below.

Title of Class	Name and addresses of record owners and relationship with the Corporation	Names of beneficial owner and relationship with record owner	Citizenship	No. of shares held	% to Total Outstanding
Common	JG Summit Holdings, Inc. [1] 43/F Robinsons Equitable Tower, ADB Avenue corner Poveda Street, Ortigas Center, Pasig City (stockholder)	Same as record owner (see note 1)	Filipino	1,648,417,051	60.01%
Common	PCD Nominee Corporation [2] (Non-Filipino) G/F Makati Stock Exchange Bldg. 6767 Ayala Ave., Makati City (stockholder)	PCD Participants and their clients (see note 2)	Filipino	718,161,633[3]	26.14%
Common	PCD Nominee Corporation (Filipino) G/F Makati Stock Exchange Bldg. 6767 Ayala Ave., Makati City (stockholder)	PCD Participants and their clients (see note 2)	Filipino	333,630,202	12.15%

Notes:

[1] As of September 30, 2009, Mr. John Gokongwei, Jr., Chairman Emeritus of JG Summit Holdings, Inc. (JGSHI), held 1,009,339,915 shares representing 14.85% of the total outstanding shares of JGSHI. The Chairman and the President of JGSHI are both empowered under its by-laws to vote any and all shares owned by JGSHI, except as otherwise directed by its board of directors. The incumbent Chairman and Chief Executive Officer and President and Chief Operating Officer of JGSHI are Mr. James L. Go and Mr. Lance Y. Gokongwei, respectively.

[2] PCD Nominee Corporation, a wholly-owned subsidiary of Philippine Central Depository, Inc. ("PCD"), is the registered owner of the shares in the books of the Corporation's transfer agent in the Philippines. The beneficial owners of such shares are PCD Participants, who hold the shares on their behalf, and their clients. PCD is a private corporation organized by the major institutions actively participating in the Philippine capital markets to implement an automated book-entry system of handling securities transactions in the Philippines.

[3] Out of this account, The Hongkong and Shanghai Banking Corporation Limited – Clients' Acct. and Standard Chartered Bank hold for various trust accounts the following shares of the Corporation as of September 30, 2009:

	No. of shares held	% to total outstanding
The Hongkong and Shanghai Banking Corporation Limited – Clients' Acct.	338,091,602	12.31%
Standard Chartered Bank	198,302,398	7.22%

The securities are voted by the trustee's designated officers who are not known to the Corporation.

b) Security Ownership Of Management as of September 30, 2009:

Title of Class	Name of beneficial owner	Position	Amount & nature of beneficial ownership	Citizenship	% to Total Outstanding
A. Executive Officers (see note 1)					
Common	1. James L. Go	Chairman & CEO	1,123,996	Filipino	0.04%
Common	2. Frederick D. Go	President & COO	225,001	Filipino	0.01%
Common	3. Henry L. Yap	GM-Office Buildings Div.	53,000	Filipino	*
	Sub-Total		1,401,997		0.05%
B. Other Directors, Executive Officers and Nominees					
Common	4. John L. Gokongwei, Jr.	Chairman Emeritus	9,412,721 (see note 2)	Filipino	0.34%
Common	5. Lance Y. Gokongwei	Vice Chairman and Deputy Chief Executive Officer	536,000	Filipino	0.02%
Common	6. Patrick Henry C. Go	Director	10,000	Filipino	*
Common	7. Robina Y. Gokongwei-Pe	Director	360,000	Filipino	0.01%
Common	8. Johnson Robert G. Go, Jr.	Director	1	Filipino	*
Common	9. Artemio V. Panganiban	Director	1	Filipino	*
Common	10. Roberto F. de Ocampo	Director	1	Filipino	*
Common	11. Emmanuel C. Rojas, Jr.	Director	601	Filipino	*
	Sub-Total		10,319,325		0.37%
C. All directors and executive officers & nominees as a group unnamed			11,721,322		0.42%

c) Voting Trust Holder of 5% or more - as of September 30, 2009

There are no persons holding more than 5% of a class under a voting trust or similar agreement.

d) Changes in Control

There has been no change in control of the Company since September 30, 2009.

Notes:

[1] As defined under Part IV (B)(1)(b) of SRC Rule 12, the "named executive officers" to be listed refer to the Chief Executive Officer and those that are the four (4) most highly compensated executive officers as of September 30, 2009.

[2] Sum of shares in the name of "John Gokongwei, Jr." for 8,124,721, "John L. Gokongwei, Jr." for 300,000 and "Elizabeth Y. Gokongwei and/or John Gokongwei, Jr." for 988,000.

* less than 0.01%

PART III- CONTROL AND COMPENSATION INFORMATION

Item 14. Directors and Executive Officers of the Registrant

The overall management and supervision of the Company is undertaken by the Board of Directors. The Company's executive officers and management team cooperate with the Board of Directors by preparing appropriate information and documents concerning business operations, financial condition and results of operations of the Company for its review. Currently, the Board of Directors of the Company consists of ten members, of which three are independent directors.

The table below sets forth Board of Directors and Executive Officers of the Company as of September 30, 2009:

Name	Age	Position	Citizenship
John L. Gokongwei, Jr.	83	Director, Chairman Emeritus	Filipino
James L. Go.............................	70	Director, Chairman and Chief Executive Officer	Filipino
Lance Y. Gokongwei	42	Director, Vice Chairman & Deputy Chief Executive Officer	Filipino
Frederick D. Go........................	40	Director, President & Chief Operating Officer	Filipino
Patrick Henry C. Go	39	Director	Filipino
Johnson Robert G. Go, Jr.	44	Director	Filipino
Robina Y. Gokongwei-Pe	48	Director	Filipino
Artemio V. Panganiban	72	Director (Independent)	Filipino
Roberto F. de Ocampo.............	63	Director (Independent)	Filipino
Emmanuel C. Rojas, Jr.	73	Director (Independent)	Filipino
Cornelio S. Mapa, Jr.	43	General Manager – Commercial Centers Division	Filipino
Marilu M. Alferez	59	General Manager – Housing and Land Development Division	Filipino
Henry L. Yap	45	General Manager – Office Buildings Division	Filipino
Raoul E. Littaua	46	Senior Vice President – Sales and Marketing, Residential Buildings Division	Filipino
Constante T. Santos..................	61	Senior Vice President – Corporate Controller	Filipino
Bach Johann M. Sebastian…..	48	Senior Vice President – Corporate Planning	Filipino
Rodolfo T. Malit	54	First Vice President – Controller	Filipino
Thomas Lee O	58	Vice President – Complex Administration, Commercial Centers Division	Filipino

Name	Age	Position	Citizenship
Constantino C. Felipe	46	Vice President/Group Head for Human Resources	Filipino
Anicio G. Villanueva	57	Vice President – Technical Planning, Commercial Centers Division	Filipino
Ma. Socorro Isabelle V. Aragon-Gobio............................	36	Vice President – Business Development, High Rise Buildings Division	Filipino
Kerwin Max S. Tan	39	Vice President – Operations, High-Rise Buildings Division	Filipino
Teresita H. Vasay	55	Treasurer	Filipino
Rosalinda F. Rivera...................	39	Corporate Secretary	Filipino

The above directors and officers have served their respective offices since April 16, 2009. The directors of the Company are elected at the annual stockholders' meeting to hold office until the next succeeding annual stockholders' meeting and until their respective successors have been elected and qualified. The independent directors of the Company are Roberto F. De Ocampo, Emmanuel C. Rojas Jr. and Retired Chief Justice Artemio V. Panganiban.

Officers of the Company are appointed or elected annually by the Board of Directors. These officers hold office until a successor shall have been elected, appointed or qualified.

a) Directors' and Key Officers' Experience

A brief description of the directors and executive officers' business experience and other directorships held in other reporting companies are provided as follows:

***John Gokongwei Jr.*,** 83, founded RLC in 1980 and has been the Chairman Emeritus of RLC effective January 1, 2002. He had been Chairman of the Board of Directors until his retirement and resignation from this position effective December 31, 2001. He continues to be a member of RLC's Board and is the Chairman Emeritus of JG Summit Holdings, Inc. and certain of its subsidiaries. He also continues to be a member of the Executive Committee of JG Summit Holdings, Inc. He is currently Chairman of the Gokongwei Brothers Foundation, Inc., Deputy Chairman and Director of United Industrial Corporation Limited and Singapore Land Limited, and a director of JG Summit Capital Markets Corporation, Digital Telecommunications Phils., Inc., Oriental Petroleum and Minerals Corporation, First Private Power Corporation and Bauang Private Power Corporation. He is also a non-executive director of A. Soriano Corporation. Mr. Gokongwei received a Master's degree in Business Administration from the De La Salle University and attended the Advanced Management Program at Harvard Business School.

***James L. Go*,** 70, is the Chairman and Chief Executive Officer of RLC. He had been President and Chief Executive Officer and was elected to his current position effective January 1, 2002. He is currently the Chairman and Chief Executive Officer of JG Summit Holdings, Inc. and as such, he heads the Executive Committee of JG Summit Holdings, Inc. He is currently the Chairman and Chief Executive Officer of Universal Robina Corporation, JG Summit Petrochemical Corporation, CFC Corporation, Robinsons Inc., and Oriental Petroleum and Minerals Corporation. In addition, he is the President and a Trustee of the Gokongwei Brothers Foundation, Inc. and the Vice Chairman, President and Chief Executive Officer of Digital Telecommunications Phils., Inc. He is also a director of First Private Power Corporation, Bauang Private Power Corporation, Cebu Air, Inc., Panay Electric Co., United Industrial Corporation Limited, Singapore Land Limited, Marina Center Holdings, Inc. Hotel Marina City Private Limited, and JG Summit Capital Markets Corporation. He received a Bachelor of Science degree and a Master of Science degree in Chemical Engineering from the Massachusetts Institute of Technology. He is a brother of Mr. John L. Gokongwei, Jr.

***Lance Y. Gokongwei*,** 42, is the Vice-Chairman and Deputy Chief Executive Officer of RLC. He had been a director of the Company since 1988 and was elected Vice-Chairman and Deputy Chief Executive Officer effective August 28, 2006. He is currently President and Chief Operating Officer of JG Summit Holdings, Inc., Universal Robina Corporation and JG Summit Petrochemical Corporation. He is also the President and Chief Executive Officer of Cebu Air, Inc., Chairman of Robinsons Savings Bank, Vice Chairman of JG Summit Capital Markets Corporation, and a director of Digital Telecommunications Phils., Inc., Oriental Petroleum and Minerals Corporation, United Industrial Corporation Limited, and Singapore Land Limited. He is also trustee, secretary and treasurer of the Gokongwei Brothers Foundation, Inc. He received a Bachelor of Science degree in Finance and a Bachelor of Science degree in Applied Science from the University of Pennsylvania. He is the son of Mr. John L. Gokongwei, Jr.

***Frederick D. Go*,** 40, is the President and Chief Operating Officer of RLC. He has been a director of the Company since May 6, 1999 and was elected President and Chief Operating Officer effective August 28, 2006. He is the Group General Manager of Shanghai Ding Feng Real Estate Development Company Limited, Xiamen Pacific Estate Investment Company Limited, and Chengdu Ding Feng Real Estate Development Company Limited. He is an alternate director of United Industrial Corporation Limited and Singapore Land Limited. He is the President and director of Robinsons Recreation Corporation, Vice Chairman and director of Robinsons Savings Bank, director of Universal Robina Corporation, Cebu Air, Inc., Robinsons Handyman, Inc., Robinsons-Abenson Appliance Corporation, Robinsons Convenience Stores, Inc., JG Summit Petrochemical Corporation, Robinsons Distribution Center, Inc., CFC Corporation, North City Properties, Inc., Robinsons Ventures Corporation, Waltermart-Handyman, Inc., Handyman Express Mart, Inc., Cebu Light Industrial Park, Philippine Hotels Federation and Philippine Retailers Association. He received a Bachelor of Science degree in Management Engineering from the Ateneo de Manila University. Mr. Frederick D. Go is a nephew of Mr. John L. Gokongwei, Jr.

***Patrick Henry C. Go*,** 39, was elected as a director of RLC on January 17, 2000. He is currently a director and Vice President of Universal Robina Corporation and Group Business Unit General Manager of URC Packaging Division (BOPP) and CFC Flexible Packaging Division. He is also a director of JG Summit Holdings, Inc., CFC Corporation, Robinsons Savings Bank and JG Summit Petrochemical Corporation where he is also Group Business Unit General Manager. He is also a trustee of the Gokongwei Brothers Foundation, Inc. He received a Bachelor of Science degree in Management from the Ateneo de Manila University and attended the General Manager Program at Harvard Business School. Mr. Patrick Henry C. Go is a nephew of Mr. John L. Gokongwei, Jr.

Johnson Robert G. Go, Jr., 44, was elected as a director of RLC on May 29, 2001. He is currently a director of JG Summit Holdings, Inc., Universal Robina Corporation, Robinsons Savings Bank and CFC Corporation. He is also the President of Robinsons Convenience Stores, Inc. and General Manager of Robinsons Daiso Diversified Corporation. He is also a trustee of the Gokongwei Brothers Foundation, Inc. He received a Bachelor of Arts in Interdisciplinary Studies (Liberal Arts) from the Ateneo de Manila University. He is a nephew of Mr. John L. Gokongwei, Jr.

Robina Y. Gokongwei-Pe**,** 48, was elected as a director of RLC on May 5, 2005. She is also a director of JG Summit Holdings, Inc., Cebu Air, Inc., Robinsons Savings Bank and JG Summit Capital Markets. She is currently the Senior Vice President and Group General Manager of the Robinsons Retail Group consisting of Robinsons Department Store, Robinsons Supermarket, Handyman, True Value, Robinsons Specialty Stores, Robinsons Appliances and Toys R Us. She obtained her Bachelor of Arts degree in Journalism from the New York University. She is a daughter of Mr. John L. Gokongwei, Jr.

Artemio V. Panganiban, 72, was elected as an independent director of RLC on May 14, 2008. He is concurrently an adviser, consultant and/or independent director of several business, civic, non-government and religious groups. He also writes a regular column in the Philippine Daily Inquirer. He was formerly the Chief Justice of the Philippines and previously held positions in government as Chairperson of the Presidential Electoral Tribunal, the Judicial and Bar Council and the Philippine Judicial Academy. Prior to becoming Chief Justice, he was Justice of the Supreme Court of the Philippines (1995-2005), Chairperson of the Third Division of the Supreme Court (2004-2005), Chairperson of the House of Representatives Electoral Tribunal (2004-2005), Consultant of the Judicial and Bar Council (2004-2005) and Chairperson of eight Supreme Court Committees (1998-2005). He authored over ten (10) books. Retired Chief Justice Panganiban obtained his Bachelor of Laws degree, cum laude, from the Far Eastern University. He was conferred the title Doctor of Laws (Honoris Causa) by the University of Iloilo in 1997, the Far Eastern University in 2002, the University of Cebu in 2006, the Angeles University in 2006, and the Bulacan State University in 2006.

Roberto F. de Ocampo**,** 63, was elected as an independent director of RLC on May 28, 2003. He is the immediate past President of the Asian Institute of Management (AIM), one of Asia's leading international business management graduate schools based in the Philippines. He is currently a member of the AIM Board of Trustees and is Chairman of the Board of Advisors of the RFO Center for Public Finance and Regional Economic Cooperation (recently designated as an ADB Regional Knowledge Hub). He served as Secretary of Finance of the Republic of the Philippines from 1994 to 1998 during the presidency of Fidel V. Ramos, and was previously Chairman and Chief Executive Officer of the Development Bank of the Philippines during the presidency of Cory Aquino. Dr. de Ocampo graduated from De La Salle College and Ateneo University in Manila, received an MBA from the University of Michigan, holds a post-graduate diploma from the London School of Economics, and has four doctorate degrees (Honoris Causa) by the De La Salle University in Business Administration, by the University of Angeles City in Public Administration, by the Philippine Women's University in Laws, and by the San Beda College in Humane Letters. Dr. de Ocampo was a member of the Board of Governors of the World Bank, IMF, and ADB and was Chairman of the APEC and ASEAN Finance Ministers in 1997-98. He is the recipient of many international awards including Finance Minister of the Year, Philippine Legion of Honor, ADFIAP Man of the Year, Chevalier of the Legion of Honor of France, Ten Outstanding Young Men Award, several Who's Who Awards and the 2006 Asian HRD Award for Outstanding Contribution to Society. He is also a member/Advisory Board Member of a number of important global institutions including The Conference Board, the Trilateral Commission, the BOAO Forum for Asia and the Emerging Markets Forum.

Emmanuel C. Rojas, Jr., 73, was elected as a director of RLC on September 28, 2005 and is presently an independent director of the Company. He had been a Consultant and Corporate Secretary of RLC until May 27, 2003. He was also a Consultant and Corporate Secretary of JG Summit Holdings, Inc., Universal Robina Corporation, CFC Corporation, and JG Summit Petrochemical Corporation. Mr. Rojas retired from his position as First Vice President for Tax Administration under the compulsory retirement policy of the Company upon reaching the age of 60. He also served in various other head positions in administration, audit, controllership and treasurership for the various companies in the Group. A Certified Public Accountant, Mr. Rojas practiced with Fleming and Williamson and SGV & Co. prior to joining the Group in 1962.

Cornelio S. Mapa, Jr., 43, is the General Manager of the Commercial Centers Division of the Company. Prior to joining the Company, he was Senior Vice President and Chief Financial Officer of the Coca Cola Bottlers Philippines including its subsidiaries, Cosmos Bottling and Philippine Beverage Partners. He was also formerly Senior Vice President and Chief Financial Officer of La Tondeña Distillers, Inc. He earned his Bachelor of Science degrees in Economics and International Finance from New York University and obtained his Masters in Business Administration from the International Institute for Management Development in Lausanne, Switzerland.

Marilu M. Alferez, 59, is the General Manager of the Housing and Land Development Division of RLC. She is responsible for overseeing the technical and marketing operations of the three housing subsidiaries of the Company. She has eighteen years of experience in government housing regulations and finance. She had been Associate Planner of the County of San Diego, California from February to December 2000. She obtained her Bachelor of Arts in Sociology from the Mindanao State University and Masters Degree in Environmental Planning and a Doctorate in Urban and Regional Planning (Candidate) from the University of the Philippines. In addition, she pursued her Post Graduate Studies from the University College of London and from the Catholic University of Leuven, Belgium. Ms. Alferez is a licensed Real Estate Broker and a licensed Environmental Planner.

Henry L. Yap, 45, is the General Manager of the Office Buildings Division and concurrently Vice President, Design and Planning Department of RLC. Prior to joining RLC, he served as Head of the Property Planning and Design Group of Fort Bonifacio Development Corporation and on the Boards of seven subsidiaries, affiliates and foundation of FBDC. He worked as Manager for Metro Manila Camps of the Bases Conversion and Development Authority where he was involved in the planning, design, privatization and implementation of the Bonifacio Global City, among others. Today, he lends his expertise to government by serving as the head of the National Committee on Architecture and the Allied Arts and member of the Sub-Commission on the Arts of the National Commission for Culture and the Arts. He is a Senior Lecturer of urban planning at the University of the Philippines (UP). He holds a Master's of Science in Urban Planning in Developing Countries from the University of Wales College of Cardiff (UK), Bachelor of Science in Architecture, cum laude, and had earned units for his Ph.D. in Urban & Regional Planning, both from UP. Henry Yap is Philippine-licensed Architect and Environmental Planner.

Raoul E. Littaua, 46, is the Senior Vice President for Sales and Marketing of RLC – Residential Buildings Division effective June 27, 2008. Prior to joining RLC, he was the Senior Vice-President for Marketing of Sun Life of Canada (Phils.), Inc., and a member of the Board of Directors of Sun Life Prosperity Bond Fund, the Sun Life Prosperity Money Market Fund, Sun Life Financial Plans, Inc. and the Sun Life Foundation. Except for a short stint as Regional Manager, National Capital Region at East Asiatic Co., Ltd in 1993, Mr. Littaua held the following positions at various times in Sun Life Assurance Company of Canada since 1991: Training Manager; Manager, Training, Benefits Administration and Special Projects; Senior Manager, Administration; Customer Service Officer; Director, Individual Insurance; Assistant Vice-President, Individual Insurance; and Assistant Vice-President, Sales and Marketing. Prior to his employment with Sun Life of Canada, Mr. Littaua was connected with San Miguel Corporation, Beer Marketing Division. He received his Bachelor of Arts in Psychology from De La Salle University.

Constante T. Santos, 61, is the Senior Vice President — Corporate Controller of RLC. He is also Senior Vice President — Corporate Controller of JG Summit Holdings, Inc. and Universal Robina Corporation. Prior to joining RLC in 1986, he practiced public accounting with SyCip, Gorres, Velayo & Co. in the Philippines and Ernst & Whinney in the United States. He is a member of the Philippine Institute of Certified Public Accountants. Mr. Santos received his Bachelor of Science degree in Business Administration from the University of the East and attended the Management Development Program at the Asian Institute of Management.

Bach Johann M. Sebastian, 48, is the Senior Vice President for Corporate Planning of RLC effective May 24, 2007. He is also the Senior Vice President and Head of Corporate Planning of JG Summit Holdings, Inc. Prior to joining RLC in 2002, he was Senior Vice President and Chief Corporate Strategist at PSI Technologies and RFM Corporation. He was also Chief Economist, Director of the Policy and Planning Group at the Department of Trade and Industry. He received a Bachelor of Arts in Economics degree from the University of the Philippines and his Master in Business Management degree from the Asian Institute of Management.

Rodolfo T. Malit, 54, joined RLC in 1996 and currently holds the position of First Vice President – Controller. He also served as the Vice President – Controller of MMHLC, Assistant Vice President – Controller of CFC Corporation and is a director of various condominium corporations for RLC projects. He holds a degree of Bachelor of Science in Commerce (Accounting Major) which he earned from the University of Santo Tomas. He is a Certified Public Accountant and practiced public accounting with SGV & Co. prior to joining the Gokongwei group of companies in 1984.

Thomas Lee O, 58, joined RLC in 1998 and presently handles the Mall Operations Division of RLC. He was formerly the Corporate Control Head of RLC. Prior to joining RLC, he was connected with Universal Robina Corporation as Thailand Country Manager and Malaysia Country Manager. He was also formerly the Area Manager of the Dairy Products Division, Manager of the Biscuit Plant and I/E Cost Head of CFC Corporation.

Constantino Felipe, 46, is the Vice President/Group Head for Human Resources. Prior to joining RLC, he handled various HR roles within the Philippines and Asia Pacific. He is experienced in team and change management process, employee counseling and training program development. He received a bachelor degree in Psychology from the University of the Philippines and was trained in competency based assessments with Egon Zehnder International and Watson Wyatt.

Anicio G. Villanueva, 57, is currently the Vice President of Corporate Property Planning Department for the Commercial Centers Division of RLC. He handles the project management division, design and construction of all RLC shopping centers.

Ma. Soccorro Isabelle V. Aragon-Gobio, 36, was appointed as Vice President for Business Development for the High-Rise Buildings Division of RLC effective March 1, 2007. She has been with RLC for 15 years and concurrently holds directorships in the various condominium corporations of the Company's projects. She received a degree in Bachelor of Science in Management Engineering from the Ateneo de Manila University.

Kerwin Max S. Tan, 39, was promoted as Vice President for Operations of the High-Rise Buildings Division of RLC effective March 1, 2007. Prior to working in RLC, he worked in various divisions of Citibank N.A. for nine (9) years. His last position at Citibank N.A. was Head of Cash Management Operations. He received a degree in Bachelor of Science in Industrial Engineering from the University of the Philippines, Diliman.

Teresita H. Vasay, 55, was appointed Treasurer of the Company effective July 1, 2003. Ms. Vasay is a Certified Public Accountant and was formerly the Vice President-Controller of the Robinsons Retail Group. She had experience in consumer financing from Filinvest Credit Corporation and public accounting from SGV & Co. prior to joining the Gokongwei group of companies.

Rosalinda F. Rivera, 39, was appointed Corporate Secretary of RLC on May 28, 2003 and has been Assistant Corporate Secretary since May 2002. She is also the Corporate Secretary of JG Summit Holdings, Inc., Universal Robina Corporation, Cebu Air, Inc., JG Summit Petrochemicals Corporation, CFC Corporation and JG Cement Corporation. Prior to joining the Company, she was a Senior Associate in Puno and Puno Law Offices. She received a degree of Juris Doctor from the Ateneo de Manila University School of Law and a Masters of Law in International Banking from the Boston University School of Law.

b) Involvement In Certain Legal Proceedings of Directors and Executive Officers

None of the members of RLC's Board nor its executive officers are involved in any criminal, bankruptcy or insolvency investigations or proceedings for the past five (5) years.

c) Family Relationships

James L. Go is the brother of John Gokongwei, Jr.
Lance Y. Gokongwei is the son of John Gokongwei, Jr.
Frederick D. Go is the nephew of John Gokongwei, Jr.
Patrick Henry C. Go is the nephew of John Gokongwei, Jr.
Johnson Robert G. Go, Jr. is the nephew of John Gokongwei, Jr.
Robina Y. Gokongwei-Pe is the daughter of John Gokongwei, Jr.

Item 15. Executive Compensation

a) Summary Compensation Table

The following table identify RLC's Chief Executive Officer and the six most highly compensated executive officers and summarizes their aggregate compensation for the two most recent fiscal years and the ensuing year.

		Fiscal Year 2009			
		Salary	*Bonus*	**Others*	*Total*
A. CEO and six (6) most highly compensated executive officers		P 23,763,205	P 200,000	P 20,000	P 23,983,205
Name	*Position*				
1. James L. Go	Director, Chairman and Chief Executive Officer				
2. Frederick D.Go	Director, President and Chief Operating Officer				
3. Cornelio S. Mapa Jr.	GM - Commercial Centers Division				
4. Henry L. Yap	GM - Office Buildings Division				
5. Anicio G. Villanueva	Vice President - Technical Planning (CCD)				
6. Thomas Lee O	Vice-President - Complex Administration, Commercial Centers Division (CCD)				
7 Malou M. Alferez	GM - Housing & Land Development Division				
B. All other officers and directors as a group unnamed		P 41,832,851	P 1,800,000	P 270,000	P 43,902,851

		Fiscal Year 2008			
		Salary	*Bonus*	**Others*	*Total*
A. CEO and six (6) most highly compensated executive officers		P 21,691,781	P 200,000	P 20,000	P 21,911,781
Name	*Position*				
1. James L. Go	Director, Chairman and Chief Executive Officer				
2. Frederick D.Go	Director, President and Chief Operating Officer				
3. Cornelio S. Mapa Jr.	GM - Commercial Centers Division				
4. Henry L. Yap	GM - Office Buildings Division				
5. Anicio G. Villanueva	Vice President - Technical Planning (CCD)				
6. Thomas Lee O	Vice-President - Complex Administration, Commercial Centers Division (CCD)				
7. Malou M. Alferez	GM - Housing & Land Development Division				
B. All other officers and directors as a group unnamed		P 33,839,866	P 1,100,000	P 100,000	P 35,039,866

* Per diem

The following table lists the name of the Company's Chief Executive Officer and the six most highly compensated executive officers and summarized their aggregate compensation for the ensuing year:

		Estimated FY 2010			
Name	*Position*	*Salary*	*Bonus*	***Others*	*Total*
A. CEO and six (6) most highly compensated executive officers		P 25,032,265	P 200,000	P 20,000	P 25,252,265
1. James L. Go	Director, Chairman and Chief Executive Officer				
2. Frederick D.Go	Director, President and Chief Operating Officer				
3. Cornelio S. Mapa Jr.	GM - Commercial Centers Division				
4. Henry L. Yap	GM - Office Buildings Division				
5. Anicio G. Villanueva	Vice President - Technical Planning (CCD)				
6. Thomas Lee O	Vice-President - Complex Administration, Commercial Centers Division (CCD)				
7. Raoul E. Littaua	Senior Vice President - Sales and Marketing, Residential Buildings Division				
B. All other officers and directors as a group unnamed		P 44,217,259	P 1,800,000	P 270,000	P 46,287,259 *

** Estimated*

*** Per diem*

b) Standard Arrangement

Other than payment of reasonable per diem, there are no standard arrangements pursuant to which directors of the Company are compensated, or are to be compensated, directly or indirectly, for any services provided as director for the last completed fiscal year and the ensuing year.

c) Other Arrangement

There are no other arrangements pursuant to which any director of the Company was compensated, or is to be compensated, directly or indirectly, during the Company's last completed fiscal year, and the ensuing year, for any service provided as a director.

d) Any employment contract between the company and named executive officer

There are no special employment contracts between the registrant and the named executive officers.

e) Warrants and Options Outstanding

There are no outstanding warrants or options held by the Company's CEO, the named executive officers, and all officers and directors as a Group.

Item 16. Certain Relationships And Related Party Transactions

RLC is a member of the JG Summit Group. The JG Summit Group is comprised of JG Summit and its subsidiaries. As of September 30, 2009, JG Summit and other companies within the JG Summit Group held 60.01% of the outstanding Shares of the Company. JG Summit was incorporated in November 1990 as the holding company for a group of companies with diverse interests in branded consumer foods, agro-industrial and commodity food products, textile, telecommunications, petrochemicals, air transportation and financial services.

RLC and its subsidiaries, in their ordinary course of business, engage in transactions with companies in the JG Summit Group and other companies controlled by the Gokongwei Family. The most significant of these transactions include tenancy by various retail-related companies controlled by the Gokongwei Family in RLC's shopping malls as well as substantial intercompany loans. RLC's policy with respect to related party transactions is to ensure that these transactions are entered into on terms comparable to those available from unrelated third parties.

The Company's major related party transactions include leases of significant portions of its commercial centers and office buildings to companies controlled by the Gokongwei Family, including Robinsons Department Store, Robinsons Supermarket and Handyman Do-It-Best. Other affiliates from whom RLC earns rental income include Top Shop, Robinsons Savings Bank and Cebu Pacific. Rental income paid to RLC from affiliates amounted to ₱905 million, ₱865 million, and ₱799 million for fiscal 2009, 2008 and 2007, respectively.

RLC and its subsidiaries also maintain savings and current accounts and time deposits with Robinsons Savings Bank, an affiliated local commercial bank. These balances amounted to ₱ 167 million and ₱318 million as of September 30, 2009 and 2008, respectively.

In addition to the foregoing transactions, JG Summit also provides RLC with certain corporate services including debt management, corporate finance, corporate planning, procurement, human resources, controller and treasury services, legal and corporate communications. For further information on the Company's related party transactions, including detailed breakdowns of amounts receivable from and amounts payable to affiliated companies, see Note 18 to the Company's financial statements as of and for the fiscal years ended September 30, 2009, 2008 and 2007.

PART IV. CORPORATE GOVERNANCE

Adherence to the principles and practices of good corporate governance, as embodied in its Corporate Governance Manual, has been reinforced by continuous improvement by the Company in order to implement good governance and management practices.

The Board of Directors has approved its Corporate Governance Compliance Evaluation System in late 2003 in order to monitor and assess the level of compliance of the Company with leading practices on good corporate governance as specified in its Corporate Governance Manual and pertinent SEC Circulars. The System likewise highlights areas for compliance improvement and actions to be taken. One of the system's output is the Annual Corporate Governance Compliance Evaluation Form submitted to the SEC and PSE on or before January 30 of every year. RLC began making such submission of the Annual Corporate Governance Compliance Evaluation Form covering the previous calendar year to the SEC and PSE in 2004.

Likewise, RLC has consistently striven to raise its level of reporting to adopt and implement prescribed International Accounting Standards (IAS).

PART V - EXHIBITS AND SCHEDULES

Item 17. Exhibits And Reports On SEC Form 17-C

(A) Exhibits-See Accompanying Index To Exhibits (Page 140)

The following exhibit is filed as a separate section of this report:

(Exhibit 18) Subsidiaries Of The Registrant (page 141)

The other exhibits, as indicated in the Index to exhibits are either not applicable to the Company or does not require an answer.

(B) Reports on SEC Form 17-C (Current Report)

Following is a list of corporate disclosures of RLC filed under SEC Form 17-C for the period from April 1, 2009 to September 30, 2009:

Date of Disclosure	Subject Matter
April 17, 2009	Notice of Cash Dividend
April 17, 2009	Election of Members of the Board of Directors
April 17, 2009	Results of the Organizational Meeting of the Board of Directors
May 15, 2009	Clarification of news article entitled “Robinsons Land mulls P10-B complex at old Magnolia Plant”
May 19, 2009	Disclosure regarding the intention of RLC to issue fixed rate bonds in the amount of P5,000,000,000.00.
May 26, 2009	Acquisition of additional shares by Mr. Henry L. Yap, General Manager, Office Buildings Division of RLC.
June 16, 2009	Clarification of news article entitled “Ayala, Robinsons, Filinvest Ok’d to bid for Fort Bonifacio Dev’t”
June 22, 2009	Clarification of news article entitled “SEC nod sought for Robinsons Land’s P5-B bond sale”
July 9, 2009	A press release entitled “RLC bonds oversubscribed, raised issue to P5B”
July 16, 2009	Disclosure regarding the intention of RLC to issue additional fixed rate bonds in the amount of P5,000,000,000.00.
July 28, 2009	Clarification of news article entitled “RLC allots P10 billion for current, future projects”
July 29, 2009	Clarification of news article entitled “Robinsons Land eyes P586M from Vimana Verde condo proj”
August 3, 2009	Disposal of shares by Mr. Henry L. Yap.
August 11, 2009	Disclosure regarding SEC pre-effective order in connection with the issuance by RLC of additional fixed rate bonds
August 17, 2009	A press release entitled “Robinsons Land Corporation submits superior bid over BCDA Fort property”
August 18, 2009	A press release entitled “Robinsons Land raises P5B from second issuance of retail bonds”
August 27, 2009	Acquisition of additional shares by Mr. Henry L. Yap
September 22, 2009	Acquisition of additional shares by Mr. Henry L. Yap
September 24, 2009	Acquisition of additional shares by Mr. Henry L. Yap

SIGNATURES

Pursuant to the requirements of Section 17 of the Code and Section 141 of the Corporation Code, this report is signed on behalf of the issuer by the undersigned, thereunto duly authorized, in the City of ______________ on __________, 2010.

By:

James L. Go
Chairman & Chief Executive Officer

Lance Y. Gokongwei
Vice Chairman & Deputy Chief Executive Officer

Frederick D. Go
President & Chief Operating Officer

Constante T. Santos
SVP - Corporate Controller

Rodolfo T. Malit
FVP - Controller

Rosalinda F. Rivera
Corporate Secretary

SUBSCRIBED AND SWORN to before me this _____ day of _________ JAN 1 2 2010
2009, affiant(s) exhibiting to me his/their Residence Certificates, as follows:

NAMES	RES. CERT. NO.	DATE OF ISSUE	PLACE OF ISSUE
James L. Go	26807752	January 29, 2009	Pasig City
Lance Y. Gokongwei	26807751	January 29, 2009	Pasig City
Frederick D. Go	18275770	January 6, 2010	Quezon City
Constante T. Santos	00295092	February 10, 2009	Pasig City
Rodolfo T. Malit	19023470	January 6, 2009	Manila
Rosalinda F. Rivera	00317205	March 3, 2009	Pasig City

Notary Public

ATTY. DELFIN R. AGCAOILI JR.
NOTARY PUBLIC
PTR NO. 9226238, 01/12/2010 MLA.
IBP NO. 790119, 01/12/2010 MLA.
ROLL NO. 24655/CN NO. 104-519-066

DOC NO. 105
PAGE NO. 11
BOOK NO. XIII
SERIES OF: 2010

ROBINSONS LAND CORPORATION

INDEX TO FINANCIAL STATEMENTS AND SUPPLEMENTARY SCHEDULES

FORM 17-A, Item 7

★These schedules, which are required by part IV(e) of RSA Rule 48, have been omitted because they are either not required, not applicable or the information required to be presented is included in the Company's consolidated financial statements or the notes to consolidated financial statements.

ROBINSONS LAND
CORPORATION

43/F ROBINSONS EQUITABLE TOWER, ADB AVENUE CORNER POVEDA ROAD, ORTIGAS CENTER, 1605 PASIG CITY, PHILIPPINES
TELEPHONE NO.: (632) 633-7631 • FAX NO.: (632) 395-2608

January 11, 2010

Securities and Exchange Commission
SEC Building, EDSA, Greenhills
Mandaluyong City

The Management of Robinsons Land Corporation and Subsidiaries is responsible for all information and representations contained in the consolidated financial statements as of September 30, 2009 and 2008 and for each of the three years in the period ended September 30, 2009. The consolidated financial statements have been prepared in accordance with Philippine Financial Reporting Standards and reflect amounts that are based on the best estimates and informed judgment of management with an appropriate consideration to materiality.

In this regard, management maintains a system of accounting and reporting which provides for the necessary internal controls to ensure that transactions are properly authorized and recorded, assets are safeguarded against unauthorized use or disposition and liabilities are recognized. The management likewise discloses to the Company's audit committee and to its external auditor: (i) all significant deficiencies in the design or operation of internal controls that could adversely affect its ability to record, process, and report financial data; (ii) material weaknesses in the internal controls; and (iii) any fraud that involves management or other employees who exercise significant roles in internal controls.

The Board of Directors reviews the financial statements before such statements are approved and submitted to the stockholders of the Company.

Sycip, Gorres, Velayo and Co. (SGV), the independent auditors appointed by the stockholders, have examined the consolidated financial statements of the Company and its subsidiaries in accordance with Philippine Financial Reporting Standards and have expressed their opinion on the fairness of presentation upon completion of such examination, in the attached report to the stockholders and the Board of Directors.

Signed under oath by the following:

JAMES L. GO	CONSTANTE T. SANTOS
Chairman and Chief Executive Officer	SVP-Corporate Controller

DOC NO. 109
PAGE NO. 11
BOOK NO. R-II
SERIES OF: 2010

SUBSCRIBED AND SWORN TO BEFORE ME ON THIS ___ DAY OF JAN 1 2 2010 20__ AT MANILA EXHIBITING HIS/HER RES. CERT. NO.___ ISSUED ON ___ AT ___

A JG Summit Company

ATTY. DELFIN R. AGCAOILI JR.
NOTARY PUBLIC
PTR NO. 9280238/01/7/2010 MLA.
IBP NO. 794119, 01/7/2010 MLA.
ROLL NO. [illegible]

64

SGV & Co
Ernst & Young

SyCip Gorres Velayo & Co.
6760 Ayala Avenue
1226 Makati City
Philippines

Phone: (632) 891 0307
Fax: (632) 819 0872
www.sgv.com.ph

BOA/PRC Reg. No. 0001
SEC Accreditation No. 0012-FR-1

INDEPENDENT AUDITORS' REPORT

The Stockholders and the Board of Directors
Robinsons Land Corporation
43rd Floor, Robinsons Equitable Tower
ADB Avenue, Ortigas Center, Pasig City

We have audited the accompanying consolidated financial statements of Robinsons Land Corporation and Subsidiaries, which comprise the consolidated statements of financial position as at September 30, 2009, 2008 and 2007, and the consolidated statements of comprehensive income, consolidated statements of changes in equity and consolidated statements of cash flows for each of the three years in the period ended September 30, 2009, and a summary of significant accounting policies and other explanatory notes.

Management's Responsibility for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Philippine Financial Reporting Standards. This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of consolidated financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditors' Responsibility

Our responsibility is to express an opinion on these consolidated financial statements based on our audits. We conducted our audits in accordance with Philippine Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the consolidated financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the consolidated financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the consolidated financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the consolidated financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the consolidated financial statements.

SGV & Co
Ernst & Young

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements present fairly, in all material respects, the financial position of Robinsons Land Corporation and Subsidiaries as of September 30, 2009, 2008 and 2007, and their financial performance and their cash flows for each of the three years in the period ended September 30, 2009 in accordance with Philippine Financial Reporting Standards.

SYCIP GORRES VELAYO & CO.

Michael C. Sabado
Partner
CPA Certificate No. 89336
SEC Accreditation No. 0664-A
Tax Identification No. 160-302-865
PTR No. 2087568, January 4, 2010, Makati City

January 11, 2010

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	September 30		
	2009	2008 (As restated)	2007 (As restated)
ASSETS			
Cash and cash equivalents (Notes 7, 18, 29 and 30)	**₱8,925,696,125**	₱519,080,453	₱1,555,623,418
Receivables (Notes 8, 18, 29 and 30)	**4,068,957,866**	4,352,991,997	2,932,643,996
Subdivision land, condominium and residential units for sale (Note 9)	**6,886,878,770**	6,527,089,627	5,831,610,405
Investment properties and other investments (Notes 3 and 10)	**27,493,265,645**	25,760,089,629	23,310,100,504
Property and equipment (Notes 3 and 11)	**2,184,732,779**	1,829,006,323	1,909,825,882
Other assets (Notes 12, 29 and 30)	**1,919,775,837**	1,322,302,757	1,245,974,070
	₱51,479,307,022	₱40,310,560,786	₱36,785,778,275
LIABILITIES AND EQUITY			
Liabilities			
Accounts payable and accrued expenses (Notes 13, 18, 27, 29 and 30)	**₱4,937,228,525**	₱5,082,110,853	₱4,081,871,018
Income tax payable	**341,498,823**	268,136,171	180,817,533
Deposits and other liabilities (Notes 14, 18, 29 and 30)	**3,489,064,849**	4,278,019,722	4,868,976,063
Loans payable (Notes 15, 29 and 30)	**15,115,000,000**	6,017,000,000	4,560,000,000
Deferred tax liabilities - net (Note 25)	**2,030,038,648**	1,678,324,516	1,804,017,921
	25,912,830,845	17,323,591,262	15,495,682,535
Equity			
Equity attributable to equity holders of the Parent Company			
Capital stock (Note 17)	**2,746,918,457**	2,746,918,457	2,746,918,457
Additional paid-in capital (Note 17)	**8,181,576,147**	8,181,576,147	8,181,576,147
Retained earnings (Note 16)			
Unappropriated	**4,018,122,230**	8,440,392,907	6,746,220,504
Appropriated	**10,500,000,000**	3,500,000,000	3,500,000,000
	25,446,616,834	22,868,887,511	21,174,715,108
Minority Interest in a Consolidated Subsidiary	**119,859,343**	118,082,013	115,380,632
	25,566,476,177	22,986,969,524	21,290,095,740
	₱51,479,307,022	₱40,310,560,786	₱36,785,778,275

See accompanying Notes to Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

	Years Ended September 30		
	2009	2008	2007
REVENUE			
Real estate (Notes 18 and 19)	**₱9,462,505,411**	₱9,551,500,240	₱7,071,996,579
Hotel operations (Note 19)	**1,033,231,696**	1,135,820,627	1,106,213,500
Interest income (Note 24)	**237,775,558**	494,732,616	710,366,315
	10,733,512,665	11,182,053,483	8,888,576,394
COSTS AND EXPENSES			
Real estate (Notes 10, 11, 20 and 22)	**4,130,396,012**	5,095,048,762	3,180,439,198
Hotel operations (Notes 10, 11, 20, 22 and 23)	**905,875,298**	947,524,345	922,025,081
General and administrative (Notes 18, 21, 23 and 27)	**1,348,518,484**	1,315,483,830	1,251,391,875
Interest expense (Notes 18 and 24)	**68,624,827**	60,603,120	119,030,864
	6,453,414,621	7,418,660,057	5,472,887,018
INCOME BEFORE INCOME TAX	**4,280,098,044**	3,763,393,426	3,415,689,376
PROVISION FOR INCOME TAX (Note 25)			
Current	**662,147,645**	586,346,265	464,057,510
Deferred	**351,714,132**	24,306,595	504,595,109
	1,013,861,777	610,652,860	968,652,619
NET INCOME	**₱3,266,236,267**	₱3,152,740,566	₱2,447,036,757
OTHER COMPREHENSIVE INCOME FOR THE YEAR	**₱–**	₱–	₱–
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	**₱3,266,236,267**	₱3,152,740,566	₱2,447,036,757
Net Income Attributable to:			
Equity holders of Parent Company	**₱3,264,458,937**	₱3,150,039,185	₱2,441,338,382
Minority interest in a Consolidated Subsidiary	**1,777,330**	2,701,381	5,698,375
	₱3,266,236,267	₱3,152,740,566	₱2,447,036,757
Earnings Per Share (Note 26)			
Basic, net income for the year attributable to equity holders of the Parent Company	**₱1.19**	₱1.15	₱0.89
Diluted, net income for the year attributable to equity holders of the Parent Company	**₱1.19**	₱1.15	₱0.89

See accompanying Notes to Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

	Attributable to Equity Holders of the Parent Company					
	Common Stock (Note 17)	**Additional Paid-in Capital** (Note 17)	**Unappropriated Retained Earnings** (Note 16)	**Appropriated Retained Earnings** (Note 16)	**Attributable to Minority Interest in a Consolidated Subsidiary**	**Total Equity**
As of October 1, 2008	**₱2,746,918,457**	**₱8,181,576,147**	**₱8,440,392,907**	**₱3,500,000,000**	**₱118,082,013**	**₱22,986,969,524**
Additional appropriation during the period	**–**	**–**	**(7,000,000,000)**	**7,000,000,000**	**–**	**–**
Total comprehensive income for the period	**–**	**–**	**3,264,458,937**	**–**	**1,777,330**	**3,266,236,267**
Cash dividends	**–**	**–**	**(686,729,614)**	**–**	**–**	**(686,729,614)**
Balances at September 30, 2009	**₱2,746,918,457**	**₱8,181,576,147**	**₱4,018,122,230**	**₱10,500,000,000**	**₱119,859,343**	**₱25,566,476,177**
As of October 1, 2007	₱2,746,918,457	₱8,181,576,147	₱6,746,220,504	₱3,500,000,000	₱115,380,632	₱21,290,095,740
Total comprehensive income for the period	–	–	3,150,039,185	–	2,701,381	3,152,740,566
Cash dividends	–	–	(1,455,866,782)	–	–	(1,455,866,782)
Balances at September 30, 2008	₱2,746,918,457	₱8,181,576,147	₱8,440,392,907	₱3,500,000,000	₱118,082,013	₱22,986,969,524
As of October 1, 2006	₱2,296,918,457	₱3,397,915,263	₱5,321,241,952	₱3,500,000,000	₱109,682,257	₱14,625,757,929
Additional subscription	450,000,000	4,783,660,884	–	–	–	5,233,660,884
Total comprehensive income for the period	–	–	2,441,338,382	–	5,698,375	2,447,036,757
Cash dividends	–	–	(1,016,359,830)	–	–	(1,016,359,830)
Balances at September 30, 2007	₱2,746,918,457	₱8,181,576,147	₱6,746,220,504	₱3,500,000,000	₱115,380,632	₱21,290,095,740

See accompanying Notes to Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS

	Years Ended September 30		
	2009	2008 (As restated)	2007 (As restated)
CASH FLOWS FROM OPERATING ACTIVITIES			
Income before income tax	**₱4,280,098,044**	₱3,763,393,426	₱3,415,689,376
Adjustments for:			
Depreciation and amortization (Notes 10, 11, 20 and 22)	**1,668,846,295**	1,557,862,231	1,402,911,884
Interest expense (Notes 10, 11 and 24)	**68,624,827**	60,603,120	119,030,864
Loss on disposal of investment property	**29,956,910**	–	–
Provision for impairment losses (Notes 8 and 21)	**1,000,601**	18,982,104	19,000,000
Loss on retirement of property and equipment	**–**	688,284	–
Write-off of receivables	**–**	–	(2,700,556)
Unrealized mark to market gain on derivative assets (Notes 12 and 29)	**(102,985,391)**	–	–
Interest income (Note 24)	**(237,775,558)**	(494,732,616)	(710,366,315)
Operating income before working capital changes	**5,707,765,728**	4,906,796,549	4,243,565,253
Decrease (increase) in:			
Receivables (Note 8)	**164,311,439**	(1,038,305,815)	(800,703,676)
Subdivision land, condominium and residential units for sale (Note 9)	**(359,789,143)**	(695,479,222)	(3,080,746,954)
Receivable from Meralco (Notes 12 and 28)	**18,857,699**	22,194,535	24,018,987
Prepaid expenses and value-added input tax (Note 12)	**19,140,689**	(190,692,976)	(214,783,848)
Increase (decrease) in:			
Accounts payable and accrued expenses (Note 13)	**338,531,067**	1,077,650,574	230,517,969
Net pension liabilities (Notes 13 and 27)	**12,676,380**	(15,263,354)	(16,407,913)
Customers' deposits (Note 14)	**290,219,926**	(571,754,832)	142,710,149
Cash generated from operations	**6,191,713,785**	3,495,145,459	528,169,967
Income tax paid	**(588,784,993)**	(499,027,627)	(452,535,841)
Net cash flows provided by operating activities	**5,602,928,792**	2,996,117,832	75,634,126
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest received	**345,763,597**	151,944,497	479,007,332
Decrease (increase) in:			
Advances to lot owners (Note 12)	**3,934,944**	(19,366,080)	177,886,141
Advances to suppliers and contractors (Note 12)	**(8,764,416)**	554,148	166,580,641
Advances to Altus San Nicolas Corporation (Note 12)	**(487,805,693)**	–	–
Other assets (Note 12)	**(12,333,063)**	110,981,686	(166,397,319)
Receivables from affiliated companies (Notes 8 and 18)	**1,631,106**	(31,812,509)	6,703,810
Proceeds from sale of investment property	**45,000,000**	–	–
Additions to:			
Investment properties and other investments (Note 10)	**(3,246,363,437)**	(3,803,403,954)	(4,404,168,103)
Property and equipment (Note 11)	**(604,757,143)**	(150,739,789)	(198,633,134)
Net cash flows used in investing activities	**(3,963,694,105)**	(3,741,842,001)	(3,939,020,632)

(Forward)

	Years Ended September 30		
	2009	2008 (As restated)	2007 (As restated)
CASH FLOWS FROM FINANCING ACTIVITIES			
Availments of loans payable (Note 15)	**₱10,000,000,000**	₱2,677,000,000	₱3,000,000,000
Interest paid	**(565,717,004)**	(274,079,654)	(220,402,589)
Payments of loans payable (Note 15)	**(902,000,000)**	(1,220,000,000)	(110,000,000)
Decrease in payable to affiliated companies and other liabilities (Note 14)	**(1,079,174,799)**	(19,201,509)	(2,033,296,106)
Payments of cash dividends (Note 16)	**(685,727,212)**	(1,454,537,633)	(1,015,923,850)
Capital stock subscriptions (Note 17)	**–**	–	450,000,000
Additional paid-in capital arising from capital stock subscriptions (Note 17)	**–**	–	4,783,660,884
Net cash flows provided by (used in) financing activities	**6,767,380,985**	(290,818,796)	4,854,038,339
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	**8,406,615,672**	(1,036,542,965)	990,651,833
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	**519,080,453**	1,555,623,418	564,971,585
CASH AND CASH EQUIVALENTS AT END OF YEAR (Note 7)	**₱8,925,696,125**	₱519,080,453	₱1,555,623,418

See accompanying Notes to Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

1. Corporate Information

Robinsons Land Corporation (the Parent Company) is a stock corporation organized under the laws of the Philippines and has four wholly-owned subsidiaries, namely: Robinsons Inn, Inc. (RII); Robinsons Realty and Management Corporation (RRMC); Robinsons (Cayman) Limited (RCL); and Robinsons Properties Marketing and Management Corporation (RPMMC); and a 51%-owned subsidiary, Altus Angeles, Inc. (AAI) (collectively known as the "Group").

On March 4, 2009, the Securities and Exchange Commission (SEC) approved the plan of merger of the Parent Company with wholly owned subsidiaries, Robinsons Homes, Inc. (RHI), Trion Homes Development Corporation (THDC) and Manila Midtown Hotels and Land Corporation (MMHLC). The merger resulted to enhanced operating efficiencies and economies, increased financial strength through pooling of resources and more favorable financing and credit facilities. No Parent Company shares were issued in exchange for the net assets of RHI, THDC and MMHLC.

The merger was accounted for similar to a pooling of interest method because the combined entities were under common control, therefore, has no effect on the consolidated financial statements. The subsidiaries after the merger are RII, RRMC, RCL, RPMMC and AAI.

The Group is engaged in the business of selling, acquiring, constructing, developing, leasing and disposing of real properties such as land, buildings, shopping malls, commercial centers and housing projects, hotels and other variants and mixed-used property projects. The Group is 60.01% owned by JG Summit Holdings, Inc. (JGSHI), the Group's ultimate parent company. JGSHI is one of the country's largest conglomerates, with diverse interests in branded consumer foods, agro-industrial and commodity food products, textile, telecommunications, petrochemicals, air transportation and financial services.

The Parent Company's principal executive office is located at 43rd Floor, Robinsons Equitable Tower, ADB Avenue, Ortigas Center, Pasig City.

2. Basis of Preparation

The consolidated financial statements have been prepared under the historical cost convention method, except for a derivative financial instrument that have been measured at fair value, and are presented in Philippine Peso (₱), the Group's functional currency. All amounts are rounded to the nearest peso unless otherwise indicated.

Statement of Compliance
The accompanying consolidated financial statements have been prepared in compliance with Philippine Financial Reporting Standards (PFRS).

Basis of Consolidation
The consolidated financial statements comprise the financial statements of Robinsons Land Corporation and its subsidiaries (see Note 1) as at September 30, 2009, 2008 and 2007 and for each of the three (3) years in the period ended September 30, 2009. The financial statements of the subsidiaries are prepared for the same reporting year as the Parent Company, using consistent accounting policies.

All intercompany balances, transactions, income and expense and profit and loss are eliminated in full.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control and continue to be consolidated until the date such control ceases.

Minority interest represents the portion of profit or loss and net assets in a subsidiary not wholly owned and is presented separately in the consolidated statement of comprehensive income and consolidated statement of changes in equity and within equity section in the consolidated statement of financial position, separately from the Parent Company's equity.

3. Changes in Accounting Policies

The accounting policies adopted are consistent with those of the previous financial year except for the adoption of new accounting standards and amendments adopted starting October 1, 2008 that are discussed below. The adoption of the new and amended standards gave rise to additional disclosures, reclassifications of Construction in Progress from Property and Equipment to Investment Properties and revised financial statements presentation with the adoption of PAS 1 (Revised), *Presentation of Financial Statements,* which introduced the *"Statement of Comprehensive Income".* Also, previous captions have been revised to make it similar to requirements of the revised standard.

On October 1, 2008, the Group early adopted the following new and revised accounting standards which are mandatory for the Group beginning October 1, 2009. The early adoption was made to make the accounting policies consistent to the accounting policies of its ultimate parent company, JGSHI, which adopted the changes in accounting standards that became effective beginning January 1, 2009.

- PFRS 7, *Financial Statements: Disclosures (effective for annual periods beginning on or after January 1, 2009).* The Amended Standard requires additional disclosures about fair value measurement and liquidity risk. Fair value measurements related to items recorded at fair value are to be disclosed by source of inputs using a three level fair value hierarchy, by class, for all financial instruments recognized at fair value. In addition, reconciliation between the beginning and ending balance for level three (3) fair value measurements is now required, as well as significant transfers between levels in the fair value hierarchy. The Amendments also clarify the requirements for liquidity risk disclosures with respect to derivative transactions and assets used for liquidity management.

As disclosed in Note 30, the new disclosures relate to the fair values by source of inputs using a three (3) level fair value hierarchy.

The liquidity risk disclosures are presented in Note 29. The Amendments in the disclosures include a liquidity gap analysis which is presented in a tabular format.

- PFRS 8, *Operating Segment (effective for annual periods beginning on or after January 1, 2009)*. This new standard replaces PAS 14, *Segment Reporting* and adopts a management approach to segment reporting. The information reported would be that which management uses internally for evaluating the performance of operating segments and allocating resources to those segments. This information may be different from that reported in the consolidated statement of financial position and consolidated statement of comprehensive income and entities will need to provide explanations and reconciliations of the differences. PFRS 8 disclosures are shown in Note 6, including the related revised comparative information. The disclosures are similar to information used internally by management and it is significantly similar to the previous years' presentation.

- Philippine Accounting Standard (PAS) 1 (Revised), *Presentation of Financial Statements (effective for annual periods beginning on or after January 1, 2009)*. The Standard separates owner and non-owner changes in equity. The statement of changes in equity will include only details of transactions with owners, with non-owner changes in equity presented as a single line. In addition, the Standard introduces the statement of comprehensive income. It presents all items of recognized income and expense, either in one (1) single statement, or in two (2) linked statements. The Group has elected to present a single statement to present items of recognized income and expense in the statement of comprehensive income. There are no items of other comprehensive income as of and for the period ended September 30, 2009, 2008 and 2007.

- PAS 23 (Revised), *Borrowing Costs (effective for annual periods beginning on or after January 1, 2009)*. The Amendment requires that all borrowing costs directly attributable to the acquisition, construction or production of a qualifying asset must be capitalized. This Amendment will not have any effect in the consolidated financial statements as the previous accounting policy which capitalizes borrowing costs to qualifying assets is consistent with the revised accounting standard.

- Improvements to PAS 40, *Investment Property*
  Under the Improvements, the scope that property under construction or development for future use as an investment property was previously classified as property and equipment was revised. If fair value cannot be reliably determined, the investment under construction will be measured at cost until such time as fair value can be determined or construction is complete. Also, the Improvements revised the conditions for a voluntary change in accounting policy to be consistent with PAS 8 and clarified that the carrying amount of investment property held under lease is the valuation obtained increased by any recognized liability.

The adoption of the Improvements resulted to the reclassification of "Construction in Progress" account from Property and equipment to Investment properties and other investments. Pursuant to the adoption of the PAS 1 (Revised), a third consolidated statement of financial position was presented as of September 30, 2007. The increase in the Investment properties and other investment account and decrease in the Property and equipment account amounted to ₱2,454 million and ₱2,581 million as of September 30, 2008 and 2007, respectively. The disclosures are presented in Notes 10 and 11.

- Improvements to PAS 18, *Revenue*
  The International Accounting Standard Board (IASB) has added guidance (which accompanies the standard) to determine whether an entity is acting as a principal or as an agent. The features to consider are whether the entity:

  - Has primary responsibility for providing the goods or service
  - Has inventory risk
  - Has discretion in establishing prices
  - Bears the credit risk

  The Improvement does not have an impact in the consolidated financial statement.

The following are the remaining new and revised accounting standards that were early adopted but have no impact to the Group.

- Amendments to PFRS 1, *First-time Adoption of Philippine Financial Reporting Standards* and PAS 27, *Consolidated and Separate Financial Statements (effective for annual periods beginning on or after January 1, 2009)*
- PFRS 2, *Share-based Payment - Vesting Condition and Cancellations (effective for annual periods beginning on or after January 1, 2009)*
- Amendment to PAS 32, *Financial Instruments: Presentation*, and PAS 1, *Presentation of Financial Statements - Puttable Financial Instruments and Obligations Arising on Liquidation (effective for annual periods beginning on or after January 1, 2009)*

The following Philippine Interpretations and amendments to Philippine Interpretation and Standards, which are already effective did not have a significant impact on the consolidated financial statements of the Group:

- Amendments to Philippine Interpretation from International Financial Reporting Interpretations Committee (IFRIC) 9, *Reassessment of Embedded Derivatives*, and PAS 39, *Financial Instruments: Recognition and Measurement (effective for periods ending on or after June 30, 2009)*
- Amendment to Philippine Interpretation IFRIC 11*, PRFS 2 - Group and Treasury Share Transactions (effective for annual periods beginning on or after March 1, 2007)*
- Philippine Interpretation IFRIC 1*2, Service Concession Arrangements (effective for annual periods beginning on or after January 1, 2008)*
- Philippine Interpretation IFRIC 13, *Customer Loyalty Programmes (effective for annual periods beginning on or after July 1, 2008)*
- Amendment to Philippine Interpretation IFRIC 14, *PAS 19*, *The Limit on a Defined Benefit Asset, Minimum Funding Requirements and their Interaction (effective for annual periods beginning on or after January 1, 2008)*

- Philippine Interpretation IFRIC 16, *Hedges of a Net Investment in a Foreign Operation (effective for annual periods beginning on or after October 1, 2008)*

Future Changes in Accounting Policies
The Group has not applied the following new and amended PFRS and Philippine Interpretation which are not yet effective for the fiscal year ended September 30, 2009. Except for the adoption of Philippine Interpretation IFRIC 15, *Agreement for Construction of Real Estate,* the following new and amended PFRS and Philippine Interpretation will not significantly impact the consolidated financial statements:

Effective in 2010 for adoption on fiscal year ending September 30, 2010

- Amendment to PFRS 2, *Share-based Payment: Group Cash-settled Share-based Payment Transactions (effective for annual periods beginning on or after January 1, 2010)*. This Amendment clarifies the scope and the accounting for group cash-settled share-based payment transactions. This Amendment will have no impact on the consolidated financial position or performance of the Group, as the Group is not involved in any similar transaction.

- Revised PFRS 3, *Business Combination* and PAS 27, *Consolidated and Separate Financial Statements (effective for annual periods beginning on or after July 1, 2009)*. The revised PFRS 3 introduces a number of changes in the accounting for business combinations that will impact the amount of goodwill recognized, the reported results in the period that an acquisition occurs, and future reported results. The revised PAS 27 requires that a change in the ownership interest of a subsidiary (without loss of control) is accounted for as an equity transaction. Therefore, such transactions will no longer give rise to goodwill, nor will it give rise to a gain or loss. Furthermore, the amended standard changes the accounting for losses incurred by the subsidiary as well as the loss of control of a subsidiary. Other consequential amendments were made to PAS 7, *Statement of Cash Flows*, PAS 12, *Income Taxes*, PAS 21, *The Effects of Changes in Foreign Exchange Rates*, PAS 28, *Investment in Associates* and PAS 31, *Interests in Joint Ventures*. The changes introduced by the revised PFRS 3 must be applied prospectively while the changes introduced by the revised PAS 27 must be applied retrospectively with a few exceptions. The changes by PFRS 3 and PAS 27 will affect future acquisitions or loss of control and transactions with minority interests. The Standards may be early applied. However, the Group does not intend to take advantage of this option.

- Amendment to PA*S 39, Financial Instruments: Recognition and Measurement - Eligible hedged items (effective for annual periods beginning on or after July 1, 2009)*. This Amendment addresses only the designation of a one-sided risk in a hedged item, and the designation of inflation as a hedged risk or portion in particular situations. The Amendment clarifies that an entity is permitted to designate a portion of the fair value changes or cash flow variability of a financial instrument as a hedged item. The Group has not entered into transactions involving hedges and as such the Amendment is unlikely to impact the consolidated financial position or performance of the Group.

- Philippine Interpretation IFRIC 17, *Distribution of Non-cash Assets to Owners (effective for annual period beginning on or after July 1, 2009)*. This Philippine Interpretation covers accounting for two types of non-reciprocal distributions of assets by an entity to its owners acting in their capacity as owners. The two types of distribution are:

    a. distributions of non-cash assets (e.g., items of property, plant and equipment, businesses as defined in PFRS 3, ownership interests in another entity or disposal groups as defined in PFRS 5); and

    b. distributions that give owners a choice of receiving either non-cash assets or a cash alternative.

    This Philippine Interpretation addresses only the accounting by an entity that makes a non-cash asset distribution. It does not address the accounting by shareholders who receive such a distribution.

- Philippine Interpretation IFRIC 18, *Transfers of Assets from Customers (effective for annual period beginning on or after July 1, 2009).* This Philippine Interpretation covers accounting for transfers of items of property, plant and equipment by entities that receive such transfers from their customers. Agreements within the scope of this Interpretation are agreements in which an entity receives from a customer an item of property, plant and equipment that the entity must then use either to connect the customer to a network or to provide the customer with ongoing access to a supply of goods or services, or to do both. This Philippine Interpretation also applies to agreements in which an entity receives cash from a customer when that amount of cash must be used only to construct or acquire an item of property, plant and equipment and the entity must then use the item of property, plant and equipment either to connect the customer to a network or to provide the customer with ongoing access to a supply of goods or services, or to do both.

Improvements to PFRSs
The following are the IASB issued omnibus of amendments to its standards, issued in May 2008 and April 2009, effective January 1, 2010, primarily with a view to removing inconsistencies and clarifying wording. There are separate transitional provisions for each standard. The adoption of the following amendments resulted in changes to accounting policies but did not have any impact on the consolidated financial position or performance of the Group.

- PFRS 5, *Non-current Assets Held for Sale and Discontinued Operations*
  When a subsidiary is held for sale, all of its assets and liabilities will be classified as held for sale under PFRS 5, even when the entity retains a non-controlling interest in the subsidiary after the sale.

- PAS 1, *Presentation of Financial Statements*
  Assets and liabilities classified as held for trading are not automatically classified as current in the consolidated statement of financial position. The Group amended its accounting policy accordingly and analyzed whether Management's expectation of the period of realization of financial assets and liabilities differed from the classification of the instrument. This will not result in any re-classification of financial instruments between current and noncurrent in the statement of financial position.

- PAS 7, *Statement of Cash Flows*
  Expenditure that results in recognizing an asset can be classified as a cash flow from investing activities. This Amendment will impact the presentation in the statement of cash flows of the contingent consideration on the business combination completed in 2009 upon cash settlement.

- PAS 16, *Property, Plant and Equipment*
  Items of property, plant and equipment held for rental that are routinely sold in the ordinary course of business after rental, are transferred to inventory when rental ceases and they are held for sale.

- PAS 17, *Leases*
  Removes the specific guidance on classifying land as a lease. Prior to the amendment, leases of land were classified as operating leases. The amendment now requires that leases of land are classified as either 'finance' or 'operating' in accordance with the general principles of PAS 17. The Amendments will be applied retrospectively.

- PAS 19, *Employee Benefits*
  Revised the definition of 'past service costs', 'return on plan assets' and 'short term' and 'other long-term' employee benefits. Amendments to plans that result in a reduction in benefits related to future services are accounted for as curtailment.

  The reference to the recognition of contingent liabilities to ensure consistency with PAS 37, *Provisions, Contingent Liabilities and Contingent Assets* was deleted.

- PAS 20, *Accounting for Government Grants and Disclosures of Government Assistance*
  Loans granted in the future with no or low interest rates will not be exempt from the requirement to impute interest. The difference between the amount received and the discounted amount is accounted for as government grant. Also, revised various terms used to be consistent with other PFRS.

- PAS 23, *Borrowing Costs*
  The definition of borrowing costs is revised to consolidate the two types of items that are considered components of 'borrowing costs' into one - the interest expense calculated using the effective interest rate method calculated in accordance with PAS 39. The Group has amended its accounting policy accordingly which will not result in any change in its financial position.

- PAS 28, *Investment in Associates*
  If an associate is accounted for at fair value in accordance with PAS 39, only the requirement of PAS 28 to disclose the nature and extent of any significant restrictions on the ability of the associate to transfer funds to the entity in the form of cash or repayment of loans applies. This amendment has no impact on the Group as it does not account for its associates at fair value in accordance with PAS 39.

  An investment in an associate is a single asset for the purpose of conducting the impairment test. Therefore, any impairment test is not separately allocated to the goodwill included in the investment balance. This amendment has no impact on the Group because this policy was already applied.

- PAS 31, *Interest in Joint ventures*
  If a joint venture is accounted for at fair value, in accordance with PAS 39, only the requirements of PAS 31 to disclose the commitments of the venturer and the joint venture, as well as summary financial information about the assets, liabilities, income and expense will apply. This Amendment will have no impact on the Group because it does not account for its joint ventures at fair value in accordance with PAS 39.

- PAS 36, *Impairment of Assets*
  When discounted cash flows are used to estimate 'fair value less cost to sell' additional disclosure is required about the discount rate, consistent with disclosures required when the discounted cash flows are used to estimate 'value in use'. This amendment has no immediate impact on the consolidated financial statements of the Group because the recoverable amount of its cash generating units is currently estimated using 'value in use'.

- PAS 38, *Intangible Assets*
  Expenditure on advertising and promotional activities is recognized as an expense when the Group either has the right to access the goods or has received the services. This amendment has no impact on the Group because it does not enter into such promotional activities.

  The reference to there being rarely, if ever, persuasive evidence to support an amortization method of intangible assets other than a straight-line method has been removed. This Amendment has no impact on the Group because it does not have intangible assets.

- PAS 39, *Financial Instruments: Recognition and Measurement*
  Changes in circumstances relating to derivatives are not reclassifications and therefore may be either removed from, or included in, the 'fair value through profit or loss' classification after initial recognition. The reference in PAS 39 to a 'segment' when determining whether an instrument qualifies as a hedge was removed. Require the use of the revised effective interest rate when remeasuring a debt instrument on the cessation of fair value hedge accounting.

Effective in 2012 for adoption by the Group on fiscal year ending September 30, 2012

- Philippine Interpretation IFRIC 15, *Agreement for Construction of Real Estate (effective for annual periods beginning on or after January 1, 2012).* This Philippine Interpretation, which may be early applied, covers accounting for revenue and associated expenses by entities that undertake the construction of real estate directly or through subcontractors. This Philippine Interpretation requires that revenue on construction of real estate be recognized only upon completion, except when such contract qualifies as construction contract to be accounted for under PAS 11, *Construction Contracts,* or involves rendering of services in which case revenue is recognized based on stage of completion. Contracts involving provision of services with the construction materials and where the risks and reward of ownership are transferred to the buyer on a continuous basis will also be accounted for based on stage of completion.

  The adoption of this Philippine Interpretation will be accounted for retrospectively and will result to the restatement of prior period consolidated financial statements. The adoption of this Philippine Interpretation may significantly affect the determination of the net income and the related Installment contract receivables, Deposit from real estate buyers, Deferred tax liabilities and Retained earnings accounts.

4. Summary of Significant Accounting Policies

Revenue Recognition
Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. The following specific recognition criteria must also be met before revenue is recognized:

Real estate sales
Real estate sales are accounted for under the percentage-of-completion method when: (a) equitable interest and/or legal title to the subject properties is transferred to the buyer; (b) the seller is obliged to perform significant acts after the subject properties are sold; (c) the amount of revenue can be measured reliably; (d) the costs incurred or to be incurred can be measured reliably; and (e) it is probable that the economic benefits will flow to the entity. Under this method, revenue is recognized as the related obligations are fulfilled, measured principally on the basis of the estimated completion of a physical proportion of the contract work.

If any of the criteria under the percentage-of-completion method is not met, the deposit method is applied until all the conditions for recording a sale are met. Pending recognition of sale, cash received from buyers are presented under the "Deposits from real estate buyers" account which is shown as part of the "Deposits and other liabilities" account in the liabilities section of the consolidated statement of financial position.

Rental income
The Parent Company leases its commercial real estate properties to others through operating leases. Rental income on leased properties is recognized on a straight-line basis over the lease term, or based on a certain percentage of the gross revenue of the tenants, as provided under the terms of the lease contract. Contingent rents are recognized as revenue in the period in which they are earned.

Revenue from hotel operations
Revenue from hotel operations are recognized when services are rendered. Revenue from banquets and other special events are recognized when the events take place. Rental income on leased areas of the hotel is recognized on a straight-line basis over the lease term.

Interest income
Interest income is recognized as the interest accrues (using the effective interest (EIR) method that is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument to the net carrying amount of the financial asset).

Dividend income
Dividend income is recognized when the Group's right to receive the payment is established.

Cash and Cash Equivalents
Cash includes cash on hand and in banks. Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash with original maturities of three (3) months or less and that are subject to an insignificant risk of changes in value.

Financial Instruments
Date of recognition
The Group recognizes a financial asset or a financial liability in the consolidated statement of financial position when it becomes a party to the contractual provisions of the instrument. Purchases or sales of financial assets that require delivery of assets within the time frame established by regulation or convention in the marketplace are recognized on the settlement date.

Initial recognition of financial instruments
Financial assets within the scope of PAS 39 are classified as either financial assets at fair value through profit or loss (FVPL), loans and receivables, held to maturity investments (HTM) and available for sale (AFS) financial assets, as appropriate. The Group determines the classification of the financial assets at initial recognition and, where allowed and appropriate, re-evaluates this designation at each financial year-end.

All financial assets are recognised initially at fair value plus, in the case of investments not at fair value through profit or loss, directly attributable transaction costs.

All loans and borrowings are initially recognized at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the effective interest rate method. Gains and losses are recognized in the consolidated statement of comprehensive income when liabilities are derecognized as well as through amortization process under the “Interest expense” account.

The Group’s financial assets are of the nature of financial assets at FVPL and loans and receivables; whereas, financial liabilities are of the nature of other financial liabilities.

The subsequent measurement bases for financial assets depend on the classification. Financial assets that are classified as loans and receivables are measured at amortized cost using the EIR method. Amortized cost is calculated by taking into account any discount, premium and transaction costs on acquisition, over the period to maturity. Amortization of discounts, premiums and transaction costs are taken directly to the consolidated statement of comprehensive income.

Determination of fair value
The fair value for financial instruments traded in active markets at the consolidated reporting date is based on their quoted market price or dealer price quotations (bid price for long positions and ask price for short positions), without any deduction for transaction costs. When current bid and asking prices are not available, the price of the most recent transaction provides evidence of the current fair value as long as there has not been a significant change in economic circumstances since the time of the transaction.

For all other financial instruments not listed in an active market, the fair value is determined by using appropriate valuation techniques. Valuation techniques include net present value technique, comparison to similar instruments for which market observable prices exist and other relevant valuation models.

Day 1 profit
Where the transaction price in a non-active market is different to the fair value from other observable current market transactions in the same instrument or based on a valuation technique whose variables include only data from observable market, the Group recognizes the difference between the transaction price and fair value (a Day 1 profit) in the consolidated statement of comprehensive income unless it qualifies for recognition as some other type of asset.

In cases where variables used is made of data which is not observable, the difference between the transaction price and model value is only recognized in the consolidated statement of comprehensive income when the inputs become observable or when the instrument is derecognized. For each transaction, the Group determines the appropriate method of recognizing the 'Day 1' profit amount.

Loans and Receivables
Loans and receivables are financial assets with fixed or determinable payments and fixed maturities that are not quoted in an active market. They are not entered into with the intention of immediate or short-term resale and are not designated as AFS financial assets or financial assets at FVPL.

After initial measurement, the loans and receivables are subsequently measured at amortized cost using the EIR method, less allowance for impairment. Amortized cost is calculated by taking into account any discount or premium on acquisition and fees that are an integral part of the EIR. The amortization is included in the "Interest Income" in the consolidated statement of comprehensive income. The losses arising from impairment of such loans and receivables are recognized in the consolidated statement of comprehensive income.

The Group's loans and receivables include Cash and cash equivalents, Receivables, Utility deposits, Advances to lot owners and Receivables from Meralco.

Financial assets and financial liabilities at FVPL
Financial assets and financial liabilities at FVPL include financial assets and financial liabilities held for trading purposes, derivative instruments, or those designated by management upon initial recognition as at FVPL , subject to any of the following criteria:

- the designation eliminates or significantly reduces the inconsistent treatment that would otherwise arise from measuring the assets or liabilities or recognizing gains or losses on them on a different basis; or
- the assets and liabilities are part of a group of financial assets, financial liabilities or both which are managed and their performance are evaluated on a fair value basis, in accordance with a documented risk management or investment strategy; or
- the financial instrument contains an embedded derivative, unless the embedded derivative does not significantly modify the cash flows or it is clear, with little or no analysis, that it would not be separately recorded.

Financial assets and financial liabilities at FVPL are recorded in the consolidated statement of financial position at fair value. Changes in fair value are reflected in the consolidated statement of comprehensive income. Interest earned or incurred is recorded in interest income or expense, respectively, while dividend income is recorded in other operating income according to the terms of the contract, or when the right of the payment has been established.

The Group's financial asset at FVPL consists of derivative asset (see Note 12 and 29). The Group has no financial liability at FVPL.

Derivative Financial Instruments
Derivative financial instruments (including bifurcated embedded derivatives) are initially recognized at fair value on the date at which the derivative contract is entered into and is subsequently remeasured at fair value. Any gains or losses arising from changes in fair value of the derivative (except those accounted for as accounting hedges) is taken directly to the consolidated statement of comprehensive income as "Other Income" under revenue. The derivative is carried as asset when the fair value is positive and as liability when the fair value is negative.

The Group has an outstanding interest rate swap agreement with an international bank to hedge its interest rate exposure (see Note 12).

Embedded Derivatives
An embedded derivative is separated from the host financial or non-financial contract and accounted for as a derivative if all of the following conditions are met:

- the economic characteristics and risks of the embedded derivative are not closely related to the economic characteristic of the host contract;
- a separate instrument with the same terms as the embedded derivative would meet the definition of a derivative; and
- the hybrid or combined instrument is not recognized at FVPL.

The Group assesses whether embedded derivatives are required to be separated from host contracts when the Group first becomes a party to the contract. Reassessment only occurs if there is a change in the terms of the contract that significantly modifies the cash flows that would otherwise be required.

Embedded derivatives that are bifurcated from the host contracts are accounted for as financial assets or liabilities at FVPL. Changes in fair values are included in the consolidated statement of comprehensive income.

As of September 30, 2009, 2008 and 2007, the Group has no embedded derivatives required for bifurcation.

AFS financial assets
AFS financial assets are those which are designated as such and are purchased and held indefinitely, and may be sold in response to liquidity requirements or changes in market conditions. AFS financial assets include equity securities.

After initial measurement, AFS financial assets are measured at fair value. The unrealized gains and losses arising from the fair valuation of AFS financial assets are excluded from reported earnings and are reported in the consolidated statement of financial position and consolidated statement of changes in equity.

When the security is disposed of, the cumulative gain or loss previously recognized in the consolidated statement of changes in equity is recognized in the consolidated statement of comprehensive income. Where the Group holds more than one investment in the same security, these are deemed to be disposed of on a first-in first-out basis. Dividends earned on holding AFS financial assets are recognized in the consolidated statement of comprehensive income when the right of the payment has been established. The losses arising from impairment of such investments are recognized in the consolidated statement of comprehensive income.

As of September 30, 2009, 2008 and 2007, the Group has no AFS financial assets in its consolidated financial statements.

Other Financial Liabilities
All financial liabilities are initially recognized at the fair value of the consideration received less directly attributable transaction costs. After initial recognition, loans payable are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in the consolidated statement of comprehensive income when the liabilities are derecognized or impaired, as well as through the amortization process.

Debt Issuance Costs
Expenditures incurred in connection with the availments of long-term debt are deferred and amortized using effective interest method over the term of the loans. The debt issuance costs are recorded as "Others" and reported under the "Other Assets" account under the consolidated statement of financial position.

Customers' Deposits
Deposits from lessees
Deposits from lessees are measured initially at fair value. After initial recognition, customers' deposits are subsequently measured at amortized cost using EIR method.

The difference between the cash received and its fair value is deferred (included in the "Deposits and other liabilities" in the consolidated statement of financial position) and amortized using the straight-line method.

Deposits from real estate buyers
Deposits from real estate buyers represent mainly reservation fees and advance payments. These deposits will be recognized as revenue in the consolidated statement of comprehensive income as the related obligations are fulfilled to the real estate buyers. The deposits are recorded as "Deposits from real estate buyers" and reported under the "Deposits and other liabilities" account in the consolidated statement of financial position.

Classification of Financial Instruments Between Debt and Equity
A financial instrument is classified as debt, if it provides for a contractual obligation to:

- deliver cash or another financial asset to another entity; or
- exchange financial assets or financial liabilities with another entity under conditions that are potentially unfavorable to the Group; or
- satisfy the obligation other than by the exchange of a fixed amount of cash or another financial asset for a fixed number of own equity shares.

If the Group does not have an unconditional right to avoid delivering cash or another financial asset to settle its contractual obligation, the obligation meets the definition of a financial liability.

The components of issued financial instruments that contain both liability and equity elements are accounted for separately, with the equity component being assigned the residual amount, after deducting from the instrument as a whole the amount separately determined as the fair value of the liability component on the date of issue.

The Group has no financial instruments that contain both liability and equity elements.

Derecognition of Financial Assets and Liabilities
A financial asset (or where applicable, a part of a group of financial assets) is derecognized when:

- the rights to receive cash flows from the assets have expired;
- the Group retains the right to receive cash flows from the asset, but has assumed an obligation to pay them in full without material delay to a third-party under a "pass-through" arrangement; or
- the Group has transferred substantially all the risks and rewards of the asset, or has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Where the Group has transferred the rights to receive cash flows from an asset or has entered into a pass-through arrangement and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognized to the extent of the Group's continuing involvement in the asset. Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Group could be required to repay.

Financial liabilities are derecognized when the obligation under the liability is discharged or cancelled or expired. Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognized in the consolidated statement of comprehensive income.

Impairment of Financial Assets
The Group assesses at each reporting date whether a financial or group of financial assets is impaired.

A financial asset or a group of financial assets is deemed to be impaired if, and only if, there is objective evidence of impairment as a result of one or more events that has occurred after the initial recognition of the asset (an incurred 'loss event') and that loss event (or events) has an impact on the estimated future cash flows of the financial asset or the group of financial assets that can be reliably estimated. Evidence of impairment may include indications that the borrower or a group of borrowers is experiencing significant financial difficulty, default or delinquency in interest or principal payments, the probability that they will enter bankruptcy or other financial reorganization and where observable data indicate that there is measurable decrease in the estimated future cash flows, such as changes in arrears or economic conditions that correlate with defaults.

Loans and receivables
The Group first assesses whether objective evidence of impairment exists individually for financial assets that are individually significant or collectively for financial assets that are not individually significant. If there is an objective evidence that an impairment loss on loans and receivables carried at amortized cost has been incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future expected credit losses that have not been incurred) discounted at the financial asset's original effective interest rate (i.e., the effective interest rate computed at initial recognition).

If it is determined that no objective evidence of impairment exists for an individually assessed financial asset, whether significant or not, the asset is included in a group of financial assets with similar credit risk characteristics and that group of financial assets is collectively assessed for impairment. Assets that are individually assessed for impairment and for which an impairment loss is or continues to be recognized are not included in a collective assessment of impairment.

The carrying amount of the asset is reduced through the use of an allowance for impairment loss account. The amount of the loss shall be recognized in the consolidated statement of comprehensive income. If, in a subsequent period, the amount of the impairment loss decreases, and the decrease can be related objectively to an event occurring after the impairment was recognized, the previously recognized impairment loss is reversed. Any subsequent reversal of an impairment loss is recognized in the consolidated statement of comprehensive income, to the extent that the carrying value of the asset does not exceed the amortized cost at the reversal date.

Offsetting Financial Instruments
Financial assets and financial liabilities are offset and the net amount reported in the consolidated statement of financial position if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the asset and settle the liability simultaneously. This is not generally the case with master netting agreements, and the related assets and liabilities are presented gross in the consolidated statement of financial position.

Subdivision Land, Condominium and Residential Units for Sale
Subdivision land, condominium and residential units for sale are carried at the lower of cost or net realizable value (NRV). Cost includes costs incurred for development and improvement of the properties and borrowing costs on loans directly attributable to the projects which were capitalized during construction. NRV is the estimated selling price in the ordinary course of business less cost of completion and estimated costs necessary to make the sale.

Investment Properties and Other Investments
Investment properties consist of properties that are held to earn rentals or for capital appreciation or both, and that are not occupied by the companies consolidated into the Group and investment in shares to stocks. Investment properties, except for land, are carried at cost less accumulated depreciation and amortization and any impairment in value. Land is carried at cost less any

impairment in value. The carrying amount includes the cost of replacing part of an existing investment property at the time that cost is incurred if the recognition criteria are met and excludes the cost of day to day servicing of an investment property. Investment properties are depreciated and amortized using the straight-line method over their estimated useful lives as follow:

	Years
Land improvements	10
Buildings and improvements	10-20
Theater furniture and equipment	5

The useful life and depreciation and amortization method are reviewed periodically to ensure that the period and method of depreciation and amortization are consistent with the expected pattern of economic benefits from items of investment properties and other investments.

Investment properties are derecognized when either they have been disposed of or when the investment property is permanently withdrawn from use and no future economic benefit is expected from its disposal. Any gain or loss on the retirement or disposal of an investment property is recognized in the consolidated statement of comprehensive income in the period of retirement or disposal.

Transfers are made to investment property when, and only when, there is a change in use, evidenced by the end of owner occupation, commencement of an operating lease to another party. Transfers are made from investment property when, and only when, there is a change in use, evidenced by commencement of owner occupation or commencement of development with a view to sale.

Construction-in-progress (CIP) is stated at cost. This includes cost of construction and other direct costs. Borrowing costs that are directly attributable to the construction of investment properties are capitalized during the construction period. CIP is not depreciated until such time as the relevant assets are completed and put into operational use.

Property and Equipment

Property and equipment, except for land, are stated at cost less accumulated depreciation and amortization and any impairment in value. Land is carried at cost less any impairment in value. The cost of an item of property and equipment includes its purchase price and any cost attributable in bringing the asset to the intended location and working condition. Cost also includes interest and other charges on borrowed funds used to finance the acquisition or construction of property and equipment to the extent incurred during the period of construction and installation.

Expenditures incurred after the fixed assets have been put into operation, such as repairs and maintenance, are normally charged to expenses in the period in which the costs are incurred. In situations where it can be clearly demonstrated that the expenditures have resulted in an increase in the future economic benefits expected to be obtained from the use of an item of property and equipment beyond its originally assessed standard of performance, the expenditures are capitalized as an additional cost of property and equipment.

Depreciation commences once the assets are available for use and is calculated on a straight-line basis over the estimated useful life of five (5) years.

Assets under construction are transferred to a specific category of property and equipment when the construction and other related activities necessary to prepare the property and equipment for their intended use are completed and the property and equipment are available for service.

Other equipment includes china, glassware, silver and linen on stock.

The useful life and depreciation method are reviewed and adjusted, if appropriate, at each financial year-end to ensure that the period and method of depreciation and amortization are consistent with the expected pattern of economic benefits from items of property and equipment.

An item of property and equipment is derecognized upon disposal or when no future economic benefits are expected from its use or disposal. Any gain or loss arising on derecognition of the asset (calculated as the difference between the net disposal proceeds and the carrying amount of the asset) is included in consolidated statement of comprehensive income in the period the asset is derecognized.

Impairment of Nonfinancial Assets
This accounting policy applies primarily to the Group's Subdivision, land, condominiums and residential units for sale, investment properties and property and equipment.

The Group assesses at each reporting date whether there is an indication that an asset may be impaired. If any such indication exists, the Group makes an estimate of the asset's recoverable amount. An asset's recoverable amount is calculated as the higher of an asset's or cash-generating unit's fair value less cost to sell and its value in use or its net selling price and is determined for an individual asset, unless the asset does not generate cash inflows that are largely independent of those from other assets or group of assets.

Where the carrying amount of an asset exceeds the recoverable amount, the asset is considered impaired and is written down to its recoverable amount. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessment of the time value of money and the risks specific to the asset.

Impairment losses of continuing operations are recognized in the consolidated statement of comprehensive income in those expense categories consistent with the function of the impaired asset.

An assessment is made at each reporting date as to whether there is any indication that previously recognized impairment losses may no longer exist or may have decreased. If any such indication exists, the Group makes an estimate of recoverable amount. A previously recognized impairment loss is reversed only if there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognized. If that is the case, the carrying amount of the asset is increased to the recoverable amount. That increased amount cannot exceed the carrying amount that would have been determined, net of depreciation and amortization, had no impairment loss been recognized for the assets in prior period, such reversal is recognized in the consolidated statement of comprehensive income.

Income Tax

Current tax

Current tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amounts are those that are enacted or substantively enacted at the reporting date.

Deferred tax

Deferred tax is provided using the financial position liability method on temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred tax liabilities are recognized for all taxable temporary differences.

Deferred tax assets are recognized for all deductible temporary differences to the extent that it is probable that taxable profit will be available against which the deductible temporary differences can be utilized except where the deferred tax asset relating to the deductible temporary difference arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting profit nor taxable profit or loss. Deferred tax assets are recognized only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary difference can be utilized.

The carrying amount of deferred tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized.

Deferred tax assets and deferred tax liabilities are offset if a legally enforceable right exists to set off current tax assets against current tax liabilities and the deferred taxes relate to the same taxable entity and the same taxation authority.

Pension Expense

Pension expense is actuarially determined using the projected unit credit (PUC) valuation method. This method reflects services rendered by employees up to the date of valuation and incorporates assumptions concerning employees' projected salaries. Actuarial valuations are conducted with sufficient regularity, with option to accelerate when significant changes to underlying assumptions occur. Pension expense includes current service cost, interest cost and a portion of the net cumulative unrecognized actuarial gains and losses.

The liability recognized by the Group in respect of the defined benefit plan is the present value of the defined benefit obligation at the reporting date less the fair value of the plan assets, together with adjustments for unrecognized actuarial gains or losses and past service costs that shall be recognized in later periods. The present value of the defined benefit obligation is determined by discounting the estimated future cash inflows using long term government bond risk-free interest rates that have terms to maturity approximating the terms of the related pension liability or applying a single weighted average discount rate that reflects the estimated timing and amount of benefit payments.

The Group applies the corridor method whereby actuarial gains and losses are recognized as income or expenses when the cumulative unrecognized actuarial gains or losses of the plan exceed 10% of the higher of the defined benefit obligation and the fair value of plan assets. These gains and losses are recognized over the expected average remaining working lives of the employee participating in the plan.

Commission Expense
The Group recognizes commission expense when services are rendered by the broker. The commission expense is recognized upon receipt of down payment from the buyer comprising a substantial portion of the contract price and the capacity to pay and credit worthiness of buyers have been reasonably established for sales under the deferred cash payment arrangement.

Leases
The determination of whether an arrangement is, or contains a lease, is based on the substance of the arrangement at inception date, and requires an assessment of whether the fulfillment of the arrangement is dependent on the use of a specific asset or assets, and the arrangement conveys a right to use the asset. A reassessment is made after inception of the lease only if one (1) of the following applies:

a. there is a change in contractual terms, other than a renewal or extension of the arrangement;
b. a renewal option is exercised or an extension granted, unless that term of the renewal or extension was initially included in the lease term;
c. there is a change in the determination of whether fulfillment is dependent on a specified asset; or
d. there is a substantial change to the asset.

Where a reassessment is made, lease accounting shall commence or cease from the date when the change in circumstances gave rise to the reassessment for any of the scenarios above, and at the date of renewal or extension period for the second scenario.

Group as a lessee
Leases where the lessor retains substantially all the risks and benefits of ownership of the asset are classified as operating leases. Operating lease payments are recognized as an expense in the consolidated statement of comprehensive income on a straight-line basis over the lease term. Indirect costs incurred in negotiating an operating lease are added to the carrying value of the leased asset and recognized over the lease term on the same bases as the lease income. Minimum lease payments are recognized on a straight-line basis while the variable rent is recognized as an expense based the terms of the leased contract.

Group as a lessor
Leases where the Group retains substantially all the risk and benefits of ownership of the assets are classified as operating leases. Contingent rents are recognized as revenue in the period in which they are earned.

Borrowing Costs
Borrowing costs generally are expensed as incurred. Interest and other related financing charges on borrowed funds used to finance the acquisition and construction of a qualifying asset (included under Subdivision land, condominium and residential units for sale, Investment properties and Property and equipment accounts) are capitalized to the appropriate asset accounts. Capitalization of borrowing costs commences when the expenditures and borrowing costs are being incurred during the construction and related activities necessary to prepare the asset for its intended use are in progress. It is suspended during extended periods in which active development is interrupted and ceases when substantially all the activities necessary to prepare the asset for its intended use are complete. The capitalization is based on the weighted average borrowing cost.

The borrowing costs capitalized as part of investment properties and property and equipment are amortized using the straight-line method over the estimated useful lives of the assets. The borrowing cost capitalized as part of subdivision land, condominium and residential units for sale are expensed when the related assets are sold.

If after capitalization of the borrowing costs, the carrying amount of the asset exceeds its recoverable amount, an impairment loss is recorded in the consolidated statement of comprehensive income.

Interest expense on loans and borrowings is recognized using the EIR method over the term of the loans and borrowings.

Provisions
Provisions are recognized when the Group has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation. Where the Group expects a provision to be reimbursed, the reimbursement is recognized as a separate asset but only when the reimbursement is virtually certain. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as an interest expense. Provisions are reviewed at each reporting date and adjusted to reflect the current best estimate.

Foreign Currency Transactions
Each entity in the Group determines its own functional currency and items included in the consolidated financial statements of each entity are measured using that functional currency. Transactions in foreign currencies are initially recorded in the functional currency rate ruling at the date of the transaction. Monetary assets and liabilities denominated in foreign currencies are retranslated at the functional currency rate of exchange ruling at the reporting date. Exchange gains or losses arising from foreign exchange transactions are credited to or charged against operations for the period.

Earnings Per Share (EPS)
Basic earnings per share is calculated by dividing net income attributable to equity holders of the Parent Company by the weighted average number of common shares outstanding during the year. Diluted EPS is computed by dividing net income for the year by the weighted average number of common shares issued and outstanding during the period after giving effect to assumed conversion of potential common shares.

Segment Reporting
The Group's operating businesses are organized and managed separately according to the nature of the products and services provided, with each segment representing a strategic business unit that offers different products and services and serves different markets. Financial information on business segments is presented in Note 6 to the consolidated financial statements.

Contingencies
Contingent liabilities are not recognized in the consolidated financial statements but are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the consolidated financial statements but are disclosed when an inflow of economic benefits is probable.

Events After the Reporting Period
Post year-end events that provide additional information about the Group's position at the reporting date (adjusting events) are reflected in the consolidated financial statements. Post year-end events that are not adjusting events are disclosed in the notes to the consolidated financial statements when material.

5. Significant Accounting Judgments and Estimates

The preparation of the consolidated financial statements in compliance with PFRS requires the Group to make judgment and estimates that affect the reported amounts of assets, liabilities, income and expenses and disclosure of contingent assets and contingent liabilities. Future events may occur which will cause the assumptions used in arriving at the estimates to change. The effects of any change in judgments and estimates are reflected in the consolidated financial statements, as they become reasonably determinable.

Judgments and estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Judgments
In the process of applying the Group's accounting policies, management has made the following judgments, apart from those involving estimations, which has the most significant effect on the amounts recognized in the consolidated financial statements.

Revenue and cost recognition on real estate sales
Selecting an appropriate revenue recognition method for a particular real estate sale transaction requires certain judgment based on, among others:

- Buyer's commitment on the sale which may be ascertained through the significance of the buyer's initial investment; and
- Stage of completion of the project.

The related balances from real estate transactions follow:

	2009	2008	2007
Revenue (Note 19)	**₱3,903,963,162**	₱4,942,149,125	₱2,896,397,480
Costs and expenses (Note 20)	**2,304,166,017**	3,302,412,914	1,417,930,410

Operating leases commitments - Group as lessee
The Group has entered into commercial property leases. Substantially, all the risks and benefits incidental to ownership of the leased item are not transferred to the Group. The future minimum rentals payable under noncancelable operating lease amounted to ₱6,557 million, ₱6,600 million and ₱6,351 million as of September 30, 2009, 2008 and 2007, respectively (see Note 32).

Operating lease commitments - Group as lessor
The Group has entered into commercial property leases on its investment property portfolio. The Group has determined that it retains all the significant risks and rewards of ownership of these properties and accounts for them as operating leases. The future minimum rentals receivables under non-cancelable operating lease amounted to ₱2,369 million, ₱2,956 million and ₱4,111 million as of September 30, 2009, 2008 and 2007, respectively (see Note 32).

Distinction between investment properties and owner-occupied properties
The Group determines whether a property qualifies as investment property. In making its judgment, the Group considers whether the property generates cash flows largely independent of the other assets held by an entity. Owner-occupied properties generate cash flows that are attributable not only to property but also to the other assets used in the supply process.

Some properties are held to earn rentals or for capital appreciation and other properties are held for use in rendering of services or for administrative purposes. If these portions cannot be sold separately, the property is accounted for as investment property only if an insignificant portion is held for use in providing services or for administrative purposes. Judgment is applied in determining whether ancillary services are so significant that a property does not qualify as investment property. The Group considers each property separately in making its judgment.

Distinction between subdivision land and land and land improvements
The Group determines whether a property will be classified as Subdivision land or Land and land improvements. In making this judgment, the Group considers whether the property will be sold in the normal operating cycle (Subdivision land) or whether it will be retained as part of the Group's strategic landbanking activities for development or sale in the medium or long-term (Land and land improvements).

Contingencies
The Group is currently involved in various legal proceedings. The estimate of the probable costs for the resolution of these claims has been developed in consultation with outside counsel handling the defense on these matters and is based upon an analysis of potential results. The Group currently does not believe these proceedings will have a material effect on the Group's financial position. It is possible, that future results of operations could be materially affected by changes in the estimates or in the effectiveness of the strategies relating to these proceedings (see Note 32).

Estimates
The key estimates concerning the future and other key sources of estimation uncertainty at the reporting date that have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial period are discussed below.

Revenue and cost recognition
The Group's revenue recognition policies require management to make use of estimates and assumptions that may affect the reported amounts of revenue and costs. The Group's revenue from real estate sales are recognized based on the percentage-of-completion and the completion rate is measured principally on the basis of the estimated completion of a physical proportion of the contract work, and by reference to the actual costs incurred to date over the estimated total costs of the project.

The related balances from real estate transactions follow:

	2009	2008	2007
Revenue (Note 19)	**₱3,903,963,162**	₱4,942,149,125	₱2,896,397,480
Costs and expenses (Note 20)	**2,304,166,017**	3,302,412,914	1,417,930,410

Allowance for impairment losses
The Group maintains allowance for impairment losses at a level considered adequate to provide for potential uncollectible receivables. The level of this allowance is evaluated by management on the based on the factors that affect the collectibility of the accounts. These factors include, but are not limited to, the length of the Group's relationship with the tenant, the tenant's payment behavior and other known market factors. The Group recognizes impairment losses based on the results of the specific/individual and collective assessment of its credit exposures.

The related balances follow (see Note 8):

	2009	2008	2007
Receivables	**₱4,118,417,642**	₱4,401,451,172	₱2,962,121,067
Allowance for impairment losses	**49,459,776**	48,459,175	29,477,071
Provision for impairment losses	**1,000,601**	18,982,104	19,000,000

Financial assets and liabilities
The Group carries certain financial assets and liabilities at fair value, which requires extensive use of accounting estimates and judgment. While significant components of fair value measurement were determined using verifiable objective evidence (i.e., foreign exchange rates, interest rates), the amount of changes in fair value would differ if the Group utilized different valuation methodology. Any changes in fair value of these financial assets and liabilities would affect directly the consolidated statement of comprehensive income (see Note 30).

Where the fair values of certain financial assets and financial liabilities recorded in the consolidated statement of financial position cannot be derived from active markets, they are determined using internal valuation techniques using generally accepted market valuation models. The inputs to these models are taken from observable markets where possible, but where this is not feasible, estimates are used in establishing fair values. The judgments include considerations of liquidity and model inputs such as correlation and volatility for longer dated derivatives.

As of September 30, 2009, the Group has a derivative asset classified under FVPL amounting to ₱103 million (see Note 12).

Useful lives of investment properties and property and equipment
The Group estimates the useful lives of the investment properties and property and equipment based on the period over which the assets are expected to be available for use (see Note 4). The Group reviews periodically the estimated useful lives of investment properties and property and equipment based on factors that include asset utilization, internal technical evaluation, technological changes, environmental and anticipated use of the assets. It is possible that future results of operations could be materially affected by changes in these estimates brought about by changes in the factors mentioned. A reduction in the estimated useful lives of investment properties and property and equipment would increase the recorded depreciation and amortization expense and decrease the related asset accounts.

The related balances follow:

	2009	2008	2007
Investment properties and other investments (Note 10)			
Cost	**₱37,154,610,696**	₱34,000,829,035	₱30,223,848,743
Accumulated depreciation and amortization	**9,661,345,051**	8,240,739,406	6,913,748,239
Depreciation and amortization	**1,420,605,645**	1,326,991,167	1,212,153,698
Property and equipment (Note 11)			
Cost	**4,328,144,148**	3,726,217,916	3,593,236,935
Accumulated depreciation and amortization	**2,143,411,369**	1,897,211,593	1,683,411,053
Depreciation and amortization	**248,240,650**	230,871,064	190,758,186

Impairment of nonfinancial assets
Assessing investment properties and other investments and property and equipment for impairment includes considering certain indications of impairment such as significant changes in asset usage, significant decline in market value and obsolescence or physical damage of an asset. If such indications are present, and where the carrying amount of the asset exceeds the recoverable amount, the asset is considered impaired and is written down to the recoverable amount.

Determining the fair value of investment properties and other investments and property and equipment, which require the determination of future cash flows expected to be generated from the continued use and ultimate disposition of such assets, requires the Group to make estimates and assumptions that can materially affect the consolidated financial statements. Future event could cause the Group to conclude that investment properties and other investments and property and equipment are impaired. Any resulting impairment loss could have a material impact on the consolidated financial statements.

The related balances follow:

	2009	2008	2007
Investment properties and other investments (Note 10)			
Cost	**₱37,154,610,696**	₱34,000,829,035	₱30,223,848,743
Accumulated depreciation and amortization	**9,661,345,051**	8,240,739,406	6,913,748,239
Depreciation and amortization	**1,420,605,645**	1,326,991,167	1,212,153,698
Property and equipment (Note 11)			
Cost	**4,328,144,148**	3,726,217,916	3,593,236,935
Accumulated depreciation and amortization	**2,143,411,369**	1,897,211,593	1,683,411,053
Depreciation and amortization	**248,241,580**	230,871,064	190,758,186

Deferred tax assets
Deferred tax assets are recognized for all deductible temporary differences to the extent that it is probable that sufficient taxable income will be available against which the deductible temporary differences can be utilized. Significant management estimate is required to determine the amount of deferred tax asset that can be recognized, based upon the likely timing and level of future taxable income together with future tax planning strategies. Deferred tax assets as of September 30, 2009, 2008 and 2007 amounted to ₱372 million, ₱316 million and ₱309 million, respectively (see Note 25).

As of September 30, 2009, 2008 and 2007, the Group has a hotel which enjoys the benefits of an ITH. As such, no deferred tax assets were set up on certain gross deductible temporary differences that are expected to reverse within the ITH period (see Note 31).

Pension expense
The determination of obligation and cost of pension is dependent on the selection of certain assumptions used in calculating such amounts. Those assumptions, which are described in Note 27, include, among others, discount rates and salary increase rates. Actual results that differ from the Group's assumptions are accumulated and amortized over future periods and therefore, generally affect the recognized expense and recorded obligation in such future periods. While the Group believes that the assumptions are reasonable and appropriate, significant differences in the actual experience or significant changes in the assumptions may materially affect the pension obligations.

The related balances follow:

	2009	2008	2007
Pension liabilities (Notes 13 and 27)	**₱28,453,776**	₱15,777,396	₱31,040,750
Pension benefit obligation (Note 27)	**80,486,580**	101,706,300	84,707,150
Unrecognized net actuarial losses (gains) (Note 27)	**(8,526,756)**	28,360,414	53,562,400

6. **Operating Segment**

In 2009, the Group adopted PFRS 8, *Operating Segment*, which replaces PAS 14, *Segment Reporting,* which adopted a management approach to segment reporting. Under this approach, the information reported would be that which management uses internally for evaluating the performance of operating segments and allocating resources to those segments.

Management monitors the operating results of its operating segments separately for the purpose of making decision about resource allocation and performance assessment. Group financing (including interest income and interest expense) and income taxes are managed on a group basis and are not allocated to operating segments. The Group evaluates performance based on income before income tax, and earnings before income tax, depreciation and amortization. The Group does not report its results based on geographical segments because the Group operates only in the Philippines.

Transfer prices between operating segments are on an arm's length basis in a manner similar to transactions with third parties.

The amount of segment assets and liabilities are based on the measurement principles that are similar with those used in measuring the assets and liabilities in the statement of financial condition which is in accordance with PFRS.

The Group derives its revenue from the following reportable units:

Commercial Center Division - develops, leases and manages shopping malls/commercial centers all over the Philippines.

Residential Buildings Division - develops and sells residential condominium spaces, as well as high-end horizontal residential projects.

Office Buildings Division - develops and leases offices spaces.

Housing and Land Development Division - develops and sells middle-income and socialized housing and residential lots.

Hotel Division - owns and operates a chain of prime hotels in Pasig City, Quezon City and Cebu City and a service apartment which closed operations in August 2007.

The financial information about the operations of these business segments is summarized as follows:

2009

	Commercial Center Division	Residential Buildings Division	Office Buildings Division	Housing and Land Development Division	Hotel Division	Total
Revenue	**₱4,210,395,126**	**₱3,814,406,965**	**₱1,111,914,654**	**₱560,433,185**	**₱1,036,362,735**	**₱10,733,512,665**
Costs and expenses	**990,466,972**	**2,618,980,773**	**80,086,599**	**371,933,037**	**723,100,945**	**4,784,568,326**
Earnings before income tax and depreciation and amortization	**3,219,928,154**	**1,195,426,192**	**1,031,828,055**	**188,500,148**	**313,261,790**	**5,948,944,339**
Depreciation and amortization (Note 22)	**1,172,179,099**	**11,931,337**	**293,966,695**	**7,994,811**	**182,774,353**	**1,668,846,295**
Income before income tax	**₱2,047,749,055**	**₱1,183,494,855**	**₱737,861,360**	**₱180,505,337**	**₱130,487,437**	**₱4,280,098,044**
Segment assets	**₱33,105,184,109**	**₱10,524,771,318**	**₱4,862,299,414**	**₱1,551,194,725**	**₱1,435,857,461**	**₱51,479,307,027**
Segment liabilities	**₱16,451,809,373**	**₱5,070,320,385**	**₱2,644,841,412**	**₱889,193,907**	**₱856,665,751**	**₱25,912,830,828**
Other segment information:						
Capital expenditures						**₱6,288,533,310**

2008

	Commercial Center Division	Residential Buildings Division	Office Buildings Division	Housing and Land Development Division	Hotel Division	Total
Revenue	₱3,697,371,463	₱4,757,157,577	₱883,379,078	₱704,344,233	₱1,139,801,132	₱11,182,053,483
Costs and expenses	1,013,430,176	3,632,144,599	3,902,937	437,549,497	773,770,617	5,860,797,826
Earnings before income tax and depreciation and amortization	2,683,941,286	1,125,012,978	879,476,141	266,794,736	366,030,516	5,321,255,657
Depreciation and amortization (Note 22)	1,106,835,557	5,859,167	263,829,616	7,584,159	173,753,732	1,557,862,231
Income before income tax	₱1,577,105,729	₱1,119,153,811	₱615,646,525	₱259,210,577	₱192,276,784	₱3,763,393,426
Segment assets	₱21,700,057,326	₱10,656,333,720	₱4,128,345,604	₱1,531,850,395	₱2,293,973,741	₱40,310,560,786
Segment liabilities	₱8,702,848,526	₱4,646,786,434	₱2,615,039,978	₱853,220,281	₱505,696,043	₱17,323,591,262
Other segment information:						
Capital expenditures						₱9,488,165,880

2007

	Commercial Center Division	Residential Buildings Division	Office Buildings Division	Housing and Land Development Division	Hotel Division	Total
Revenue	₱3,538,931,635	₱2,811,065,261	₱714,458,957	₱715,802,113	₱1,108,318,428	₱8,888,576,394
Costs and expenses	1,059,711,286	1,769,522,943	17,691,493	456,548,330	766,501,082	4,069,975,134
Earnings before income tax and depreciation and amortization	2,479,220,349	1,041,542,318	696,767,464	259,253,783	341,817,346	4,818,601,260
Depreciation and amortization (Note 22)	1,037,667,008	4,022,283	199,672,882	6,025,712	155,523,999	1,402,911,884
Income before income tax	₱1,441,553,341	₱1,037,520,035	₱497,094,582	₱253,228,071	₱186,293,347	₱3,415,689,376
Segment assets	₱20,085,067,259	₱9,282,828,455	₱3,652,705,282	₱1,346,574,628	₱2,418,602,651	₱36,785,778,275
Segment liabilities	₱6,150,841,506	₱4,944,239,729	₱2,876,955,213	₱1,057,578,737	₱466,067,350	₱15,495,682,535
Other segment information:						
Capital expenditures						₱8,884,207,767

The revenue of the Group consists mainly of sales to external customers. Inter-segment revenue arising from lease arrangements amounting to ₱24 million, ₱14 million and ₱11 million in 2009, 2008 and 2007, respectively, are eliminated on consolidation.

No operating segments have been aggregated to form the above reportable segments.

Capital expenditures consists of additions to property and equipment, and investment properties and other investments, and subdivision land, condominium and residential units for sale.

Major customers in lease arrangements include the affiliated entities (see Note 18).

7. Cash and Cash Equivalents

This account consists of:

	2009	2008	2007
Cash on hand and in banks (Note 18)	**₱8,082,848,590**	₱162,876,637	₱127,153,450
Short-term investments (Note 18)	**842,847,535**	356,203,816	1,428,469,968
	₱8,925,696,125	₱519,080,453	₱1,555,623,418

Cash in banks earns interest at the prevailing bank deposit rates. Short-term investments are made for varying periods of up to three (3) months depending on the immediate cash requirements of the Group, and earn interest at the prevailing short-term investment rates.

8. Receivables

This account consists of:

	2009	2008	2007
Trade			
Installment contract receivables	**₱3,166,871,003**	₱3,541,591,155	₱2,220,262,428
Accrued rent receivables	**320,890,367**	235,681,052	194,380,916
Rental receivables (Note 18)	**238,719,742**	252,087,471	298,432,138
Hotel operations	**76,130,603**	68,663,338	68,951,642
	3,802,611,715	4,098,023,016	2,782,027,124
Affiliated companies (Note 18)	**93,126,774**	94,757,880	62,945,371
Others	**222,679,153**	208,670,276	117,148,572
	4,118,417,642	4,401,451,172	2,962,121,067
Less allowance for impairment losses	**49,459,776**	48,459,175	29,477,071
	₱4,068,957,866	₱4,352,991,997	₱2,932,643,996

The installment contract receivables aggregating ₱3,167 million, ₱3,542 million and ₱2,220 million as of September 30, 2009, 2008 and 2007, included under installment contract receivables, are collectible in monthly installments over a period of one (1) to five (5) years and bear annual interest ranging from 8.20% to 9.75% computed on the diminishing balance of the principal.

Rental receivables from affiliated companies amounted to about ₱162 million, ₱108 million and ₱91 million as of September 30, 2009, 2008 and 2007, respectively. For the nature, terms and conditions of the receivables from affiliated companies please refer to Note 18.

The accrued rent receivables represent the portion of the lease recognized as income on a straight line basis.

Other receivables consist primarily of advances to suppliers and accruals of interest on short-term investments.

Allowance for Impairment Losses on Trade Receivables
As of September 30, 2009, 2008 and 2007, trade receivables with carrying value of ₱49 million, ₱48 million and ₱29 million were impaired and fully provided for. Changes in allowance for impairment losses on trade receivables follow:

2009

	Individual Assessment			**Collective Assessment**	
	Installment Contract Receivables	**Rental Receivable**	**Hotels Operations**	**Installment Contract Receivables**	**Total**
Balances at October 1, 2008	**₱542,358**	**₱20,512,893**	**₱8,403,924**	**₱19,000,000**	**₱48,459,175**
Provision for impairment losses (Note 21)	**–**	**–**	**1,000,601**	**–**	**1,000,601**
Balances at September 30, 2009	**₱542,358**	**₱20,512,893**	**₱9,404,525**	**₱19,000,000**	**₱49,459,776**

2008

	Individual Assessment			Collective Assessment	
	Installment Contract Receivables	Rental Receivable	Hotels Operations	Installment Contract Receivables	Total
Balances at October 1, 2007	₱542,358	₱4,837,203	₱5,097,510	₱19,000,000	₱29,477,071
Provision for impairment losses (Note 21)	–	15,675,690	3,306,414	–	18,982,104
Balances at September 30, 2008	₱542,358	₱20,512,893	₱8,403,924	₱19,000,000	₱48,459,175

2007

	Individual Assessment			Collective Assessment	
	Installment Contract Receivables	Rental Receivable	Hotels Operations	Installment Contract Receivables	Total
Balances at October 1, 2006	₱542,358	₱7,537,759	₱5,097,510	₱–	₱13,177,627
Provision for impairment losses (Note 21)	–	–	–	19,000,000	19,000,000
Write-offs	–	(2,700,556)	–	–	(2,700,556)
Balances at September 30, 2007	₱542,358	₱4,837,203	₱5,097,510	₱19,000,000	₱29,477,071

Aging Analysis
The aging analysis of the Group's receivables follows:

2009

	Total	Neither Past Due Nor Impaired	Past Due But Not Impaired: Less than 30 days	30 to 60 days	60 to 90 days	Over 90 days	Past Due and Impaired
Trade receivables							
Installment contract receivables	**₱3,166,871,003**	**₱2,847,977,762**	**₱49,835,054**	**₱17,329,617**	**₱27,428,275**	**₱205,300,295**	**₱19,000,000**
Rental receivables	**238,719,742**	**131,050,306**	**39,725,087**	**5,982,170**	**419,645**	**41,029,641**	**20,512,893**
Accrued rent receivables	**320,890,367**	**320,890,367**	–	–	–	–	–
Hotel operations	**76,130,603**	**37,983,835**	**12,535,280**	**7,095,504**	**3,366,052**	**5,203,049**	**9,946,883**
Affiliated companies (Note 18)	**93,126,774**	**93,126,774**	–	–	–	–	–
Others	**222,679,153**	**222,679,153**	–	–	–	–	–
	₱4,118,417,642	**₱3,653,708,197**	**₱102,095,421**	**₱30,407,291**	**₱31,213,972**	**₱251,532,985**	**₱49,459,776**

2008

	Total	Neither Past Due Nor Impaired	Past Due But Not Impaired: Less than 30 days	30 to 60 days	60 to 90 days	Over 90 days	Past Due and Impaired
Trade receivables							
Installment contract receivables	₱3,541,591,155	₱3,102,754,751	₱97,967,424	₱95,629,787	₱49,094,434	₱177,144,759	₱19,000,000
Rental receivables	252,087,471	124,378,250	1,737,728	7,226,497	42,613	98,189,490	20,512,893
Accrued rent receivables	235,681,052	235,681,052	–	–	–	–	–
Hotel operations	77,609,620	36,027,130	14,231,936	3,643,128	1,522,357	13,238,787	8,946,282
Affiliated companies (Note 18)	94,757,880	94,757,880	–	–	–	–	–
Others	208,670,276	208,670,276	–	–	–	–	–
	₱4,401,451,172	₱3,793,323,057	₱113,937,088	₱106,499,412	₱50,659,404	₱288,573,036	₱48,459,175

2007

	Total	Neither Past Due Nor Impaired	Past Due But Not Impaired: Less than 30 days	30 to 60 days	60 to 90 days	Over 90 days	Past Due and Impaired
Trade receivables							
Installment contract receivables	₱2,220,262,428	₱1,910,519,323	₱117,030,417	₱40,654,428	₱36,507,041	₱96,551,219	₱19,000,000
Rental receivables	298,432,138	209,985,629	18,337,197	33,439,233	5,096,943	21,096,065	10,477,071
Accrued rent receivables	194,380,916	194,380,916	–	–	–	–	–
Hotel operations	68,951,642	34,936,035	8,206,872	4,225,328	2,907,316	18,676,091	–
Affiliated companies (Note 18)	62,945,371	62,945,371	–	–	–	–	–
Others	117,148,572	117,148,572	–	–	–	–	–
	₱2,962,121,067	₱2,529,915,846	₱143,574,486	₱78,318,989	₱44,511,300	₱136,323,376	₱29,477,071

9. Subdivision Land, Condominium and Residential Units for Sale

This account consists of:

	2009	2008	2007
Land and Condominium units	**₱6,233,059,107**	₱5,969,537,369	₱5,389,154,835
Residential units and subdivision land development costs	**653,819,663**	557,552,258	442,455,570
	₱6,886,878,770	₱6,527,089,627	₱5,831,610,405

The subdivision land, condominium and residential units for sale are carried at cost (see Note 10). No amount of write down is recognized as expense for the period ended September 30, 2009, 2008 and 2007.

The amount of subdivision land, condominium and residential units for sale recognized as expense in the consolidated statement of comprehensive income amounted to ₱2,304 million, ₱3,302 million and ₱1,418 million for the period ended September 30, 2009, 2008 and 2007, respectively (see Note 20).

There are no subdivision land, condominium and residential units for sale as of September 30, 2009, 2008 and 2007 that are pledged as security to liabilities.

10. Investment Properties and Other Investments

The rollforward analysis of this account follows:

2009

	Land	Land Improvements	Buildings and Improvements	Theater Furniture and Equipment	Construction In Progress	Others	Total
Cost							
At October 1, 2008	**₱8,059,946,838**	**₱58,340,680**	**₱23,172,087,520**	**₱254,274,144**	**₱2,454,179,853**	**₱2,000,000**	**₱34,000,829,035**
Additions	**187,949,749**	**125,000**	**702,204,761**	**5,862,998**	**2,350,220,929**	–	**3,246,363,437**
Retirements/disposals	**(92,581,776)**	–	–	–	–	–	**(92,581,776)**
Reclassifications/transfers	–	–	**2,153,143,249**	–	**(2,153,143,249)**	–	–
At September 30, 2009	**8,155,314,811**	**58,465,680**	**26,027,435,530**	**260,137,142**	**2,651,257,533**	**2,000,000**	**37,154,610,696**
Accumulated depreciation and amortization							
At October 1, 2008	–	**39,991,185**	**8,006,713,709**	**194,034,512**	–	–	**8,240,739,406**
Depreciation and amortization (Note 22)	–	**4,285,938**	**1,397,019,432**	**19,300,275**	–	–	**1,420,605,645**
At September 30, 2009	–	**44,277,123**	**9,403,733,141**	**213,334,787**	–	–	**9,661,345,051**
Net book value as of September 30, 2009	**₱8,155,314,811**	**₱14,188,557**	**₱16,623,702,389**	**₱46,802,355**	**₱2,651,257,533**	**₱2,000,000**	**₱27,493,265,645**

2008 (As restated)

	Land	Land Improvements	Buildings and Improvements	Theater Furniture and Equipment	Construction In Progress	Others	Total
Cost							
At October 1, 2007	₱7,540,494,897	₱56,219,266	₱19,789,730,810	₱254,274,144	₱2,581,129,626	₱2,000,000	₱30,223,848,743
Additions	545,875,603	944,206	1,422,772,549	–	1,833,811,596	–	3,803,353,954
Retirements/disposals	(26,423,662)	–	–	–	–	–	(26,423,662)
Reclassifications/transfers	–	1,177,208	1,959,584,161	–	(1,960,761,369)	–	–
At September 30, 2008	8,059,946,838	58,340,680	23,172,087,520	254,274,144	2,454,179,853	2,000,000	34,000,829,035
Accumulated depreciation and amortization							
At October 1, 2007	–	35,110,787	6,704,099,761	174,537,691	–	–	6,913,748,239
Depreciation and amortization (Note 22)	–	4,880,398	1,302,613,948	19,496,821	–	–	1,326,991,167
At September 30, 2008	–	39,991,185	8,006,713,709	194,034,512	–	–	8,240,739,406
Net book value as of September 30, 2008	₱8,059,946,838	₱18,349,495	₱15,165,373,811	₱60,239,632	₱2,454,179,853	₱2,000,000	₱25,760,089,629

2007 (As restated)

	Land	Land Improvements	Buildings and Improvements	Theater Furniture and Equipment	Construction In Progress	Others	Total
Cost							
At October 1, 2006	₱6,117,768,463	₱46,986,296	₱17,013,718,563	₱254,274,144	₱2,438,047,305	₱2,000,000	₱25,872,794,771
Additions	1,478,411,958	8,749,479	816,042,871	–	2,100,963,795	–	4,404,168,103
Retirements/disposals	(55,685,524)	–	–	–	–	–	(55,685,524)
Reclassifications/transfers (Note 11)	–	483,491	1,959,969,376	–	(1,957,881,474)	–	2,571,393
At September 30, 2007	7,540,494,897	56,219,266	19,789,730,810	254,274,144	2,581,129,626	2,000,000	30,223,848,743
Accumulated depreciation and amortization							
At October 1, 2006	–	30,972,490	5,527,124,381	150,126,096	–	–	5,708,222,967
Depreciation and amortization (Note 22)	–	4,353,046	1,183,389,057	24,411,595	–	–	1,212,153,698
Reclassifications	–	(214,749)	(6,413,677)	–	–	–	(6,628,426)
At September 30, 2007	–	35,110,787	6,704,099,761	174,537,691	–	–	6,913,748,239
Net book value as of September 30, 2007	₱7,540,494,897	₱21,108,479	₱13,085,631,049	₱79,736,453	₱2,581,129,626	₱2,000,000	₱23,310,100,504

The investment properties consisted mainly of land held for appreciation, and shopping malls or commercial centers and office buildings that are held to earn rentals.

Depreciation and amortization expense charged to operations amounted to ₱1,421 million, ₱1,327 million and ₱1,212 million for the period ended September 30, 2009, 2008 and 2007, respectively (see Note 22).

Borrowing costs capitalized to subdivision land, condominium and residential units for sale and investment properties under construction amounted to about ₱631 million, ₱331 million and ₱264 million in 2009, 2008 and 2007, respectively. The average capitalization rate used to determine the amount of borrowing costs eligible for capitalization in 2009, 2008 and 2007 is 7.47%, 7.10% and 7.59%, respectively.

The fair value of investment properties, which has been determined based on valuations performed by independent professional qualified appraisers as of September 30, 2008, exceeds its carrying cost. The fair value represents the amount at which the assets could be exchanged between a knowledgeable, willing buyer and a knowledgeable, willing seller in an arm's length transaction at the date of valuation. The aggregate fair value as of the date of appraisal amounted to ₱49,744 million.

The value of the investment properties was arrived at using the *Market Data Approach.* In this approach, the value of the investment properties is based on sales and listings of comparable property registered in the vicinity. The technique of this approach requires the establishment of comparable property by reducing reasonable comparative sales and listings to a common denominator. This is done by adjusting the differences between the subject property and those actual sales and listings regarded as comparable. The properties used as basis of comparison are situated within the immediate vicinity of the subject property.

Property operations and maintenance costs arising from investment properties amounted to ₱341 million, ₱369 million and ₱366 million for the period ended September 30, 2009, 2008 and 2007 (see Note 20).

There are no investment properties and other investments as of September 30, 2009, 2008 and 2007 that are pledged as security to liabilities.

11. **Property and Equipment**

The rollforward analysis of this account follows:

2009

	Land	Land Improvements	Buildings and Improvements	Other Equipment	Total
Cost					
At October 1, 2008	**₱173,086,946**	**₱3,195,681**	**₱2,242,912,992**	**₱1,307,022,297**	**₱3,726,217,916**
Additions	–	–	**386,690,771**	**218,066,372**	**604,757,143**
Retirements/disposal	–	–	–	**(2,830,911)**	**(2,830,911)**
Reclassifications/transfers	–	**18,302,901**	–	**(18,302,901)**	–
At September 30, 2009	**173,086,946**	**21,498,582**	**2,629,603,763**	**1,503,954,857**	**4,328,144,148**
Accumulated depreciation and amortization					
At October 1, 2008	–	**3,195,681**	**916,818,739**	**977,197,173**	**1,897,211,593**
Depreciation and amortization (Note 22)	–	–	**127,410,274**	**120,830,376**	**248,240,650**
Retirements/disposal	–	–	–	**(2,040,874)**	**(2,040,874)**
Reclassifications/transfers	–	**13,047,225**	–	**(13,047,225)**	–
At September 30, 2009	–	**16,242,906**	**1,044,229,013**	**1,082,939,450**	**2,143,411,369**
Net book value as of September 30, 2009	**₱173,086,946**	**₱5,255,676**	**₱1,585,374,750**	**₱421,015,407**	**₱2,184,732,779**

2008 (As restated)

	Land	Land Improvements	Buildings and Improvements	Other Equipment	Total
Cost					
At October 1, 2007	₱173,086,946	₱2,497,440	₱2,231,273,066	₱1,186,379,483	₱3,593,236,935
Additions	–	698,241	18,827,752	131,213,796	150,739,789
Retirements/disposal	–	–	(7,187,826)	(10,570,982)	(17,758,808)
At September 30, 2008	173,086,946	3,195,681	2,242,912,992	1,307,022,297	3,726,217,916
Accumulated depreciation and amortization					
At October 1, 2007	–	2,497,440	800,854,425	880,059,188	1,683,411,053
Depreciation and amortization (Note 22)	–	698,241	120,690,308	109,482,515	230,871,064
Retirements/disposal	–	–	(4,725,994)	(12,344,530)	(17,070,524)
At September 30, 2008	–	3,195,681	916,818,739	977,197,173	1,897,211,593
Net book value as of September 30, 2008	₱173,086,946	₱–	₱1,326,094,253	₱329,825,124	₱1,829,006,323

2007 (As restated)

	Land	Land Improvements	Buildings and Improvements	Other Equipment	Total
Cost					
At October 1, 2006	₱170,035,106	₱2,980,931	₱2,133,093,951	₱1,091,065,206	₱3,397,175,194
Additions	3,051,840	–	100,267,017	95,314,277	198,633,134
Reclassifications/transfers	–	(483,491)	(2,087,902)	–	(2,571,393)
At September 30, 2007	173,086,946	2,497,440	2,231,273,066	1,186,379,483	3,593,236,935
Accumulated depreciation and amortization					
At October 1, 2006	–	2,980,931	694,863,559	803,600,794	1,501,445,284
Depreciation and amortization (Note 22)	–	–	102,233,199	88,524,987	190,758,186
Reclassifications/transfers	–	(483,491)	3,757,667	(12,066,593)	(8,792,417)
At September 30, 2007	–	2,497,440	800,854,425	880,059,188	1,683,411,053
Net book value as of September 30, 2007	₱173,086,946	₱–	₱1,430,418,641	₱306,320,295	₱1,909,825,882

Depreciation and amortization expense charged to operations amounted to ₱248 million, ₱231 million and ₱191 million for the period ended September 30, 2009, 2008 and 2007, respectively (see Note 22).

Land and certain building improvements with a carrying net book value of ₱1,300 million has an appraised value of ₱4,700 billion as of September 30, 2008.

There are no property and equipment items as of September 30, 2009, 2008 and 2007 that are pledged as security to liabilities.

12. Other Assets

This account consists of:

	2009	2008	2007
Value-added input tax	**₱665,505,765**	₱725,139,318	₱538,418,226
Advances to Altus San Nicolas Corp. (ASNC)	**487,805,693**	–	–
Advances to lot owners (Notes 29 and 30)	**226,847,680**	230,782,624	211,416,544
Utility deposits (Notes 29 and 30)	**202,695,993**	159,797,619	268,770,020
Prepaid expenses	**109,810,396**	69,317,532	65,345,648
Derivative asset (Note 29)	**102,985,391**	–	–
Supplies	**29,287,698**	31,126,241	38,420,921
Receivable from Meralco (Notes 28, 29 and 30)	**24,415,226**	43,272,925	65,467,460
Advances to suppliers and contractors	**12,507,954**	3,743,538	4,297,686
Others	**57,914,041**	59,122,960	53,837,565
	₱1,919,775,837	₱1,322,302,757	₱1,245,974,070

The value-added input tax can be applied against value-added output tax. The remaining balance is recoverable in future periods.

In August 2006, the Group entered into a Joint Venture Agreement with VVH Realty Corporation in an 80:20 proportion. The parties agreed to incorporate ASNC for the purpose of co-developing a parcel of land into a commercial complex in San Nicolas, Ilocos Norte. The advances to ASNC represents charges incurred by the Group for the construction and development of the commercial complex. The advances are intended as capital contribution to ASNC.

Advances to lot owners consist of advance payments to land owners which will be applied against the acquisition cost of the real properties that will be acquired.

Utility deposits consist primarily of bid bonds and meter deposits.

Prepaid expenses consist mainly of prepayments for taxes and insurance.

Advances to suppliers/contractors consist of advance payment to supplier or contractors which will be applied against the final billing.

13. **Accounts Payable and Accrued Expenses**

This account consists of:

	2009	2008	2007
Accrued taxes and licenses, bonus and other liabilities	**₱2,318,123,849**	₱2,194,353,395	₱2,037,295,839
Accounts payable (Note 18)	**1,707,898,821**	2,099,810,450	1,349,388,365
Accrued rent expense	**875,749,479**	766,169,414	659,475,015
Pension liabilities (Note 27)	**28,453,776**	15,777,396	31,040,750
Dividends payable	**7,002,600**	6,000,198	4,671,049
	₱4,937,228,525	₱5,082,110,853	₱4,081,871,018

Accounts payable - trade and accrued expenses are normally settled within one (1) year.

The accounts payable mainly includes unpaid billings from suppliers and contractors.

The accrued rent expense represents the unpaid portion of the lease recognized as expense on a straight line basis.

14. **Deposits and Other Liabilities**

This account consists of:

	2009	2008	2007
Deposits from real estate buyers (Note 30)	**₱1,569,294,477**	₱1,417,602,647	₱2,092,033,140
Deposits from lessees - net (Note 30)	**1,409,832,860**	1,271,304,764	1,168,629,103
Payables to affiliated companies (Notes 18 and 30)	**120,448,784**	1,189,250,880	1,163,061,617
Advances and others	**389,488,728**	399,861,431	445,252,203
	₱3,489,064,849	₱4,278,019,722	₱4,868,976,063

Deposits from real estate buyers represent cash received in advance which shall be applied against the total contract price as soon as the contractual obligation of the real estate buyer have begun. The deposits from real estate are normally applied against the total contract price within a year from the date the deposits were made.

Included in Deposits from real estate buyers are cash collections in excess of the installment contract receivables recognized under the percentage-of-completion method which amounted to ₱1,021 million, ₱381 million and ₱1,149 million as of September 30, 2009, 2008 and 2007, respectively.

The Deposits from lessees represent cash received in advance equivalent to three to six months rent which shall be refunded to lessees at the end of lease term. The Group recognized Discount on deposits from lessees amounting to ₱101 million, ₱103 million and ₱133 million as of September 30, 2009, 2008 and 2007, respectively. The related interest expense on the discount amounted to ₱69 million, ₱61 million and ₱119 million in 2009, 2008 and 2007, respectively (see Note 24). The Deposits from lessees was discounted using PDST-F rate plus 2% spread.

The Unearned rental income amounted to ₱91 million, ₱94 million and ₱130 million as of September 30, 2009, 2008 and 2007, respectively. The rental income on amortization of unearned rental income amounted to ₱53 million and ₱47 million and ₱132 million in 2009, 2008 and 2007, respectively.

For the nature, terms and conditions of the payables to affiliated companies, please refer to Note 18.

15. Loans Payable

This account consists of:

	Principal Amount	2009	2008	2007
Short-term Loans from Banco de Oro Unibank Inc. (BDO)	**₱677,000,000**	**₱–**	₱677,000,000	₱–
Loan from ING, Manila and Security Bank Corporation (SBC) under the Development Bank of the Philippines (DBP)-JBIC - 5 loan facility at fixed interest rate of 9.2% per annum + 1.5% margin payable in nine (9) semi-annual payments starting October 2005	**1,000,000,000**	**115,000,000**	340,000,000	560,000,000
Registered Bonds with interest repriced quarterly based on the three-month Treasury security displayed on Mart 1 page of Bloomberg plus 2% due on March 7, 2008; current rate is 11.235%	**1,000,000,000**	**–**	–	1,000,000,000
Five-year and one day loan maturing on May 29, 2012 with fixed rate at 6.375%, interest payable semi-annually in arrears on the last day of each six-month interest period	**3,000,000,000**	**3,000,000,000**	3,000,000,000	3,000,000,000
Notes subscribed to by Land Bank of the Philippines (LBP), China Banking Corporation (CBC), Hongkong Shanghai Banking Corporation (HSBC) and SBC under the Inverse Floating Rate Notes Facility Agreement maturing on June 6, 2013 bearing an interest rate of 15.7% less the 3-month benchmark rate (PDST-F), and a tenor of 5 years + 1 day; interest is payable quarterly, in arrears, on the last day of each 3-month interest period	**2,000,000,000**	**2,000,000,000**	2,000,000,000	–
Five-year and one day loan maturing on July 14, 2014 with fixed rate at 8.5%, interest payable semi-annually in arrears on the last day of each six-month interest period	**5,000,000,000**	**5,000,000,000**	–	–
Five-year and one day loan maturing on August 27, 2014 with fixed rate at 8.25%, interest payable semi-annually in arrears on the last day of each six-month interest period	**5,000,000,000**	**5,000,000,000**	–	–
		₱15,115,000,000	₱6,017,000,000	₱4,560,000,000

Short Term Loans Payable due in October 2008
In July 2008, the Group obtained three (3) clean loans with a total principal value of ₱677 million from BDO. The term of the loan ranges from three (3) to four (4) months from issue date to be issued in one tranche. Interest on the outstanding principal shall be repaid at each interest payment date. The average interest rate shall be 6.6% per annum computed based on the outstanding balance with payments commencing on the issue date and ending on the maturity date.

Total borrowing costs capitalized to subdivision land, condominium and residential units for sale and investment properties and other investments under construction amounted to ₱82 million and ₱10 million in 2009 and 2008, respectively.

No debt covenants were being maintained by the Group since the loan is short-term in nature.

Payable due in October 2009
On October 6, 2004, the Group obtained unsecured loans each amounting to ₱500 million from ING Bank N.V. and from Security Bank Corporation (collectively, the "Lenders") under the Omnibus Facility Agreement (the "Agreement") constituting direct and unconditional obligation of the Group ranking pari-passu with all present and future unsecured and unsubordinated obligations, other than obligations in respect of which a statutory preference is established solely by operation of law, for partial financing and/or reimbursement of construction cost of the Parent Company's projects. DBP advanced the loan granted by the Lenders to the Parent Company by virtue of various agreements. The loan is payable in nine (9) semi-annual installments beginning October 2005.

Interest on the outstanding principal amount shall be paid at each interest payment date, as follow: (i) the interest rate shall be fixed at 9.2% per annum plus an interest margin of 1.5% per annum; (ii) the Group will have a one-time option throughout the life of the loan to switch from the fixed rate of 9.2% per annum to a floating rate equivalent to the applicable DBP pass-on-rate plus an interest margin of 1.5% per annum, subject to the provision by the Group of one-week prior written notice for the exercise of such option; and (iii) in case the Group opts for a floating interest rate, the setting of rates shall be in accordance with the policies of DBP which, as of the date of Agreement, fixes January 1, April 1, July 1, and October 1 of every year as the interest setting dates. Interest shall accrue from and include the first day of an interest period, up to, and including, the last day of such interest period.

Interest period shall mean the period of six (6) months of each year; provided, however, that in the event the Group shall have exercised its option under (ii) above to switch to a floating interest rate, interest period shall mean the period of three months of each year.

The Group settled its semi-annual amortization of obligation on this loan which aggregated to ₱225 million, ₱220 million and ₱110 million in 2009, 2008 and 2007, respectively.

Total borrowing costs capitalized to subdivision land, condominium and residential units for sale and investment properties and other investments amounted to ₱16 million, ₱36 million and ₱65 million in 2009, 2008 and 2007, respectively.

Debt Covenant
The Group is required to maintain a debt to equity ratio of not exceeding 1.5:1 and interest coverage ratio of not less than 1.5:1. The Group has complied with the debt covenant.

Loans Payable due in May 2012
On May 24, 2007, the Group issued ₱3,000 million Fixed rate Corporate Note Facility constituting direct, unconditional, unsubordinated, general and unsecured obligations of the Group ranking at least pari passu in all respects and rateably without preference or priority (except for any statutory preference or priority applicable in the winding-up of the Group) with all other outstanding unsecured and unsubordinated obligations of the Group. The term of the bonds is five (5) years and one (1) day from issue date.

The interest rate is at 6.375% per annum and shall be payable semi-annually, computed based on the outstanding balance with payments commencing on the issue date and ending on the maturity date.

Total borrowing costs capitalized to subdivision land, condominium and residential units for sale and investment properties and other investments under construction amounted to ₱194 million, ₱194 million and ₱66 million in 2009, 2008 and 2007, respectively.

Debt Covenants
The Group is required to maintain a debt to equity ratio not exceeding 1.5:1 and interest coverage ratio of not less than 1.5:1. The Group must ensure that it will remain at least fifty-one percent (51%) owned by the JG Summit Group. The Group has complied with the debt covenants.

Loans Payable due in June 2013
On June 4, 2008, the Group issued ₱2,000 million Inverse Floating Rate Notes Facility constituting direct, unconditional, unsubordinated, general and unsecured obligations of the Group ranking at least pari passu in all respects and rateably without preference or priority (except for any statutory preference or priority applicable in the winding-up of the Group) with all other outstanding unsecured and unsubordinated obligations of the Group with all other outstanding unsecured and unsubordinated obligations (contingent or otherwise, present and future) of the Group. The term of the bond is five (5) years and one (1) day from issue date.

The interest rate is at 15.70% less the 3-month Benchmark Rate on an interest determination date rounded off to the nearest 1/100 or 1% per annum and shall be payable quarterly, computed based on the outstanding balance with payments commencing on the issue date and ending on the maturity date.

Total borrowing costs capitalized to subdivision land, condominium and residential units for sale and investment properties and other investments under construction amounted to ₱179 million and ₱62 million in 2009 and 2008, respectively.

Debt Covenants
The Group is required to maintain a debt to equity ratio not exceeding 1.5:1 and interest coverage ratio of not less than 1.5:1. The Group must ensure that it will remain at least fifty-one percent (51%) owned by the JG Summit Group. The Group has complied with the debt covenants.

Bonds Payable due in March 2008
On March 13, 2003, the Group issued ₱1,000 million bonds constituting direct, unconditional, unsubordinated and unsecured obligations of the Group ranking pari-passu with all direct, unconditional, unsubordinated and unsecured obligations of the Group at par of 100% of face value, for general corporate purposes, such as, but not limited to the following: (i) financing various capital expenditures; (ii) debt refinancing; and (iii) funding permanent working capital. The bond is payable with a bullet payment on March 7, 2008 or shall be redeemable at par upon maturity or on a date which is five (5) years and one (1) day from issue date.

Interest on the outstanding principal sum of the bonds shall be paid at a rate determined for each quarterly interest period, accrued and payable quarterly on the dates indicated in the interest coupon of the bonds beginning December 12, 2003. The interest rate shall be the sum of the Base Rate (defined as the bid yield for the applicable 91-day Treasury Bills based on the secondary market bids as displayed on the MART 1 page of Bloomberg interest rate setting date) plus a spread of two percent (2%).

Total borrowing costs capitalized to subdivision land, condominium and residential units for sale and investment properties and other investments under construction amounted to ₱28 million and ₱72 million in 2008 and 2007, respectively.

Debt Covenant
The Group is required to maintain a debt to equity ratio and interest coverage ratio of not exceeding 1.5:1. The Group has complied with the debt covenant.

Bonds Payable due in July 2014
On July 13, 2009, the Group issued ₱5,000 million bonds constituting direct, unconditional, unsubordinated and unsecured obligations of the Group ranking pari-passu in all respects and ratably without any preference or priority with all other outstanding unsecured and unsubordinated obligations of the Group. The proceeds shall be used for general corporate purposes, such as, but not limited to the financing various capital expenditures. The bond is payable with a lump-sum payment on July 14, 2014 or shall be redeemable at par upon maturity or on a date which is five (5) years and one (1) day from issue date.

The interest rate is at 8.5% per annum and shall be payable semi-annually, computed based on the outstanding balance with payments commencing on the issue date and ending on the maturity date. The payment of the interest shall begin on January 14, 2010.

Total borrowing costs capitalized to subdivision land, condominium and residential units for sale and investment properties and other investments under construction amounted to ₱94 million in 2009.

Bonds Payable due in August 2014
On August 26, 2009, the Group issued ₱5,000 million bonds constituting direct, unconditional, unsubordinated and unsecured obligations of the Group ranking pari-passu in all respects and ratably without any preference or priority with all other outstanding unsecured and unsubordinated obligations of the Group. The proceeds shall be used for general corporate purposes, such as, but not limited to the financing various capital expenditures. The bond is payable with a lump-sum payment on August 27, 2014 or shall be redeemable at par upon maturity or on a date which is five (5) years and one (1) day from issue date.

The interest rate is at 8.25% per annum and shall be payable semi-annually, computed based on the outstanding balance with payments commencing on the issue date and ending on the maturity date. The payment of the interest shall begin on February 27, 2010.

Total borrowing costs capitalized to subdivision land, condominium and residential units for sale and investment properties and other investments under construction ₱41 million in 2009.

Debt Covenant
The Group is required to maintain a debt to equity ratio not exceeding 1:5:1 ratio and interest coverage ratio of at least 1.5:1. The Group has complied with the debt covenant.

Aggregate borrowing costs capitalized to subdivision land, condominium and residential units for sale and investment properties amounted to ₱631 million, ₱331 million and ₱264 million in 2009, 2008 and 2007, respectively.

Details of the Group's loans payable by maturity follow:

	Within 1	1-2 years	2-3 years	3-4 years	4-5 years	Total
2009	**₱115,000,00**	**₱–**	**₱–**	**₱5,000,000,000**	**₱10,000,000,000**	**₱15,115,000,000**
2008	₱1,017,000,00	₱–	₱–	₱3,000,000,000	₱2,000,000,000	₱6,017,000,000
2007	₱1,220,000,00	₱225,000,000	₱115,000,000	₱–	₱3,000,000,000	₱4,560,000,000

16. **Retained Earnings**

Restriction
A portion of the unappropriated retained earnings representing the undistributed net earnings of subsidiaries amounting to ₱345 million, ₱348 million and ₱243 million as of September 30, 2009, 2008 and 2007, respectively, are not available for dividend declaration until received in the form of dividends.

Dividends declared
The Board of Directors (BOD) declared cash dividends in favor of all its stockholders as follows:

	2009	2008	2007
Date of declaration	**April 16, 2009**	April 17, 2008	April 19, 2007
Date of payment	**June 10, 2009**	June 12, 2008	June 14, 2007
Ex-dividend rate	**May 15, 2009**	May 16, 2008	May 18, 2007
Dividend per share	**₱0.25**	₱0.53	₱0.37
Total dividends	**₱686,729,614**	₱1,455,866,782	₱1,016,359,830

Appropriation
On September 15, 2009, the BOD approved the additional appropriation of ₱7,000 million, out of the unappropriated retained earnings, to support the capital expenditure requirement of the Group.

On May 14, 2003, the BOD approved the appropriation of ₱3,500 million, out of the unappropriated retained earnings, for future expansion.

17. **Capital Stock**

The details of the number of common shares and the movements thereon follow:

	2009	2008	2007
Authorized - at ₱1 par value	**3,000,000,000**	3,000,000,000	3,000,000,000
At beginning of the period	**2,746,918,457**	2,746,918,457	2,296,918,457
Additional subscriptions	**–**	–	450,000,000
Issued and outstanding	**2,746,918,457**	2,746,918,457	2,746,918,457

In October 2006, the Parent Company offered primary and secondary share offerings (including Optional Shares) that were fully subscribed by both foreign and local investors. Net proceeds from the primary offering amounted to about ₱5,234 million. The amount representing excess of subscription price over the par value of the primary share offering amounting to about ₱4,784 million was credited to additional paid-in capital for the period ended September 30, 2007.

Capital Management
The primary objective of the Group's capital management is to ensure that it maintains healthy capital ratios in order to support its business and maximize shareholder value. The Group manages its capital structure and makes adjustments to these ratios in light of changes in economic conditions and the risk characteristics of its activities. In order to maintain or adjust the capital structure, the Group may adjust the amount of dividend payment to shareholders, return capital structure or issue capital securities. No changes have been made in the objective, policies and processes as they have been applied in previous years.

The Group monitors its use of capital structure using a debt-to-capital ratio which is gross debt divided by total equity. The Group includes within gross debt all interest-bearing loans and borrowings, while capital represents total equity. Following is a computation of the Group's debt-to-capital ratio as of September 30, 2009, 2008 and 2007.

	2009	2008	2007
(a) Loans payable (Note 15)	**₱15,115,000,000**	₱6,017,000,000	₱4,560,000,000
(b) Equity	**₱25,566,476,177**	₱22,986,969,524	₱21,290,095,740
(c) Debt-to-capital ratio (a/b)	**0.59:1**	0.26:1	0.21:1

The Group's policy is to limit the debt-to-capital ratio at the 1.5:1 level. This policy is consistent with the requirements under the Group's debt covenants with lenders.

18. **Related Party Transactions**

Transactions between related parties are based on terms similar to those offered to nonrelated parties. Related party transactions are made under the normal course of business. Parties are considered to be related if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions; and the parties are subject to common control or common significant influence. Related parties may be individuals or corporate entities (referred herein as affiliates).

The Group, in the normal course of business, has transactions with its major stockholder, JGSHI and its affiliated companies consisting principally of lease arrangements and advances (both interest and non interest bearing), principally for working capital requirement, including construction costs.

Affiliates are entities that are owned and controlled by JGSHI and neither a subsidiary or associate of the Group. These affiliates are effectively sister companies of the Group by virtue of ownership of JGSHI.

JGSHI also provides the Group certain corporate services including debt management, corporate finance, corporate planning, procurement, human resources, legal and corporate communications.

Interest expense from the ₱2,500 million loan from JGSHI, which was paid in 2007, amounted to ₱61 million in 2007.

The Group also leases commercial properties to affiliated companies. Rental income arising from the lease of commercial properties to affiliated companies amounted to about ₱905 million, ₱865 million and ₱799 million in 2009, 2008 and 2007, respectively. There are no intersegment sales.

The Group also maintains savings and current accounts and time deposits with Robinsons Savings Bank, an affiliated local commercial bank. The balances as of September 30 follow:

	2009	2008	2007
Savings and current accounts	**₱43,959,441**	₱32,660,266	₱38,856,645
Short-term investments	**123,197,650**	285,244,392	376,326,190
	₱167,157,091	₱317,904,658	₱415,182,835

Loans from shareholders
As of September 30, 2008 and 2007, a subsidiary has outstanding noninterest-bearing advances from Winsome Development Corporation, a minority stockholder, for working capital requirement amounting to ₱104 million (see Note 13). The advances are included in the "Accounts payable" account under the "Accounts payable and accrued expenses" in the consolidated statement of financial position.

As of September 30, 2009, 2008 and 2007, the net payable to affiliated companies amounted to ₱27 million, ₱1,094 million and ₱1,100 million, respectively. Details are as follow:

	2009	2008	2007
Receivable from affiliated companies			
(Notes 8 and 30)			
Digital Telecommunication Inc.	**₱39,926,434**	₱39,890,765	₱39,701,125
Robinsons Recreation Corporation	**11,351,620**	11,326,607	11,270,828
Universal Robina Corporation	**6,156,389**	8,605,539	9,285,655
Others	**35,692,331**	34,934,969	2,687,763
	93,126,774	94,757,880	62,945,371

(Forward)

	2009	2008	2007
Payable to affiliated companies (Notes 14 and 30)			
JGSHI	**(₱33,828,465)**	(₱1,098,928,503)	(₱1,077,396,857)
Westpoint Industrial Mills	**(22,819,452)**	(22,950,417)	(22,950,417)
Robinsons Inc.	**–**	(14,593,692)	(15,136,027)
Others	**(63,800,867)**	(52,778,268)	(47,578,316)
	(120,448,784)	(1,189,250,880)	(1,163,061,617)
Net payable to affiliated companies	**(₱27,322,010)**	(₱1,094,493,000)	(₱1,100,116,246)

Other receivables from affiliates account consists primarily of receivables from Shrine Galleria Corporation, JG Summit Capital and Universal Corn Products.

Other payables from affiliates account consists primarily of payables from Robina Farms, CFC Corporation and Orient Petroleum.

Outstanding balances as of September 30, 2009, which are unsecured and interest free, are all due within one (1) year. On February 14, 2006, the ₱2,500 million JGSHI loan was obtained with interest at 9% payable quarterly while the principal is payable on single balloon payment after three (3) years. The entire ₱2,500 million was fully paid as of September 30, 2007.

As of September 30, 2009 and 2008, the Group has not provided any allowance for impairment losses for amounts owed by related parties. This assessment is undertaken each financial year. Factors such as financial position of the related party and the market in which the related party operates are considered in the assessment.

Compensation of Key Management Personnel

The compensation of the Group's key management personnel by benefit type follows (see Note 23):

	2009	2008	2007
Short term employee benefits	**₱466,196,967**	₱433,704,305	₱386,078,541
Post-employment benefits (Note 27)	**19,328,400**	39,286,400	16,537,631
	₱485,525,367	₱472,990,705	₱402,616,172

19. **Revenue**

This account consists of:

	2009	2008	2007
Real estate			
Rental income (Notes 18 and 33)	**₱5,143,095,179**	₱4,375,623,429	₱3,967,721,986
Real estate sales	**3,903,963,162**	4,942,149,125	2,896,397,480
Others	**415,447,070**	233,727,686	207,877,113
	9,462,505,411	9,551,500,240	7,071,996,579
Hotel operations			
Rooms	**593,396,475**	636,336,824	626,689,474
Food and beverage	**398,818,700**	439,081,026	413,169,484
Others	**41,016,521**	60,402,777	66,354,542
	1,033,231,696	1,135,820,627	1,106,213,500
	₱10,495,737,107	₱10,687,320,867	₱8,178,210,079

20. **Costs**

This account consists of:

	2009	2008	2007
Real Estate			
Cost of real estate sale (Note 9)	**₱2,304,166,017**	₱3,302,412,914	₱1,417,930,410
Depreciation and amortization (Notes 10, 11 and 22)	**1,486,071,942**	1,384,108,499	1,247,387,885
Maintenance costs (Note 10)	**152,311,784**	147,746,528	124,492,017
Others	**187,846,269**	260,780,821	390,628,886
	4,130,396,012	5,095,048,762	3,180,439,198
Hotel Operations			
Cost of sale	**137,338,511**	137,135,734	135,313,561
Property operations and maintenance costs (Note 10)	**188,908,781**	221,020,607	241,041,115
Depreciation and amortization (Notes 10, 11 and 22)	**182,774,353**	173,753,732	155,523,999
Others (Note 23)	**396,853,653**	415,614,272	390,146,406
	905,875,298	947,524,345	922,025,081
	₱5,036,271,310	₱6,042,573,107	₱4,102,464,279

21. **General and Administrative Expenses**

This account consists of:

	2009	2008	2007
Salaries and wages (Notes 18, 23 and 27)	**₱352,580,249**	₱312,349,261	₱263,806,354
Taxes and licenses	**236,908,362**	161,405,245	167,749,893
Commission	**224,761,947**	255,072,640	333,517,097
Advertising and promotions	**199,825,182**	241,719,505	148,613,850
Rent expense (Note 32)	**156,097,564**	159,137,863	155,603,494
Light, water and communication (Note 28)	**53,017,210**	58,020,759	71,083,536
Insurance	**35,006,496**	33,958,908	23,891,722
Donation	**23,178,581**	10,780,336	7,854,152
Travel and transportation	**19,785,993**	22,449,873	17,663,692
Supplies expense	**13,991,651**	14,291,202	14,239,494
Entertainment, amusement and recreation	**9,656,765**	20,959,647	25,975,931
Provision for impairment losses (Note 8)	**1,000,601**	18,982,104	19,000,000
Others	**22,707,883**	6,356,487	2,392,660
	₱1,348,518,484	₱1,315,483,830	₱1,251,391,875

Revenue Regulations No. 10-2002 define expenses to be classified as entertainment, amusement and representation (EAR) expenses and sets a limit for the amount that is deductible for tax purposes. EAR expenses are limited to 0.5% of net sales for sellers of goods or properties or 1% of net revenue for sellers of services. For sellers of both goods or properties and services, an apportionment formula is used in determining the ceiling on such expenses.

22. Depreciation and Amortization

Depreciation and amortization are distributed as follows:

	2009	2008	2007
Real estate (Notes 10, 11 and 20)	**₱1,486,071,942**	₱1,384,108,499	₱1,247,387,885
Hotel operations (Notes 11 and 20)	**182,774,353**	173,753,732	155,523,999
	₱1,668,846,295	₱1,557,862,231	₱1,402,911,884

23. Personnel Expenses

Personnel expenses consist of (see Notes 18 and 21):

	2009	2008	2007
Salaries, wages and other staff costs	**₱430,317,859**	₱411,994,523	₱361,099,065
Pension expense (Note 27)	**19,328,400**	39,286,400	16,537,631
SSS contributions, PAG-IBIG contributions, premiums and others	**35,879,108**	21,709,782	24,979,476
	₱485,525,367	₱472,990,705	₱402,616,172

The above amounts are distributed as follows:

	2009	2008	2007
General and administrative (Note 21)	**₱352,580,249**	₱312,349,261	₱263,806,354
Hotel operations (Note 20)	**132,945,118**	160,641,444	138,809,818
	₱485,525,367	₱472,990,705	₱402,616,172

24. Interest Income and Interest Expense

This account consists of:

	2009	2008	2007
Interest income			
Installment contract receivables	**₱111,115,924**	₱358,094,035	₱490,174,138
Bank deposits	**120,053,222**	132,078,187	217,775,217
Receivable from Meralco	**6,606,412**	4,560,394	2,416,960
	₱237,775,558	₱494,732,616	₱710,366,315
Interest expense on amortization of discount on deposits (Note 14)	**₱68,624,827**	₱60,603,120	₱119,030,864

25. **Income Tax**

The current tax provision for income tax in 2009, 2008 and 2007 pertains to RCIT and final tax. Details are as follow:

	2009	2008	2007
RCIT	**₱656,936,577**	₱568,276,014	₱432,176,406
Final	**5,211,068**	18,070,251	31,881,104
	₱662,147,645	₱586,346,265	₱464,057,510

The reconciliation of statutory income tax rate to the effective income tax rate follows:

	2009	2008	2007
Statutory income tax rate	**31.25%**	35.00%	35.00%
Reductions in income tax resulting from:			
Interest income subjected to final tax	**(0.17)**	(0.52)	(0.53)
Income subjected to lower income tax rates	**(5.77)**	(4.08)	(3.06)
Tax-exempt interest income	**(0.25)**	(0.25)	(0.10)
Tax exempt real estate sales	**(0.50)**	(0.01)	(0.49)
Change in tax rate	**(0.59)**	(7.97)	–
Others	**(0.28)**	(5.94)	(2.46)
Effective income tax rate	**23.69%**	16.23%	28.36%

The Republic Act No. 9337 that was enacted into law in 2005 amended various provisions in the existing 1997 National Internal Revenue Code. Among the reforms introduced by the said RA was the reduction of the income tax rate from 35% to 30% beginning January 1, 2009.

Deferred taxes as of September 30, 2009, 2008 and 2007 relate to the tax effects of the following:

	2009	2008	2007
Deferred tax assets:			
Accrued rent expense	**₱261,293,652**	₱229,850,824	₱230,816,255
Accrued interest expense	**56,332,918**	66,724,468	57,115,136
Allowance for impairment loss	**14,837,933**	14,537,753	10,316,975
Accrued retirement payable	**8,536,133**	4,733,219	10,864,263
	341,000,636	315,846,264	309,112,629
Deferred tax liabilities:			
Unamortized capitalized interest expense	**(1,275,649,497)**	(1,094,046,126)	(1,169,425,074)
Excess of real estate revenue based on percentage-of-completion over real estate revenue based on tax rules	**(928,632,483)**	(813,255,926)	(823,262,945)
Accrued rent income	**(116,420,990)**	(73,886,850)	(93,970,815)
Market valuation gain on derivative instrument (Note 12)	**(30,895,617)**	–	–
Unamortized debt issuance cost	**(12,116,129)**	–	–
Receivable from Meralco	**(7,324,568)**	(12,981,878)	(22,574,704)
Others	–	–	(3,897,012)
Net deferred tax liabilities	**(2,371,039,284)**	(1,994,170,780)	(2,113,130,550)
	(₱2,030,038,648)	(₱1,678,324,516)	(₱1,804,017,921)

26. **Earnings Per Share**

Earnings per share amounts were computed as follows:

		2009	2008	2007
a.	Net income attributable to equity holders of Parent Company	**₱3,264,458,937**	₱3,150,039,185	₱2,441,338,382
b.	Weighted average number of common shares outstanding	**2,746,918,457**	2,746,918,457	2,746,918,457
c.	Earnings per share (a/b)	**₱1.19**	₱1.15	₱0.89

There were no potential dilutive shares in 2009, 2008 and 2007.

27. **Retirement Plan**

The Group has an unfunded, noncontributory, defined benefit retirement plan covering all its regular permanent employees. The plan provides retirement, separation, disability and death benefits to its members. The latest actuarial valuation was made on March 31, 2009.

The following tables summarizes the components of pension expense (included in salaries and wages account under "General and administrative expenses") recognized in the consolidated statement of comprehensive income and the funded status and amounts recognized in the consolidated statement of financial position for the plan:

Pension expense

	2009	2008	2007
Current service cost	**₱11,794,300**	₱12,653,200	₱8,890,500
Interest cost	**8,568,100**	7,996,600	7,354,100
Expected return on plan assets	**(3,166,100)**	(188,000)	(19,000)
Benefits paid	–	(1,697,000)	–
Past service cost	–	16,667,300	–
Actuarial losses recognized	**2,132,100**	3,854,300	312,031
Total pension expense (Note 23)	**₱19,328,400**	₱39,286,400	₱16,537,631

Pension liabilities

	2009	2008	2007
Benefit obligation	**₱80,486,580**	₱101,706,300	₱84,707,150
Fair value of plan assets	**(60,559,560)**	(57,568,490)	(104,000)
Unrecognized net actuarial losses (gains)	**8,526,756**	(28,360,414)	(53,562,400)
Pension liabilities	**₱28,453,776**	₱15,777,396	₱31,040,750

Pension benefit obligation

	2009	2008	2007
Balance at beginning of the period	**₱101,706,300**	₱84,707,150	₱75,702,051
Current service cost	**11,794,300**	12,653,200	8,890,500
Interest cost	**8,568,100**	7,996,600	7,354,100
Past service cost	**–**	16,667,300	–
Actuarial gains on obligation	**(34,743,000)**	(13,471,444)	1,643,849
Benefits paid	**(6,839,120)**	(6,846,506)	(8,883,350)
Balance at end of the period	**₱80,486,580**	₱101,706,300	₱84,707,150

Fair value of plan assets

	2009	2008	2007
Balance at beginning of the period	**₱57,568,490**	₱104,000	₱–
Expected return on plan assets	**3,166,100**	188,000	19,000
Actual contributions	**6,652,020**	54,549,754	1,822,500
Benefits paid	**(6,839,120)**	(5,149,506)	(1,989,000)
Actuarial gains - net	**12,070**	7,876,242	251,500
Balance at end of the period	**₱60,559,560**	₱57,568,490	₱104,000

The rollforward of unrecognized actuarial losses (gains) follows:

	2009	2008	2007
Balance at beginning of year	**₱28,360,414**	₱53,562,400	₱52,482,082
Additional actuarial (gains) losses:			
From plan obligation	**(34,743,000)**	(13,471,444)	1,643,849
From plan asset	**(12,070)**	(7,876,242)	(251,500)
Actuarial losses recognized	**(2,132,100)**	(3,854,300)	(312,031)
Balance at end of year	**(₱8,526,756)**	₱28,360,414	₱53,562,400

Actual return on plan assets amounted to ₱3,178 million, ₱8,064 million and ₱271 million in 2009, 2008 and 2007, respectively.

The principal assumptions used in determining pension for the Group's plan are shown below:

	2009	2008	2007
Discount rate	**9.29% - 11.40%**	8.08% - 8.81%	9.06% - 9.50%
Rate of salary increase	**4.00% - 5.50%**	4.00% - 5.50%	7.00%
Expected rate of return on plan assets	**5.50%**	5.50%	5.50%
Experience adjustment gain (loss) - net	**₱34,743,000**	₱13,471,444	(₱1,503,800)
Turnover rate	**10.98% - 35.00%**	10.98% - 35.00%	4.00% - 30.00%

The overall expected rate of return on assets is determined based on the market expectations prevailing on that date, applicable to the period over which the obligation is to be settled.

The Group's plan assets consist of the following:

	2009		2008		2007	
	Amount	**%**	Amount	%	Amount	%
Cash	**₱179,754**	**0.30**	₱178,754	0.31	₱104,000	100.00
Receivables	**66,922,515**	**110.50**	63,236,763	109.85	–	–
Liabilities (Notes 14 and 18)	**(6,542,709)**	**(10.80)**	(5,847,027)	(10.16)	–	–
	₱60,559,560	**100.00**	₱57,568,490	100.00	₱104,000	100.00

The Group's plan assets consist primarily of receivables from related parties with interest rate at prevailing market rate.

The Group expects to contribute about ₱14 million into the pension fund for the fiscal year ending in September 30, 2010.

Amounts for the current and previous annual periods are as follow:

	2009	2008	2007	2006
Pension benefit obligation	**₱80,486,580**	₱101,706,300	₱84,707,150	₱75,515,689
Plan assets	**60,559,560**	57,568,490	104,000	–
Experience adjustments on:				
Plan liabilities	**34,743,000**	13,471,444	(1,643,849)	7,554,500
Plan assets	**(12,070)**	(7,876,242)	(251,500)	–

28. **Meralco Refund**

As a customer of the Manila Electric Company (Meralco), the Group is entitled to receive a refund pertaining to previous billings adjustments under Phase IV of Meralco's refund scheme. Subsequent to the approval of Meralco's amended refund scheme in 2005 by the Energy Regulatory Commission, the amount and the timing of the receipt of the refund is made certain.

Under the Meralco refund scheme, the Group may opt to refund through postdated checks or as a fixed monthly credit to bills with cash option. The Group has opted to recover the refund through fixed monthly credit to bills with cash option, starting in November 2005 until January 2011. Income from the refund amounted to ₱90 million (included as deduction in "General and administrative expenses") in 2006. The receivable was discounted using an EIR of 10%.

As of September 30, 2009, 2008 and 2007, the Group's receivable from Meralco, which is included in "Other asset", amounted to ₱24 million (net of unearned interest income of ₱12 million), ₱43 million (net of unearned interest income of ₱18 million) and ₱66 million (net of unearned interest income of ₱23 million), respectively (see Note 12). Interest income recognized on amortization of unearned interest income amounted to ₱7 million, ₱5 million and ₱2 million in 2009, 2008 and 2007 respectively (see Note 24).

29. **Financial Risk Management Objectives and Policies**

The Group's principal financial instruments, other than derivatives, comprise of bonds payable, loans payable, receivables from affiliated companies, payables to affiliated companies, receivables and cash and cash equivalents. The main purpose of these financial instruments is to raise fund for the Group's operations. The Group has various other financial assets and liabilities such as trade receivables and trade payables, which arise directly from its operations.

The main risks arising from the Group's financial instruments are foreign currency market risk, liquidity risk, interest rate risk and credit risk. The BOD reviews and approves policies for managing each of these risks and they are summarized below, together with the related risk management structure.

<u>Risk Management Structure</u>
The Group's risk management structure is closely aligned with that of the Parent Company. The BOD of the Parent Company and the respective BODs of each subsidiary are ultimately responsible for the oversight of the Group's risk management processes that involve identifying, measuring, analyzing, monitoring and controlling risks.

The risk management framework encompasses environmental scanning, the identification and assessment of business risks, development of risk management strategies, design and implementation of risk management capabilities and appropriate responses, monitoring risks and risk management performance, and identification of areas and opportunities for improvement in the risk management process.

Each BOD has created the board-level Audit Committee (AC) to spearhead the managing and monitoring of risks.

Audit Committee
The AC shall assist the Group's BOD in its fiduciary responsibility for the over-all effectiveness of risk management systems, and both the internal and external audit functions of the Group. Furthermore, it is also the AC's purpose to lead in the general evaluation and to provide assistance in the continuous improvements of risk management, control and governance processes.

The AC also aims to ensure that:

a. financial reports comply with established internal policies and procedures, pertinent accounting and audit standards and other regulatory requirements;
b. risks are properly identified, evaluated and managed, specifically in the areas of managing credit, market, liquidity, operational, legal and other risks, and crisis management;
c. audit activities of internal and external auditors are done based on plan, and deviations are explained through the performance of direct interface functions with the internal and external auditors; and
d. the Group's BOD is properly assisted in the development of policies that would enhance the risk management and control systems.

Enterprise Risk Management Group (ERMG)

To systematize the risk management within the Group, the ERMG was created to be primarily responsible for the execution of the enterprise risk management framework. The ERMG's main concerns include:

a. recommending risk policies, strategies, principles, framework and limits;
b. managing fundamental risk issues and monitoring of relevant risk decisions;
c. providing support to management in implementing the risk policies and strategies; and
d. developing a risk awareness program.

Support groups have likewise been created to explicitly manage on a day-to-day basis specific types of risks like trade receivables, supplier management, etc.

Compliance with the principles of good corporate governance is also one of the objectives of the BOD. To assist the BOD in achieving this purpose, the BOD has designated a Compliance Officer who shall be responsible for monitoring the actual compliance with the provisions and requirements of the Corporate Governance Manual and other requirements on good corporate governance, identifying and monitoring control compliance risks, determining violations, and recommending penalties on such infringements for further review and approval of the BOD, among others.

Risk Management Policies

The main risks arising from the use of financial instruments are foreign currency risk, liquidity risk, interest rate risk and credit risk. The Group's policies for managing the aforementioned risks are summarized below.

Foreign currency risk

Foreign currency risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. Foreign currency risk arises from financial instruments that are denominated in a United States Dollar (USD) which result primarily from movement of the Philippine Peso against the USD.

The Group does not have any foreign currency hedging arrangements.

The table below summarizes the Group's exposure to foreign currency risk as of September 30, 2009, 2008 and 2007.

	2009		2008		2007	
Assets						
Cash and cash equivalents	**$1,413,153**	**₱66,969,339**	$1,499,076	₱70,531,542	$5,847,017	₱263,349,644
Liabilities						
Accounts payable and accrued expenses	**421,529**	**19,976,279**	211,505	9,951,293	355,654	16,018,658
Net foreign currency-denominated asset	**$991,624**	**₱46,993,060**	$1,287,571	₱60,580,249	$5,491,363	₱247,330,986

The exchange rates used to translate the Group's US Dollar-denominated assets and liabilities as of September 30, 2009, 2008 and 2007 follow:

	2009	2008	2007
US Dollar - Philippine Peso exchange rate	**₱47.39 to US$1.00**	₱47.05 to US$1.00	₱45.04 to US$1.00

The following table sets forth the impact of the range of reasonably possible changes in the US Dollar - Philippine Peso exchange rate on the Group's income before income tax and equity for the year ended September 30, 2009and 2008

Reasonably Possible Changes in US Dollar-Philippine Peso Exchange Rates	Change in Income Before Income Tax	Change in Equity
2009		
2.0%	**(₱939,861)**	**(₱657,903)**
(2.0%)	**939,861**	**657,903**
2008		
2.5%	(₱1,514,506)	(₱984,429)
(2.5%)	1,514,506	984,429
2007		
1.5%	(₱3,709,965)	(₱2,411,477)
(1.5%)	3,709,965	2,411,477

The Group does not expect the impact of the volatility on other currencies to be material.

Liquidity risk
Liquidity risk is the risk arising from the shortage of funds due to unexpected events or transactions. The Group manages its liquidity profile to be able to finance the capital expenditures and service the maturing debts. To cover the financing requirements, the Group intends to use internally generated funds and proceeds from debt.

The following table summarizes the maturity profile of the Group's financial liabilities as of September 30, 2009 and 2008, based on contractual undiscounted cash flows. The table also analyses the maturity profile of the Group's financial assets in order to provide a complete view of the Group's contractual commitments. The analysis into relevant maturity groupings is based on the remaining period at the end of the reporting period to the contractual maturity dates. Balances due within 6 months equal their carrying amounts, as the impact of discounting is insignificant.

2009

	1 to 3 months	**4 to 12 months**	**Over 1 year**	**5 years**	**Total**
Loans and receivables					
Cash and cash equivalents	**₱446,284,807**	**₱1,338,854,419**	**₱5,355,417,674**	**₱1,785,139,225**	**₱8,925,696,125**
Receivables					
Trade	**190,130,586**	**570,391,757**	**2,281,567,029**	**760,522,343**	**3,802,611,715**
Affiliated companies	**4,656,339**	**13,969,016**	**55,876,064**	**18,625,355**	**93,126,774**
Others	**11,133,957**	**33,401,873**	**133,607,492**	**44,535,831**	**222,679,153**
Other assets					
Utility deposits	**10,134,799**	**30,404,399**	**121,617,596**	**40,539,199**	**202,695,993**
Advances to lot owners	**11,342,384**	**34,027,152**	**136,108,608**	**45,369,536**	**226,847,680**
Receivable from Meralco	**1,220,761**	**3,662,284**	**14,649,136**	**4,883,045**	**24,415,226**
Advances from suppliers and contractors	**625,398**	**1,876,193**	**7,504,772**	**2,501,591**	**12,507,954**
Fair value at FVPL					
Derivative asset	**102,985,391**	**–**	**–**	**–**	**102,985,391**
Total financial assets	**₱778,514,422**	**₱2,026,587,093**	**₱8,106,348,371**	**₱2,702,116,125**	**₱13,613,566,011**
Accounts payable and accrued expenses	**₱246,861,426**	**₱740,584,279**	**₱2,962,337,115**	**₱987,445,705**	**₱4,937,228,525**
Payables to affiliated companies (included under Deposits and other liabilities account in the consolidated statement of financial position)	**6,022,439**	**18,067,318**	**72,269,270**	**24,089,757**	**120,448,784**
Deposits from lessees	**70,491,643**	**211,474,929**	**845,899,716**	**281,966,572**	**1,409,832,860**
Loans payable and future interest payment)	**215,540,583**	**200,625,000**	**902,812,500**	**19,064,059,028**	**20,383,037,111**
Other financial liabilities	**₱538,916,091**	**₱1,170,751,526**	**₱4,783,318,601**	**₱20,357,561,062**	**₱26,850,547,280**

2008

	1 to 3 months	4 to 12 months	Over 1 year	5 years	Total
Loans and receivables					
Cash and cash equivalents	₱25,954,023	₱77,862,068	₱311,448,272	₱103,816,091	₱519,080,454
Receivables					
Trade	202,478,192	607,434,576	2,429,738,305	809,912,768	4,049,563,841
Affiliated companies	4,737,894	14,213,682	56,854,728	18,951,576	94,757,880
Others	10,433,514	31,300,541	125,202,166	41,734,055	208,670,276
Other assets					
Utility deposits	7,989,881	23,969,643	95,878,571	31,959,524	159,797,619
Advances to lot owners	11,539,130	34,617,394	138,469,575	46,156,525	230,782,624
Receivable from Meralco	2,163,646	6,490,939	25,963,755	8,654,585	43,272,925
Advances from suppliers and contractors	187,177	561,531	2,246,123	748,707	3,743,538
Total financial assets	₱265,483,457	₱796,450,374	₱3,185,801,495	₱1,061,933,831	₱5,309,669,157
Accounts payable and accrued expenses	₱254,105,542	₱762,316,628	₱3,049,266,512	₱1,016,422,171	₱5,082,110,853
Payables to affiliated companies (included under Deposits and other liabilities account in the consolidated statement of financial position)	59,462,544	178,387,632	713,550,528	237,850,176	1,189,250,880
Deposits from lessees	63,565,238	190,695,715	762,782,858	254,260,953	1,271,304,764
Loans payable and future interest payment	882,625,000	325,625,000	5,573,750,000	–	6,782,000,000
Other financial liabilities	₱1,259,758,324	₱1,457,024,975	₱10,099,349,898	₱1,508,533,300	₱14,324,666,497

2007

	1 to 3 months	4 to 12 months	Over 1 year	5 years	Total
Loans and receivables					
Cash and cash equivalents	₱77,781,171	₱233,343,512	₱933,374,051	₱311,124,684	₱1,555,623,418
Receivables					
Trade	139,101,356	417,304,069	1,669,216,274	556,405,425	2,782,027,124
Affiliated companies	3,147,268	9,441,806	37,767,223	12,589,074	62,945,371
Others	5,857,429	17,572,286	70,289,143	23,429,714	117,148,572
Other assets					
Utility deposits	13,438,501	40,315,503	161,262,012	53,754,004	268,770,020
Advances to lot owners	10,570,827	31,712,482	126,849,926	42,283,309	211,416,544
Receivable from Meralco	3,273,373	9,820,119	39,280,476	13,093,492	65,467,460
Advances to suppliers and contractors	214,884	644,653	2,578,612	859,537	4,297,686
Total financial assets	₱253,384,809	₱760,154,430	₱3,040,617,717	₱1,013,539,239	₱5,067,696,195
Accounts payable and accrued expenses	₱204,093,551	₱612,280,652	₱2,449,122,611	₱816,374,204	₱4,081,871,018
Payables to affiliated companies (included under Deposits and other liabilities account in the consolidated statement of financial position)	58,153,081	174,459,243	697,836,970	232,612,323	1,163,061,617
Deposits from lessees	58,431,455	175,294,365	701,177,462	233,725,821	1,168,629,103
Loans payable and future interest payment	275,812,500	827,437,500	3,309,750,000	1,103,250,000	5,516,250,000
Other financial liabilities	₱596,490,587	₱1,789,471,760	₱7,157,887,043	₱2,385,962,348	₱11,929,811,738

The Group seeks to manage its liquidity profile to be able to service its maturing debts and to finance capital requirements. The Group maintains a level of cash and cash equivalents deemed sufficient to finance operations. As part of its liquidity risk management, the Group regularly evaluates its projected and actual cash flows. It also continuously assesses conditions in the financial markets for opportunities to pursue fund-raising activities. Fund-raising activities may include bank loans and capital market issues both onshore and offshore.

Interest rate risk
Interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Group's exposure to the risk for changes in market interest rates relates primarily to the Group's long-term debt obligation with a floating interest rate.

The Group's policy is to manage its interest cost using a mix of fixed and variable rate debts. As of September 30, 2009, 2008 and 2007, 87%, 61% and 66% of the Group's loans payable are at a fixed rate of interest.

The following presents the carrying amount, by maturity, of the Group's financial instruments with variable rates that are exposed to interest rate risk.

2009

	Within 1 year	**1-2 years**	**2-3 years**	**Total**
Loans payable (Note 15)	**₱115,000,000**	**₱–**	**₱2,000,000,000**	**₱2,115,000,000**

2008

	Within 1 year	1-2 years	2-3 years	Total
Loans payable (Note 15)	₱225,000,000	₱115,000,000	₱2,000,000,000	₱2,340,000,000

2007

	Within 1 year	1-2 years	2-3 years	Total
Loans payable (Note 15)	₱220,000,000	₱225,000,000	₱115,000,000	₱560,000,000

Financial instruments with floating interest rate are repriced quarterly at intervals of less than one (1) year.

The following table sets forth the impact of the range of reasonably possible changes in the interest rates on the Group's income before income tax in 2009, 2008 and 2007.

Increase/Decrease in Basis Points	Change in Income Before Income Tax
2009	
+150	**(₱34,170,447)**
-150	**34,170,447**
2008	
+150	(₱27,322,587)
-150	27,322,587
2007	
+150	(₱29,339,831)
-150	29,339,831

Other than the potential impact on income before income tax, there is no other effect on equity.

Credit risk
Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or customer contract, leading to a financial loss. The Group is exposed to credit risk from its operating activities (primarily from cash and cash equivalents and receivables).

The Group trades only with recognized, creditworthy third parties. It is the Group's policy that all customers who wish to trade on credit terms are subject to credit verification procedures. In addition, receivable balances are monitored on an ongoing basis with the result that the Group's exposure to impairment loss is not significant.

With respect to credit risk arising from Group's financial assets, which comprise of cash and cash equivalents and receivables, the Group's exposure to credit risk arises from default of the counterparty, with a maximum exposure equal to the carrying amount of these instruments.

a. Credit risk exposure

The table below shows the gross maximum exposure to credit risk of the Group as of September 30, 2009, 2008 and 2007, without considering the effects of collaterals and other credit risk mitigation techniques.

	2009	2008	2007
Cash and cash equivalents	**₱8,925,696,125**	₱519,080,453	₱1,555,623,418
Receivables - net			
Trade receivables			
Installment contract receivable	**3,166,871,003**	3,541,591,155	2,220,262,428
Rental receivables	**238,719,742**	252,087,471	194,380,916
Accrued rent receivable	**320,890,367**	235,681,052	298,432,138
Hotel operations	**76,130,603**	68,663,338	68,951,642
Affiliated companies	**93,126,774**	94,757,880	62,945,371
Other receivables	**222,679,153**	208,670,276	117,148,572
Other assets			
Advances to lot owners	**226,847,680**	230,782,624	211,416,544
Utility deposits	**202,695,993**	159,797,619	268,770,020
Derivative asset	**102,985,391**	–	–
Receivable from Meralco	**24,415,226**	43,272,925	65,467,460
Advances to suppliers and contractors	**12,507,954**	3,743,538	4,297,686
	₱13,613,566,011	₱5,358,128,331	₱5,067,696,195

b. Risk concentrations of the maximum exposure to credit risk

Concentrations arise when a number of counterparties are engaged in similar business activities or activities in the same geographic region or have similar economic features that would cause their ability to meet contractual obligations to be similarly affected by changes in economic, political or other conditions. Concentrations indicate the relative sensitivity of the Group's performance to developments affecting a particular industry or geographical location. Such credit risk concentrations, if not properly managed, may cause significant losses that could threaten the Group's financial strength and undermine public confidence.

Given the Group's diverse base of counterparty, it is not exposed to large concentration of credit risks.

c. Credit quality per class of financial assets

The table below shows the credit quality by class of financial assets as of September 30, 2009, 2008 and 2007.

2009

	Neither Past Due Nor Impaired			Past Due or	
	High Grade	Standard Grade	Substandard Grade	Individually Impaired	Total
Loans and receivables					
Cash and cash equivalents	**₱8,925,696,125**	**₱–**	**₱–**	**₱–**	**₱8,925,696,125**
Receivables:					
Trade receivables					
Installment contract receivables	**2,847,977,762**	**299,893,241**	**–**	**19,000,000**	**3,166,871,003**
Rental receivables	**131,050,306**	**87,156,543**	**–**	**20,512,893**	**238,719,742**
Accrued rent receivables	**320,890,367**	**–**	**–**	**–**	**320,890,367**
Hotel operations	**37,983,835**	**28,199,885**	**–**	**9,946,883**	**76,130,603**
Affiliated companies	**93,126,774**	**–**	**–**	**–**	**93,126,774**
Other receivables	**222,679,153**	**–**	**–**	**–**	**222,679,153**
Other assets					
Advances to lot owners	**226,847,680**	**–**	**–**	**–**	**226,847,680**
Utility deposits	**202,695,993**	**–**	**–**	**–**	**202,695,993**
Receivable from Meralco	**24,415,226**	**–**	**–**	**–**	**24,415,226**
Advances to suppliers and contractors	**12,507,954**	**–**	**–**	**–**	**12,507,954**
Financial assets of FVPL					
Derivatives asset	**102,985,391**	**–**	**–**	**–**	**102,985,391**
	₱13,148,856,566	**₱415,249,669**	**₱–**	**₱49,459,776**	**₱13,613,566,011**

2008

	Neither Past Due Nor Impaired			Past Due or	
	High Grade	Standard Grade	Substandard Grade	Individually Impaired	Total
Loans and receivables					
Cash and cash equivalents	₱519,080,453	₱–	₱–	₱–	₱519,080,453
Receivables:					
Trade receivables					
Installment contract receivables	3,102,754,751	419,836,404	–	19,000,000	3,541,591,155
Rental receivables	124,378,250	107,196,328	–	20,512,893	252,087,471
Accrued rent receivables	235,681,052	–	–	–	235,681,052
Hotel operations	36,027,130	23,689,926	–	8,946,282	68,663,338
Affiliated companies	94,757,880	–	–	–	94,757,880
Other receivables	208,670,276	–	–	–	208,670,276
Other assets					
Utility deposits	159,797,619	–	–	–	159,797,619
Advances to lot owners	230,782,624	–	–	–	230,782,624
Receivable from Meralco	43,272,925	–	–	–	43,272,925
Advances to suppliers and contractors	3,743,538	–	–	–	3,743,538
	₱4,758,946,498	₱550,722,658	₱–	₱48,459,175	₱5,358,128,331

2007

	Neither Past Due Nor Impaired			Past Due or	
	High Grade	Standard Grade	Substandard Grade	Individually Impaired	Total
Cash and cash equivalents	₱1,555,623,418	₱–	₱–	₱–	1,555,623,418
Receivables:					
Trade receivables					
Installment contract receivables	1,910,519,323	290,743,105	–	19,000,000	2,220,262,428
Rental receivables	209,985,629	77,969,438	–	10,477,071	298,432,138
Accrued rent receivables	194,380,916	–	–	–	194,380,916
Hotel operations	34,936,035	34,015,607	–	–	68,951,642
Affiliated companies	62,945,371	–	–	–	62,945,371
Other receivables	117,148,572	–	–	–	117,148,572
Other assets					
Utility deposits	268,770,020	–	–	–	268,770,020
Advances to lot owners	211,416,544	–	–	–	211,416,544
Receivable from Meralco	65,467,460	–	–	–	65,467,460
Advances from suppliers and contractors	4,297,686	–	–	–	4,297,686
	₱4,635,490,974	₱402,728,150	₱–	₱29,477,071	₱5,067,696,195

High grade cash and cash equivalents are short-term placements and working cash fund placed, invested, or deposited in foreign and local banks belonging to the top ten (10) banks in the Philippines in terms of resources and profitability.

High grade accounts, other than cash and cash equivalents, are accounts considered to be of high value. The counterparties have a very remote likelihood of default and have consistently exhibited good paying habits. Standard grade accounts are active accounts with propensity of deteriorating to mid-range age buckets. These accounts are typically not impaired as the counterparties generally respond to credit actions and update their payments accordingly. Substandard grade accounts are accounts which have probability of impairment based on historical trend. These accounts show propensity to default in payment despite regular follow-up actions and extended payment terms.

d. Impairment assessment

The Group recognizes impairment losses based on the results of the specific/individual and collective assessment of its credit exposures. Impairment has taken place when there is a presence of known difficulties in the servicing of cash flows by counterparties, infringement of the original terms of the contract has happened, or when there is an inability to pay principal or interest overdue beyond a certain threshold. These and the other factors, either singly or in tandem with other factors, constitute observable events and/or data that meet the definition of an objective evidence of impairment.

The two methodologies applied by the Group in assessing and measuring impairment include: (1) specific/individual assessment and (2) collective assessment.

Under specific/individual assessment, the Group assesses each individually significant credit exposure for any objective evidence of impairment, and where such evidence exists, accordingly calculates the required impairment. Among the items and factors considered by the Group when assessing and measuring specific impairment allowances are: (a) the timing of the expected cash flows; (b) the projected receipts or expected cash flows; (c) the going concern of the counterparty's business; (d) the ability of the counterparty to repay its obligations during financial crises; (e) the availability of other sources of financial support; and (f) the existing realizable value of collateral. The impairment allowances, if any, are evaluated as the need arises, in view of favorable or unfavorable developments.

With regard to the collective assessment of impairment, allowances are assessed collectively for losses on receivables that are not individually significant and for individually significant receivables when there is no apparent evidence or not yet objective of individual impairment. A particular portfolio is reviewed on a periodic basis, in order to determine its corresponding appropriate allowances. The collective assessment evaluates and estimates the impairment of the portfolio in its entirety even though there is no objective evidence of impairment on an individual assessment. Impairment losses are estimated by taking into consideration the following deterministic information: (a) historical losses/write offs; (b) losses which are likely to occur but has not yet occurred; and (c) the expected receipts and recoveries once impaired.

Derivative Financial Instrument

Interest rate swap

On May 28, 2008, the Group entered in an interest rate swap agreement with a bank, with a total notional amount of ₱2,000 million to hedge its interest rate exposures on the Inverse Floating Rate Notes bearing an interest rate of 15.70% less 3 month benchmark rate (PDST-F) (Note 15). The interest rate swap has a term of five (5) years and interest exchange is every 5th day of March, June, September and December. Under the agreement, the Group agreed with the counterparty to exchange at quarterly interval, the Group's floating rate which is based on 3M PSDT-F but not to exceed 15.70% and the counterparty's fixed interest rates. The swap agreement effectively fixes the Group's interest rate exposure on the inverse floating note to 8.75%.

As of September 30, 2009, the estimated fair values of this interest rate swap agreement amounted to ₱103 million gains (see Note 12). The mark-to-market gains is recorded as part of "Other Income" under revenue.

30. Financial Instruments

Fair Value

Set out below is a comparison by category of carrying amounts and fair values of all of the Group's financial instruments that are carried in the consolidated financial statements.

	2009		2008		2007	
	Carrying amount	**Fair value**	Carrying amount	Fair value	Carrying amount	Fair value
Loans and receivables						
Cash and cash equivalents	**₱8,925,696,125**	**₱8,925,696,125**	₱519,080,453	₱519,080,453	₱1,555,623,418	₱1,555,623,418
Receivables						
Trade						
Installment contract receivable	**3,166,871,003**	**2,853,206,784**	3,522,591,155	3,056,086,567	2,201,262,428	1,945,870,125
Rental receivables	**238,719,742**	**238,719,742**	222,628,296	222,628,296	287,955,067	287,955,067
Accrued rent receivable	**320,890,367**	**320,890,367**	235,681,052	235,681,052	194,380,916	194,380,916
Hotel operations	**76,130,603**	**76,130,603**	68,663,338	68,663,338	68,951,642	68,951,642
Affiliated companies	**93,126,774**	**93,126,774**	94,757,880	94,757,880	62,945,371	62,945,371
Others	**222,679,153**	**222,679,153**	208,670,276	208,670,276	117,148,572	117,148,572
Other assets						
Utility deposits	**202,695,993**	**202,695,993**	159,797,619	159,797,619	268,770,020	268,770,020
Advances to lot owners	**226,847,680**	**226,847,680**	230,782,624	230,782,624	211,416,544	211,416,544
Receivable from Meralco	**24,415,226**	**33,846,525**	43,272,925	55,587,746	65,467,460	72,148,433
Advances to suppliers and contractors	**12,507,954**	**12,507,954**	3,743,538	3,743,538	4,297,686	4,297,686
Financial asset at FVPL						
Derivative asset	**102,985,391**	**102,985,391**	–	–	–	–
	₱13,613,566,011	**₱13,309,333,091**	₱5,309,669,156	₱4,855,479,389	₱5,038,219,124	₱4,789,507,794

(Forward)

	2009		2008		2007	
	Carrying amount	**Fair value**	Carrying amount	Fair value	Carrying amount	Fair value
Other financial liabilities						
Accounts payable and accrued expenses						
Accrued bonus, taxes and licenses and others	**₱2,318,123,849**	**₱2,318,123,849**	₱2,194,353,395	₱2,194,353,395	₱2,037,295,839	₱2,037,295,839
Accounts payable - trade	**1,707,898,821**	**1,707,898,821**	2,099,810,450	2,099,810,450	1,349,388,365	1,349,388,365
Accrued rent expense	**875,749,479**	**875,749,479**	766,169,414	766,169,414	659,475,015	659,475,015
Dividends payable	**7,002,600**	**7,002,600**	6,000,198	6,000,198	4,671,049	4,671,049
Customers' deposit						
Deposits from lessees	**1,409,832,860**	**1,196,573,777**	1,271,304,764	1,089,971,611	1,168,629,103	1,000,667,516
Loans payable	**15,115,000,000**	**15,059,483,370**	6,017,000,000	5,726,289,270	4,560,000,000	4,298,401,870
Payables to affiliated companies	**120,448,784**	**120,448,784**	1,189,250,880	1,189,250,880	1,163,061,617	1,163,061,617
	₱21,554,056,393	**₱21,285,280,680**	₱13,543,889,101	₱13,071,845,218	₱10,942,520,988	₱10,512,961,271

The fair values of cash and cash equivalents, trade receivables (arising from lease of investment properties), other receivables, certain receivable and payable to affiliated companies and accounts payable and accrued expenses are approximately equal to their carrying amounts due to the short-term nature of the transaction.

The fair values of trade receivable (arising from sale of real estate properties) and loans payable are based on the discounted value of future cash flows using the applicable rates for similar types of loans and receivables as of reporting date. The discount rates used range from 8.0% to 10.10% in 2009, 8.2% to 10.30% in 2008 and 9.73% to 10.24% in 2007.

The fair value of derivative asset is based on the valuation techniques applied which include forward pricing and swap models, using present value calculations. The model incorporates various inputs including forward and spot interest rates.

Fair Value Hierarchy

The Group uses the following hierarchy for determining the fair value of financial instruments:

Level 1: quoted (unadjusted) prices in active markets for identical assets or liabilities

Level 2: other techniques for which all inputs which have a significant effect on the recorded fair value are observable, either directly or indirectly

Level 3: techniques which use inputs which have a significant effect on the recorded fair value that are not based on observable market data.

As of September 30, 2009, the Group has a derivative asset valued under level 2 amounting to ₱103 million.

31. Registration with the Board of Investments (BOI) and the Philippine Economic Zone Authority (PEZA)

Certain operations of the Group are registered with the BOI as preferred pioneer and nonpioneer activities. As registered enterprises, these consolidated subsidiaries are subject to some requirements and are entitled to certain tax and non-tax incentives which are considered in the computation of the provision for income tax.

Crowne Plaza Galleria Manila
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "Operator of Tourist Accommodation Facility (Deluxe Class Hotel - Crowne Plaza Galleria Manila)" on a Pioneer status at a capacity of two hundred sixty five (265) rooms, under Certificate of Registration No. 2006-036 dated March 9, 2006. Under the terms of its registration, the Group is entitled to income tax holiday for a period of six (6) years from the start of commercial operations.

Summit Ridge Hotel
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "New Operator of Tourist Accommodation Facility (Hotel-Summit Ridge Hotel)" on a Pioneer status at a capacity of one hundred eight (108) rooms, under Certificate of Registration No. 2007-139 dated August 6, 2007. Under the terms of its registration, the Group is entitled to income tax holiday for a period of six (6) years from the start of commercial operations.

Gateway Garden Ridge - EDSA
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "Mass Housing" on a Nonpioneer status at a capacity of two hundred ninety two (292) units, under Certificate of Registration No. 2007-195 dated October 31, 2007. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from the start of commercial operations.

Gateway Garden Heights
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "Mass Housing" on a Nonpioneer status at a capacity of three hundred seventy three (373) units, under Certificate of Registration No. 2007-237 dated December 5, 2007. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from the start of commercial operations.

Woodsville Viverde Mansions
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "Mass Housing" on a Nonpioneer status at a capacity of three hundred sixty three (363) units, under Certificate of Registration No. 2007-204 dated November 9, 2007. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from the start of commercial operations.

The Wellington Courtyard
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "Mass Housing" on a Nonpioneer status at a capacity of fifty-six (56) units, under Certificate of Registration No. 2008-024 dated January 23, 2008. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from the start of commercial operations.

East of Galleria
The Group is duly registered with the BOI under Book 1 of the Omnibus Investments Code of 1987, otherwise known as E.O. 226 "Mass Housing" on a Nonpioneer status at a capacity of four hundred fifty nine (459) units, under Certificate of Registration No. 2007-195 dated December 5, 2007. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from the start of commercial operations.

Robinsons Cyberpark
The Group is also registered with PEZA (beginning October 1, 2004) as a pioneer enterprise under the Section 6 of Republic Act No. 7916, otherwise known as "The Special Economic Zone Act of 1995, as amended, its Implementing Rules and Regulations" and PEZA Board Resolution No. 00-262 dated August 17, 2003, for creating and designating 68,596 square meters of land located at EDSA corner Pioneer Street, Mandaluyong City as an IT Park to be known as The Robinsons Cyberpark. Under the terms of its registration, the Group is entitled to certain tax and nontax incentives which include, among others, 5% special tax regime.

32. Commitments and Contingencies

Operating Lease Commitments - Group as Lessee
The Group entered into long-term operating leases of land with lease terms ranging from 25 to 50 years. These leases include clauses to enable escalation of rental charges on the agreed dates. Total rent expense amounted to ₱156 million, ₱159 million and ₱156 million in 2009, 2008 and 2007, respectively. Future minimum rentals payable under noncancellable operating leases as of September 30 are as follows:

	2009	2008	2007
Within one (1) year	**₱48,004,527**	₱43,074,198	₱34,694,797
After one (1) year but not more than five (5) years	**202,539,847**	193,571,713	161,315,477
After more than five (5) years	**6,306,558,981**	6,363,531,642	6,155,001,711
	₱6,557,103,355	₱6,600,177,553	₱6,351,011,985

Operating Lease Commitments - Group as Lessor
The Group has entered into commercial property leases on its investment property portfolio. These noncancellable leases have remaining noncancellable lease terms of between one (1) and ten (10) years. All leases include a clause to enable upward revision of the rental charge on an annual basis based on prevailing market conditions. The lease contracts also provide for the percentage rent, which is a certain percentage of actual monthly sales or minimum monthly gross sales, whichever is higher. Total rent income amounted to ₱5,143 million, ₱4,375 million and ₱3,968 million in 2009, 2008 and 2007, respectively. Total percentage rent recognized as income for 2009, 2008 and 2007 amounted to ₱1,363 million, ₱1,241 million and ₱1,193 million, respectively.

Future minimum rentals receivable under noncancellable operating leases as of September 30 are as follows:

	2009	2008	2007
Within one (1) year	**₱943,532,729**	₱984,022,565	₱1,747,847,370
After one (1) year but not more than five (5) years	**1,354,524,223**	1,931,090,773	2,038,092,305
After more than five (5) years	**71,111,376**	40,517,868	324,681,209
	₱2,369,168,328	₱2,955,631,206	₱4,110,620,884

Capital Commitments
The Group has contractual commitments and obligations for the construction and development of investment properties and property and equipment items aggregating ₱2,937 million, ₱6,100 million and ₱4,600 million as of September 30, 2009, 2008 and 2007, respectively. Moreover, the Group has contractual obligations amounting to ₱1,547 million, ₱2,300 million and ₱3,100 million as of September 30, 2009, 2008 and 2007, respectively, for the completion and delivery of real estate units that have been presold.

Contingencies
The Group has various contingent liabilities arising in the ordinary conduct of business which are either pending decision by the courts or being contested, the outcome of which are not presently determinable. In the opinion of management and its legal counsel, the eventual liability under these lawsuits or claims, if any, will not have a material or adverse effect on the Group's financial position and results of operations. The Group does not believe that such assessments, in general, will have a material effect on its operating results and financial condition. No provisions were made during the year. The information usually required by PAS 37, *Provisions, Contingent Liabilities and Contingent Assets*, is not disclosed on the grounds that it can be expected to prejudice the outcome of pending assessments.

33. Events After the Reporting Period

On October 22, 2009, the Group's BOD approved the creation and implementation of a share buy-back program allotting up to ₱1,000 million to reacquire a portion of the Parent Company's issued and outstanding common shares, representing approximately 3.1% of current market capitalization.

34. Approval of the Consolidated Financial Statements

The accompanying consolidated financial statements were authorized for issue by the BOD on January 11, 2010.

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BOA/PRC Reg. No. 0001
SEC Accreditation No. 0012-FR-1

INDEPENDENT AUDITORS' REPORT ON SUPPLEMENTARY SCHEDULES

The Stockholders and the Board of Directors
Robinsons Land Corporation
43rd Floor, Robinsons Equitable Tower
ADB Avenue, Ortigas Center, Pasig City

We have audited in accordance with Philippine Standards on Auditing, the consolidated financial statements of Robinsons Land Corporation and Subsidiaries (the Group) included in this Form 17-A and have issued our report thereon dated January 11, 2010. Our audits were made for the purpose of forming an opinion on the basic consolidated financial statements taken as a whole. The schedules listed in the Index to Consolidated Financial Statements and Supplementary Schedules are the responsibility of the Group's management and are presented for purposes of complying with Securities Regulation Code Rules No. 68.1 and are not part of the basic consolidated financial statements. These schedules have been subjected to the auditing procedures applied in the audit of the basic consolidated financial statements and, in our opinion, fairly state in all material respect the financial data required to be set forth therein in relation to the basic consolidated financial statements taken as a whole.

SYCIP GORRES VELAYO & CO.

Michael C. Sabado
Partner
CPA Certificate No. 89336
SEC Accreditation No. 0664-A
Tax Identification No. 160-302-865
PTR No. 2087568, January 4, 2010, Makati City

January 11, 2010

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
SCHEDULE D - INDEBTEDNESS OF UNCONSOLIDATED SUBSIDIARIES AND AFFILIATES
SEPTEMBER 30, 2009

Name of Affiliate	Beginning Balance	Ending Balance
Digital Telecommunications, Inc.	₱ 39,890,765	₱ 39,926,434
Robinsons Recreation Corp	11,326,607	11,351,620
Universal Robina Corp	8,605,539	6,156,389
Others	34,934,969	35,692,331
Total	₱ 94,757,880	₱ 93,126,774

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
SCHEDULE E - PROPERTY, PLANT AND EQUIPMENT
SEPTEMBER 30, 2009

Classification	Beginning Balance	Additions at Cost	Retirements	Other Changes- Additions (Deductions)	Ending Balance
Other equipment	₱ 3,726,217,916	₱ 604,757,143	₱ (2,830,911)	₱ -	₱ 4,328,144,148
	₱ 3,726,217,916	₱ 604,757,143	₱ (2,830,911)	₱ -	₱ 4,328,144,148

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
SCHEDULE F - ACCUMULATED DEPRECIATION
SEPTEMBER 30, 2009

Description	Beginning Balance	Additions Charged to Costs and Expenses	Retirements	Other Changes-Additions (Deductions)	Ending Balance
Other equipment	₱ 1,897,211,593	₱ 248,240,650	₱ (2,040,874)	₱	₱ 2,143,411,369
	₱ 1,897,211,593	₱ 248,240,650	₱ (2,040,874)	₱ -	₱ 2,143,411,369

ROBINSONS LAND CORPORATION AND SUBSIDIARIIES
SCHEDULE K - CAPITAL STOCK
SEPTEMBER 30, 2009

Title of Issue	Number of Shares Authorized	Number of Shares Issued and Outstanding	Number of Shares Reserved for Options, Warrants, Conversions, and Other Rights	Number of Shares Held By		
				Affiliates	Directors, Officers and Employees	Others
Common Share	3,000,000,000	2,746,918,457		1,648,417,051	11,721,322	1,086,780,084

ROBINSONS LAND CORPORATION AND SUBSIDIARIIES
SCHEDULE L - LIST OF TOP 20 STOCKHOLDERS OF RECORD
SEPTEMBER 30, 2009

	Name of Stockholders	Position	Citizenship	Amount Subscribed	Percent to Total Outstanding
1 .	JG Summit Holdings, Inc.		Filipino	₱ 1,648,417,051	60.01%
2 .	PCD Nominee Corporation (Non-Filipino)		Non-Fil	718,161,633	26.14%
3 .	PCD Nominee Corporation (Filipino)		Filipino	333,630,202	12.15%
4 .	Elizabeth Yu		- do -	8,737,200	0.32%
5 .	John Gokongwei, Jr.		- do -	8,124,721	0.30%
6 .	Jennifer C. Lim and/or Jeffrey C. Lim		- do -	2,900,000	0.11%
7 .	R. Coyiuto Securities, Inc.		- do -	2,875,000	0.10%
8 .	Cebu Liberty Lumber		- do -	2,203,200	0.08%
9 .	Quality Investments & Sec Corp		- do -	1,806,000	0.07%
10 .	James L. Go		- do -	1,123,996	0.04%
11 .	Elizabeth Y. Gokongwei &/or John Gokongwei, Jr.		- do -	988,000	0.04%
12 .	Catalino S. Ngochua		- do -	720,000	0.03%
12 .	Lily Cristina Ngochua		- do -	720,000	0.03%
13 .	Lance Gokongwei		- do -	536,000	0.02%
14 .	Alberto Mendoza &/or Jeanie Mendoza		- do -	532,800	0.02%
15 .	Lisa Yu Gokongwei		- do -	465,000	0.02%
16 .	Mariano K. Tan		- do -	360,000	0.01%
16 .	Robina Yu Gokongwei		- do -	360,000	0.01%
17 .	Dee Kwan Yan		- do -	326,189	0.01%
18 .	Samuel C. Uy		- do -	324,000	0.01%
19 .	John L. Gokongwei, Jr.		- do -	300,000	0.01%
20 .	Elizabeth Yu Gokongwei		- do -	275,000	0.01%
	OTHERS			13,032,465	0.47%
				₱ 2,746,918,457	100.00%

INDEX TO EXHIBITS

Form 17-A

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* These exhibits are either not applicable to the Company or require no answer.

EXHIBIT 18: **SUBSIDIARIES OF THE REGISTRANT**

Robinsons Land Corporation has five (5) subsidiaries as of September 30, 2009:

		% OWNERSHIP		COUNTRY OF
SUBSIDIARY	**BUSINESS**	**DIRECT**	**EFFECTIVE**	**INC. OR RESIDENCE**
Robinson's Inn, Inc.	Apartelle Operation	100	-	Philippines
Robinsons Realty Management Corporation	Property development	100	-	Philippines
Robinsons (Cayman) Ltd .	Property development	100	-	Cayman Islands
Robinsons Properties Marketing and Management Corp	Marketing of office and high rise residential units	100	-	Philippines
Altus Angeles, Inc	Property management	51		Philippines

1	5	6	4	9	7

SEC Registration Number

ROBINSON'S INN, INCORPORATED (A Wholly Owned Subsidiary of Robinsons Land Corporation)

(Company's Full Name)

P. Faura corner M. Orosa Sts., Robinsons Commercial Complex, Ermita, Manila

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

Rodolfo T. Malit
(Contact Person)

635-5983
(Company Telephone Number)

0 9 / 3 0
Month Day
(Fiscal Year)

AAFS
(Form Type)

Month Day
(Annual Meeting)

Not Applicable
(Secondary License Type, If Applicable)

Dept. Requiring this Doc.

Not Applicable
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

REVENUE REGION NO. 6
REVENUE DISTRICT OFFICE NO. 33
ERMITA-INTRAMUROS-MALATE-PORT AREA
JAN 16 2012
RECEIVED
DATE
MICHAEL JOSE T. TENA

Remarks: Please use BLACK ink for scanning purposes.

Received by TINA SANTOS 1/18/2012
OFFICE OF Atty Rotter

ROBINSONS INN, INC.

P. Faura Corner, M. Orosa Street, Robinsons Commercial Complex, Ermita Manila

December 8, 2011

STATEMENT OF MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL STATEMENT

The management of **Robinson's Inn, Inc.** is responsible for all information and representation contained in the financial statements for the year ended September 30, 2011 and 2010. The financial statements have been prepared in conformity with generally accepted accounting principles in the Philippines and reflect amounts that are based on the best estimates and informed judgment of management with appropriate consideration to materiality.

In this regard, management maintains a system of accounting and reporting which provides for the necessary internal controls to ensure that transactions are properly authorized and recorded, assets are safeguarded against unauthorized use or disposition and liabilities are recognized. The management likewise discloses to the Company's external auditor: (i) all significant deficiencies in the design or operation of internal controls that could adversely affect its ability to record, process, and report financial data; (ii) material weaknesses in the internal controls; and (iii) any fraud that involves management or other employees who exercise significant roles in internal controls.

The Board of Directors (BOD) reviews the financial statements before such statements are approved and submitted to the stockholders of the company.

Sycip Gorres Velayo & Co., the independent auditors and appointed by the stockholders, have examined the financial statements of the company in accordance with generally accepted auditing standards in the Philippines and has expressed its opinion on the fairness of presentation upon completion of such examination, in its report to Stockholders.

ROBINSON'S INN, INC.

JAMES L. GO
Chairman

FREDERICK D. GO
President

CONSTANTE T. SANTOS
SVP – Corporate Controller

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF JAN 1 2 2012 201__ IN PASIG CITY

AIMEE C. ROSALES
Notary Public for Pasig City
Commission expires on December 31, 2012
Penthouse, Anson's Bldg., 23 ADB Ave.,
Ortigas Center, Pasig City
PTR No. 3178358; Makati; 1/4/2012
IBP No. 877854; Makati; 1/4/2012
Roll No. 52759

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BOOK NO: IX
SERIES OF 2012

Ernst & Young

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BOA/PRC Reg No. 0001
SEC Accreditation No. 0012-FR-2

INDEPENDENT AUDITORS' REPORT

The Board of Directors
Robinson's Inn, Incorporated
P. Faura corner M. Orosa Sts.
Robinsons Commercial Complex
Ermita, Manila

Report on the Financial Statements

We have audited the accompanying financial statements of Robinson's Inn, Incorporated (a wholly owned subsidiary of Robinsons Land Corporation; RLC), which comprise the statements of financial position as at September 30, 2011 and 2010, and the statements of comprehensive income, statements of changes in equity and statements of cash flows for the years then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Philippine Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with Philippine Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

REVENUE DISTRICT OFFICE NO. 33
ERMITA-INTRAMUROS-MALATE-PORT AREA
JAN 16 2012
DATE
MICHAEL JUDE T. TENA

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of Robinson's Inn Incorporated as of September 30, 2011 and 2010, and its financial performance and its cash flows for the years then ended in accordance with Philippine Financial Reporting Standards.

Emphasis of Matter

Without qualifying our opinion, we draw attention to Note 1 to the financial statements which indicate that on July 4, 2007, the Company's Board of Directors (BOD), resolved that the Company shall permanently cease its operations effective on August 31, 2007. On July 29, 2011, the Company's BOD approved the merger with Broadway Manpower Services Corporation, Denver Manpower Services Inc., Landmark Manpower Services, Inc., and Outreach Home Development Corporation. All companies are non-operating and are related parties under the RLC group. The application with the Securities and Exchange Commission is pending as of December 8, 2011 as the Company is still in the process of completing the necessary requirements. The management has no plans yet on the future operations of the merged company.

Report on the Supplementary Information Required Under Revenue Regulations 15-2010

The supplementary information on taxes and license fees required for purposes of filing with the Bureau of Internal Revenue is presented by the management of Robinsons Inn Incorporated in a separate schedule. Revenue Regulations 15-2010 require the information to be presented in the notes to the financial statements. Such information is not a required part of the basic financial statements. The information is also not required by Securities Regulation Code Rule 68. Our opinion on the basic financial statements is not affected by the presentation of the information in a separate schedule.

SYCIP GORRES VELAYO & CO.

Jose Pepito E. Zabat

Jose Pepito E. Zabat III
Partner
CPA Certificate No. 85501
SEC Accreditation No. 0328-AR-1
Tax Identification No. 102-100-830
BIR Accreditation No. 08-001998-60-2009,
June 1, 2009, Valid until May 31, 2012
PTR No. 2641576, January 3, 2011, Makati City

December 8, 2011

REVENUE REGION NO. 8
REVENUE DISTRICT OFFICE NO. 33
ERMITA-INTRAMUROS-MALATE-PORT AREA
JAN 16 2012
MICHAEL JUDE T. TENA

ROBINSON'S INN, INCORPORATED
(A Wholly Owned Subsidiary of Robinsons Land Corporation)
STATEMENTS OF FINANCIAL POSITION

	September 30	
	2011	2010
ASSET		
Current Asset		
Amounts owed by Robinsons Land Corporation (RLC; Note 4)	**₱25,345,343**	₱25,362,097
EQUITY		
Capital stock - ₱1 par value		
Authorized - 25,000,000 shares		
Issued - 3,750,000 shares	**3,750,000**	3,750,000
Subscribed - 21,250,000 shares (net of subscriptions receivable of ₱312,500)	**20,937,500**	20,937,500
Retained earnings	**657,843**	674,597
TOTAL EQUITY	**₱25,345,343**	₱25,362,097

See accompanying Notes to Financial Statements.

ROBINSON'S INN, INCORPORATED
(A Wholly Owned Subsidiary of Robinsons Land Corporation)

STATEMENTS OF COMPREHENSIVE INCOME

	Years Ended September 30	
	2011	2010
EXPENSES		
Professional fees	**₱15,142**	₱15,142
Registration fee	**1,502**	1,000
Others	**110**	1,000
Total expenses	**16,754**	17,142
NET LOSS	**16,754**	17,142
OTHER COMPREHENSIVE INCOME	–	–
TOTAL COMPREHENSIVE LOSS FOR THE YEAR	**₱16,754**	₱17,142

See accompanying Notes to Financial Statements.

REVENUE REGION NO. 6
REVENUE DISTRICT OFFICE NO. 33
ERMITA-INTRAMUROS-MALATE-PORT AREA
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ROBINSON'S INN, INCORPORATED
(A Wholly Owned Subsidiary of Robinsons Land Corporation)

STATEMENTS OF CHANGES IN EQUITY
FOR THE YEARS ENDED SEPTEMBER 30, 2011 AND 2010

	Capital Stock	Retained Earnings	Total
Balances at September 30, 2009	₱24,687,500	₱691,739	₱25,379,239
Net loss for the year	–	(17,142)	(17,142)
Other comprehensive income	–	–	–
Total comprehensive loss	–	(17,142)	(17,142)
Balances at September 30, 2010	24,687,500	674,597	25,362,097
Net loss for the year	–	(16,754)	(16,754)
Other comprehensive income	–	–	–
Total comprehensive loss	–	(16,754)	(16,754)
Balances at September 30, 2011	₱24,687,500	₱657,843	₱25,345,343

See accompanying Notes to Financial Statements.

ROBINSON'S INN, INCORPORATED
(A Wholly Owned Subsidiary of Robinsons Land Corporation)

STATEMENTS OF CASH FLOWS

	Years Ended September 30	
	2011	2010
CASH FLOWS FROM OPERATING ACTIVITIES		
Loss before income tax	**(₱16,754)**	(₱17,142)
CASH FLOWS FROM AN INVESTING ACTIVITY		
Decrease in amounts owed by RLC	**16,754**	17,142
NET INCREASE IN CASH	–	–
CASH AT BEGINNING OF YEAR	–	–
CASH AT END OF YEAR	**₱–**	₱–

See accompanying Notes to Financial Statements.

REVENUE REGION NO. 6
REVENUE DISTRICT OFFICE NO. 33
ERMITA-INTRAMUROS-MALATE-PORT AREA
RECEIVED
JAN 16 2012
DATE
MICHAEL JOSE T. TENA

NOTES TO FINANCIAL STATEMENTS

1. Corporate Information

Robinson's Inn, Incorporated (the Company) was registered with the Philippine Securities and Exchange Commission on October 19, 1988. Its primary purpose is to engage in the development and operation of apartelle, inn, motel, condominium, apartments and other allied business, and to acquire, purchase, sell, assign or lease land, buildings, and other improvements in connection therewith. The Company is a wholly owned subsidiary of Robinsons Land Corporation (RLC), while JG Summit Holdings, Inc. (JGSHI) is the ultimate parent company.

On July 24, 2007, the Company's Board of Directors (BOD), through Resolution No. 2008-001, resolved that the Company shall permanently cease its business operations effective on August 31, 2007.

On July 29, 2011, the Company's Stockholders and BOD approved the merger by and among Broadway Manpower Services Corporation (Broadway), Denver Manpower Services Inc. (Denver), Landmark Manpower Services, Inc. (Landmark), Outreach Home Development Corporation (Outreach) and the Company, wherein the Company shall be the surviving entity under the terms and conditions of a Plan of Merger. These companies are non-operating and are related parties under the RLC group. The application with the Securities and Exchange Commission is pending as of December 8, 2011as the Company is still in the process of completing the necessary requirements.

Management has no plans yet on the future operations of the merged company.

The registered office address of the Company is P. Faura corner M. Orosa Sts., Robinsons Commercial Complex, Ermita, Manila. The accounting and administrative functions of the Company are being performed by the employees of RLC.

The financial statements of the Company as of and for the years ended September 30, 2011 and 2010 were authorized for issue by the BOD on December 8, 2011.

2. Summary of Significant Accounting Policies

Basis of Preparation
The financial statements have been prepared under the historical cost basis and are presented in Philippine peso, which is the Company's functional and presentation currency.

Statement of Compliance
The financial statements of the Company have been prepared in compliance with Philippine Financial Reporting Standards (PFRS).

Changes in Accounting Policies
The accounting policies adopted are consistent with those of the previous financial year except that the Group has adopted the following PFRS and PAS which are effective for the Company beginning October 1, 2010:

- Revised PAS 24, *Related Party Disclosures (effective for annual periods beginning on or after January 1, 2011)*
  The definition of a related party has been clarified to simplify the identification of related party relationships, particularly in relation to significant influence and joint control. A partial exemption from the disclosures has been included for government-related entities. For these entities, the general disclosure requirements of PAS 24 will not apply. Instead, alternative disclosures have been included, requiring: (a) the name of the government and the nature of its relationship with the reporting entity; (b) the nature and amount of individually significant transactions during the year; (c) a qualitative or quantitative indication of the extent of other transactions that are collectively significant.

- Amendments to Philippine Interpretation IFRIC 14 *Prepayments of a Minimum Funding Requirement* (Amendment) *(effective for annual periods beginning on or after January 1, 2011)*
  The amendment provides guidance on assessing the recoverable amount of a net pension asset and permits an entity to treat the prepayment of a minimum funding requirement as an asset.

- PFRS 7, *Financial Instruments: Disclosures (effective for annual periods beginning on or after January 1, 2011)*
  The amendment emphasizes the interaction between quantitative and qualitative disclosures and the nature and extent of risks associated with financial instruments.

  Amendments to quantitative and credit risk disclosures are as follow:

  a. Clarify that only a financial asset whose carrying amount does not reflect the maximum exposure to credit risk needs to provide further disclosure of the amount that represents the maximum exposure to such risk;
  b. Require, for all financial assets, disclosure of the financial effect of collateral held as security and other credit enhancements regarding the amount that best represents the maximum exposure to credit risk (e.g., a description of the extent to which collateral mitigates credit risk);
  c. Remove the disclosure requirement of the collateral held as security, other credit enhancements and an estimate of their fair value for financial assets that are past due but not impaired, and financial assets that are individually determined to be impaired;
  d. Remove the requirement to specifically disclose financial assets renegotiated to avoid becoming past due or impaired; and
  e. Clarify that the additional disclosure required for financial assets obtained by taking possession of collateral or other credit enhancements are only applicable to assets still held at the reporting date.

The following new Philippine Interpretations and amendments to existing PFRS, PAS and Philippine Interpretations, which became effective in January 1, 2010 (except when otherwise indicated) did not have any significant impact on the accounting policies, financial position or performance of the Company:

- Amendments to PFRS 7, *Financial Instruments: Disclosures – Enhanced Derecognition Disclosure Requirements (effective July 1, 2010)*
- Amendments to PFRS 1, *First-time Adoption of International Financial Reporting Standards - Additional Exemptions for First-time Adopters (effective July 1, 2010)*
- Amendments to PFRS 2 - *Group Cash-settled Share-based Payment Arrangements*

- Amendments PAS 32, *Financial Instruments: Presentation - Classification of Rights Issues* Philippine Interpretation *(effective February 1, 2010)*
- IFRIC 19, *Extinguishing Financial Liabilities with Equity Instruments (effective July 1, 2010)*

Improvements to PFRSs
The following are the IASB issued omnibus of amendments to its standards, issued in May 2008 and 2009, effective January 1, 2010, primarily with a view to removing inconsistencies and clarifying wording. There are separate transitional provisions for each standard. The adoption of the following amendments resulted to changes in accounting policies but did not have any impact on the consolidated financial position or performance of the Group.

2008
PFRS 5, *Noncurrent Assets Held for Sale and Discontinued Operations*
- Clarifies that when a subsidiary is classified as held for sale, all its assets and liabilities are classified as held for sale even when the entity remains a non-controlling interest after the sale transaction. The amendment is applied prospectively and have no impact on the financial position or financial performance of the Company.

2009
PFRS 5, *Noncurrent Assets Held for Sale and Discontinued Operations*
- The amendment clarifies that the disclosures required in respect of non-current assets or disposal groups classified as held for sale or discontinued operations are only those set out in PFRS 5.
- The disclosure requirements of other PFRSs only apply if specifically required for such non-current assets or discontinued operations.
- It also clarifies that the general requirements of PAS 1 still apply, particularly paragraphs 15 (to achieve a fair presentation) and 125 (sources of estimation uncertainty) of PAS 1.

PFRS 8, *Segment Reporting*
- Segment assets and liabilities need only be reported when those assets and liabilities are included in measures that are used by the chief operating decision maker.

PAS 1, *Presentation of Financial Statements*
- The terms of a liability that could result, at anytime, in its settlement by the issuance of equity instruments at the option of the counterparty do not affect its classification.

PAS 7, *Statement of Cash Flows*
- The amendment explicitly states that only expenditure that results in a recognized asset can be classified as a cash flow from investing activities.

PAS 17, *Leases*
- The amendment removes the specific guidance on classifying land as a lease so that only the general guidance remains. The amendments will be applied retrospectively.

PAS 36, *Impairment of Assets*
- The amendment clarifies that the largest unit permitted for allocating goodwill acquired in a business combination is the operating segment, as defined in PFRS 8, before aggregation for reporting purposes.

PAS 39, *Financial Instruments: Recognition and Measurement*

- A prepayment option is considered closely related to the host contract when the exercise price of a prepayment option reimburses the lender up to the approximate present value of lost interest for the remaining term of the host contract.
- The scope exemption for contracts between an acquirer and a vendor in a business combination to buy or sell and acquire at a future date, applies only to binding forward contracts, and not derivative contracts where further actions by either party are still to be taken.
- Gains or losses on cash flow hedges of a forecast transaction that subsequently results in the recognition of a financial instrument or on cash flow hedges of recognized financial instruments should be reclassified in the period that the hedged forecast cash flows affect profit or loss.

2010
PFRS 3, *Business Combinations*

- The measurement options available for non-controlling interest (NCI) were amended. Only components of NCI that constitute a present ownership interest that entitles their holder to a proportionate share of the entity's net assets in the event of liquidation should be measured at either fair value or at present ownership instrument's proportionate share of the acquiree's identifiable net assets. All other components are to be measured at their acquisition date fair value.

PAS 1, *Presentation of Financial Statements*

- The amendment clarifies that an entity may present an analysis of each component of other comprehensive income maybe either in the statement of changes in equity or in the notes to the financial statements.

PAS 27, *Consolidated and Separate Financial Statements*

- The amendment clarifies that the consequential amendments from PAS 27 made to PAS 21, *The Effects of Foreign Exchange Rates*, PAS 28, *Investments in Associates* and PAS 31, *Interests in Joint Ventures* apply prospectively for annual periods beginning on or after July 1, 2009 or earlier when PAS 27 is applied earlier.

Other amendments resulting from Improvements to PFRSs to the following standards did not have any impact on the accounting policies, financial position or performance of the Company:

- PFRS 1, *First-time Adoption of International Financial Reporting Standards*
- PAS 34, *Interim Financial Reporting*
- IFRIC 13, *Customer loyalty programmes*

Future Changes in Accounting Policies
The Company will adopt the following new and amended PFRS and Philippine Interpretation enumerated below when these become effective. Except for the adoption of Philippine Interpretation IFRIC 15, *Agreement for Construction of Real Estate*, the following new and amended PFRS and Philippine Interpretation will not have significant impact to the consolidated financial statements:

Effective in 2012 for adoption in fiscal year ending September 30, 2013

- PAS 12, *Income Taxes (Amendment) - Deferred Taxes: Recovery of Underlying Assets (effective for annual periods beginning on or after January 1, 2012)*
  The amendment clarified the determination of deferred tax on investment property measured at fair value. The amendment introduces a rebuttable presumption that deferred tax on investment property measured using the fair value model in PAS 40 should be determined on the basis that its carrying value amount will be recovered through sale. Furthermore, it introduces the requirement that deferred tax on non-depreciable assets are measured using revaluation model in PAS 16 always be measured on a sale basis of the asset.

- PAS 1, *Presentation of Financial Statements - Presentation of Items in Other Comprehensive Income (effective for annual periods beginning on or after January 1, 2012)*
  The amendments to PAS 1 change the grouping of items presented in other comprehensive income. Items that could be reclassified (or 'recycled') to profit or loss at a future point in time (for example, upon derecognition or settlement) would be presented separately from items that will never be reclassified. The amendment affects presentation only and has no other impact on the Company's financial position and performance.

Effective in 2013 for adoption by the Company on fiscal year ending September 30, 2014

- PFRS 10, *Consolidated Financial Statements* and PAS 27, *Separate Financial Statements (effective for annual periods beginning on or after January 1, 2013)*
  PFRS 10 replaces the portion of PAS 27, *Consolidated and Separate Financial Statements* that addresses the accounting for consolidated financial statements. It also includes issues raised in SIC 12, *Consolidation for Special Purpose Entities.*

  PFRS 10 establishes a single control model that applies to all entities including special purpose entities. The changes introduced by PFRS 10 will require management to exercise significant judgment to determine which entities are controlled, and therefore, are required to be consolidated by the parent, compared with the requirements of PAS 2.

- PFRS 11, *Joint Arrangements* and PAS 28, *Investments in Associates and Joint Ventures*
  PFSR 11 replaces PAS 31, *Interest in Joint Ventures* and SIC-13, *Jointly-controlled Entities – Non-monetary Contributions by Venturers (effective for annual periods beginning on or after January 1, 2013)*

  PFRS 11 removes the option to account for jointly controlled entities using proportionate consolidation. Instead, jointly controlled entities that meet the definition of a joint venture must be accounted for using equity method.

  The application of this new standard will not have an impact the financial position of the Company.

- PFRS 12, *Disclosure of Interest in Other Entities (effective for annual periods beginning on or after January 1, 2013)*
  PFRS 12 includes all of the disclosures that were previously in PAS 27 related to consolidated financial statements, as well as all fo the disclosures that were previously in PAS 31, and PAS 28. These disclosures related to an entity's interests in subsidiaries, joint arrangements, associates and structured entities. A number of new disclosures are also required.

- PFRS 13, *Fair Value Measurement (effective for annual periods beginning on or after January 1, 2013)*
  PFRS 13 establishes a single source of guidance under IFRS for all fair value measurements. PFRS 13 does not change when and entity is required to use fair value, but rather provides guidance on how to measure fair value under PFRS when fair value is required or permitted. The Company is currently assessing the impact that this standard will have on the financial position or performance.

- PAS 19, *Employee Benefits (effective for annual periods beginning on or after January 1, 2013)*
  The IASB has issued numerous amendments to PAS 19. These range from fundamental changes such as removing the corridor mechanism and the concept of expected returns from plan assets to simple clarifications and re-wording. The Company is currently assessing the full impact of the amendments.

- PAS 27, *Separete Financial Statements* (as revised in 2011) *(effective for annual periods beginning on or after January 1, 2013)*
  As a consequence of the new PFRS 10 and 12, what remains of PAS 27 is limited to accounting for subsidiaries, joinly-controlled entities and associates in separate financial statements. This will have an effect on the separate financial statements of the Parent Company.

- PAS 28, *Investments in Associates and Joint Ventures* (as revised in 2011) *(effective for annual periods beginning on or after January 1, 2013)*
  As a consequence of the new PFRS 10 and 12, PAS 28 has been renamed PAS 28, *Investments in Associates and Joint Ventures,* and describes the application of the equity method to investments in joint ventures in addition to associates.

Effective in 2015 for adoption by the Company on fiscal year ending September 30, 2016

- PFRS 9, *Financial Instruments*
  The first phase of PFRS 9, *Financial Instruments,* which is effective for annual periods beginning on or after January 1, 2015, addresses the classification and measurement of financial instruments. Phase 1 of PFRS 9 applies to all financial assets within the scope of PAS 39. The key requirements of PFRS 9 are as follow:

  i. At initial recognition, all financial assets are measured at fair value.
  ii. Debt instruments may (if the Fair Value Option is not invoked) be subsequently measured at amortized cost if: (a) the asset is held within a business model whose objective is to hold the assets to collect contractual cash flows and (b) The contractual terms of the financial asset give rise, on specified dates, to cash flows that are solely payments of principal and interest on the principal outstanding. All other debt instruments are subsequently measured at fair value.
  iii. All equity investment financial assets are measured at fair value either through other comprehensive income or profit or loss. Entities must make an irrevocable choice for each instrument, unless they are held for trading, in which case they must be measured at fair value through profit or loss.
  iv. For financial liabilities to which the Fair Value Option is invoked.

- Philippine Interpretation IFRIC 15, *Agreement for Construction of Real Estate (effective for annual periods beginning on or after January 1, 2015).* This Philippine Interpretation, which may be early applied, covers accounting for revenue and associated expenses by entities that undertake the construction of real estate directly or through subcontractors. This Philippine Interpretation requires that revenue on construction of real estate be recognized only upon completion, except when such contract qualifies as construction contract to be accounted for under PAS 11, *Construction Contracts*, or involves rendering of services in which case revenue is recognized based on stage of completion. Contracts involving provision of services with the construction materials and where the risks and reward of ownership are transferred to the buyer on a continuous basis will also be accounted for based on stage of completion.

  The adoption of this Philippine Interpretation will be accounted for retrospectively and will result to the restatement of prior period consolidated financial statements. The adoption of this Philippine Interpretation may significantly affect the determination of the net income and the related statement of financial position accounts as follows: Installment contract receivables, Deposit from real estate buyers, Deferred tax liabilities and Retained earnings.

Cash equivalents
Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash with original maturities of three months or less from dates of acquisition and are subject to insignificant risk of changes in value.

Financial Assets and Financial Liabilities
Financial assets within the scope of PAS 39 are classified as either financial assets at fair value through profit or loss (FVPL), loans and receivables, held-to-maturity (HTM) investments, or available-for-sale (AFS) financial assets, as appropriate, while financial liabilities are classified as either financial liabilities at FVPL or other financial liabilities. When financial assets are recognized initially, they are measured at fair value, plus, in the case of investments not at FVPL, directly attributable transaction costs. The Company determines the classification of its financial assets after initial recognition and, where allowed and appropriate, re-evaluates this designation at each financial year-end.

All regular way purchases and sales of financial assets are recognized on the trade date, which is the date that the Company commits to purchase the asset. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the period generally established by regulation or convention in the marketplace.

Financial assets and financial liabilities at FVPL
Financial assets and financial liabilities at FVPL include financial assets and financial liabilities held for trading purposes, derivative instruments, or those designated upon initial recognition when any of the following criteria are met:

- the designation eliminates or significantly reduces the inconsistent treatment that would otherwise arise from measuring the assets or liabilities or recognizing gains or losses on them on a different basis; or
- the assets and liabilities are part of a group of financial assets, financial liabilities or both which are managed and their performance are evaluated on a fair value basis, in accordance with a documented risk management or investment strategy; or

the financial instrument contains an embedded derivative, unless the embedded derivative does not significantly modify the cash flows or it is clear, with little or no analysis, that it would not be separately recorded.

Financial assets and financial liabilities at FVPL are recorded in the statement of financial position at fair value. Changes in fair value are reflected in the statement of comprehensive income. Interest earned or incurred is recorded in interest income or expense, respectively, while dividend income is recorded in other operating income according to the terms of the contract, or when the right of the payment has been established.
As of September 30, 2011 and 2010, no financial assets and financial liabilities have been designated as at FVPL.

HTM investments
HTM investments are non-derivative financial assets which carry fixed or determinable payments and fixed maturities and which the Company has the positive intention and ability to hold to maturity. After initial measurement, HTM investments are measured at amortized cost using the effective interest rate method. Gains and losses are recognized in the statement of comprehensive income when the investments are derecognized or impaired, as well as through the amortization process.

As of September 30, 2011 and 2010, the Company has no HTM investments.

Loans and receivables
Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. After initial measurement, loans and receivables are subsequently carried at amortized cost using the effective interest rate method less any allowance for impairment. Amortized cost is calculated taking into account any discount or premium on acquisition and includes fees that are an integral part of the effective interest rate and transaction costs. Gains and losses are recognized in the statement of comprehensive income when the loans and receivables are derecognized or impaired, as well as through the amortization process.

As of September 30, 2011 and 2010, the Company has loans and receivables amounting to ₱25,345,343 and ₱25,362,097, respectively (see Notes 4 and 6).

AFS financial assets
AFS financial assets are those non-derivative financial assets that are designated as AFS or are not classified in any of the three preceding categories. After initial measurement, AFS financial assets are measured at fair value with unrealized gains or losses being recognized directly in other comprehensive income. When the investment is disposed of, the cumulative gain or loss previously recorded in other comprehensive income is recognized in the statement of comprehensive income. Interest earned or paid on the investments is reported as interest income or expense using the effective interest rate. Dividends earned on investments are recognized in the statement of comprehensive income as 'Dividends received' when the right of payment has been established.

As of September 30, 2011 and 2010, the Company has no AFS financial assets.

Other financial liabilities
Financial liabilities are initially recognized at the fair value of the consideration received less any directly attributable transaction costs. After initial recognition, these financial liabilities are subsequently measured at amortized cost using the effective interest rate method. Gains and losses are recognized in the statement of comprehensive income when the liabilities are derecognized as well as through the amortization process.

As of September 30, 2011 and 2010, the Company has no outstanding other financial liabilities.

Fair value
The fair value of investments that are actively traded in organized financial markets is determined by reference to quoted market bid prices at the close of business on the reporting date. For investments where there is no active market, fair value is determined using valuation techniques. Such techniques include using recent arm's-length market transactions; reference to the current market value of another instrument, which is substantially the same; discounted cash flow analysis or other valuation models.

Amortized cost
HTM investments and loans and receivables are measured at amortized cost. This is computed using the effective interest rate method less allowance for impairment. The calculation takes into account any premium or discount on acquisition and includes transaction costs and fees that are an integral part of the effective interest rate.

Impairment of Financial Assets
The Company assesses at each reporting date whether a financial asset or group of financial assets is impaired.

Assets carried at amortized cost
The Company first assesses whether objective evidence of impairment exists individually for financial assets that are individually significant, and individually or collectively for financial assets that are not individually significant. If it is determined that no objective evidence of impairment exists for an individually assessed financial asset, whether significant or not, the asset is included in a group of financial assets with similar credit risk characteristics and that group of financial assets is collectively assessed for impairment. Assets that are individually assessed for impairment and for which an impairment loss is or continues to be recognized are not included in a collective assessment of impairment.

If there is objective evidence that an impairment loss on loans and receivables carried at amortized cost has been incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future expected credit losses that have not been incurred) discounted at the financial asset's original effective interest rate (i.e. the effective interest rate computed at initial recognition). The carrying amount of the asset is reduced either directly or through use of an allowance account. The amount of the loss shall be recognized in the statement of comprehensive income.

If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognized, the previously recognized impairment loss is reversed. Any subsequent reversal of an impairment loss is recognized in the statement of comprehensive income to the extent that the carrying value of the asset does not exceed its amortized cost at the reversal date.

Derecognition of Financial Assets and Liabilities
Financial assets
A financial asset (or, where applicable a part of a financial asset or part of a group of similar financial assets) is derecognized when:

- the rights to receive cash flows from the asset have expired;

- the Company retains the right to receive cash flows from the asset, but has assumed an obligation to pay them in full without material delay to a third party under a 'pass through' arrangement; or the Company has transferred its rights to receive cash flows from the asset and either (a) has transferred substantially all the risks and rewards of the asset, or (b) has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Where the Company has transferred its rights to receive cash flows from an asset and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognized to the extent of the Company's continuing involvement in the asset. Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

Where continuing involvement takes the form of a written and/or purchased option (including a cash settled option or similar provision) on the transferred asset, the extent of the Company's continuing involvement is the amount of the transferred asset that the Company may repurchase, except that in the case of a written put option (including a cash settled option or similar provision) on an asset measured at fair value, the extent of the Company's continuing involvement is limited to the lower of the fair value of the transferred asset and the option exercise price.

Financial liabilities
A financial liability is derecognized when the obligation under the liability is discharged or cancelled or has expired.

Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognized in the statement of comprehensive income.

<u>Offsetting Financial Instruments</u>
Financial assets and financial liabilities are offset and the net amount reported in the statement of financial position if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the asset and settle the liability simultaneously. This is not generally the case with master netting agreements, and the related assets and liabilities are presented gross in the statement of financial position.

<u>Equity</u>
Capital Stock is recognized as issued when the stock is paid for or subscribed under a binding subscription agreement and is measured at par value.

Deficit represents the accumulated losses.

Provisions
Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of obligation. Provisions are reviewed at each reporting date and adjusted to reflect the current best estimate. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as an interest expense.

Contingencies
Contingent liabilities are not recognized in the financial statements. These are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the financial statements but are disclosed in the notes to the financial statements when an inflow of economic benefits is probable.

Income Taxes
Current income tax
Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amounts are those that are enacted or substantively enacted at the reporting date.

Deferred income tax
Deferred income tax is provided using the liability method on all temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred income tax liabilities are recognized for all taxable temporary differences. Deferred income tax assets are recognized for all deductible temporary differences and the carryforward benefits of the excess minimum corporate income tax (MCIT) over the regular corporate income tax (RCIT), and net operating loss carryover (NOLCO), to the extent that it is probable that taxable income/liability will be available against which the deductible temporary differences and carryforward benefits of the unused MCIT and NOLCO can be utilized. Deferred income tax, however, is not recognized when it arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting income nor taxable income or loss.

The carrying amount of deferred income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable income/liability will be available to allow all or part of the deferred income tax asset to be utilized. Unrecognized deferred income tax assets are reassessed at each reporting date and are recognized to the extent that it has become probable that future taxable income/liability will allow the deferred income tax asset to be recovered.

Deferred income tax assets and liabilities are measured at the tax rate that are expected to apply to the period when the asset is realized or the liability is settled, based on tax rate (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred income tax assets and deferred income tax liabilities are offset, if a legally enforceable right exists to set off current income tax assets against current income tax liabilities and the deferred income taxes relate to the same taxable entity and the same taxation authority.

Expenses

Expenses are decreases in economic benefits during the accounting period in the form of outflows or decrease of assets or incurrence of liabilities that result in decreases in equity, other than those relating to distributions to equity participants. Expenses are recognized when incurred.

Events After the Reporting Period

Post year-end events that provide additional information about the Company's position at the reporting date (adjusting events) are reflected in the financial statements. Post year-end events that are not adjusting events are disclosed in the notes to financial statements when material.

3. Significant Accounting Judgments, Estimates and Assumptions

The preparation of the Company's financial statements prepared in accordance with PFRS requires management to make judgment, estimates and assumptions that affect amounts reported in the financial statements and notes.

Future events may occur which will cause the assumptions used in arriving at the estimates to change. The effect of any change in judgments and estimates are reflected in the financial statements, as they become reasonably determinable.

Judgments and estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Judgments

In the process of applying the Company's accounting policies, management has made the following judgments, apart from those involving estimations, which has the most significant effect on tx`he amounts recognized in the financial statements.

Determination of functional currency

Based on the economic substance of underlying circumstances relevant to the Company, the functional currency of the Company has been determined to be the Philippine peso. The Philippine peso is the currency of the primary economic environment in which the Company operates and it is the currency that mainly influences the sale of services and the cost of providing the services.

Estimates and Assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Estimated allowance for impairment losses

The Company maintains allowances for impairment losses at a level considered adequate to provide for potential uncollectible receivables. The level of this allowance is evaluated by management on the basis of factors that affect the collectability of the accounts. The management reviews the age and status of receivables, and identifies accounts that are to be provided with allowances on a continuous basis. As of September 30, 2011 and 2010, amounts owed by RLC amounted to ₱25,345,343 and ₱25,362,097, respectively (see Note 4 and 6).

Deferred income tax assets
Deferred income tax assets are recognized for all deductible temporary differences, to the extent that it is probable that taxable income will be available against which the deductible temporary difference can be utilized. Significant management judgment is required to determine the amount of deferred income tax asset that can be recognized, based upon the likely timing and level of future taxable income together with future tax planning strategies. The Company has not recognized deferred income tax assets in 2011 and 2010 since management believes that sufficient taxable income will not be available to allow the carryforward benefits of deferred income tax assets to be utilized (see Note 5).

4. Related Party Transactions

Parties are considered to be related if one party has the ability to control, directly or indirectly, the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence. Related parties may be individuals or corporate entities.

The Company, in the normal course of business, engages in transactions with RLC consisting primarily of cash advances, which are due and demandable. As stated in Note 1, the Company is a wholly owned subsidiary of RLC.

5. Income Taxes

There is no provision for current income tax in 2011 and 2010 since the Company is in tax loss position.

The reconciliation of income tax computed at the statutory tax rate to provision for income tax follows:

	2011	2010
Statutory income tax rate of 30% in 2011 and 2010	**(₱5,026)**	(₱5,143)
Additions to income tax resulting from unrecognized deferred income tax asset	**5,026**	5,143
	₱–	₱–

The Company did not recognize deferred income tax assets from deductible temporary differences since management believes that sufficient taxable income will not be available to allow the carry forward benefits of deferred income tax assets to be utilized. The temporary differences pertain to carry forward of unused Net Operating Losses Carryover (NOLCO).

As of September 30, 2011, the Company has available NOLCO, which can be claimed as future taxable income as follows:

Period of Recognition	Availment Period	Amount	Applied	Expired	Balance
2008	2009-2011	₱258,947	₱–	₱258,947	₱–
2009	2010-2012	16,354	–	–	16,354
2010	2011-2013	17,142	–	–	17,142
2011	2012-2014	16,754	–	–	16,754
		₱309,197	₱–	₱258,947	₱50,250

6. Financial Instruments

Financial Risk Management Objectives and Policies

The Company's principal financial instrument comprise of amounts owed by RLC. The main purpose of this financial instrument is to raise fund for the Company's operations.

It is, and has been throughout the year under review, the Company's policy that no trading in financial instruments shall be undertaken.

The main risks arising from the Company's financial instrument is credit risk. The BOD reviews and agrees policies for managing each of these risks and they are summarized below

Credit risk

The Company monitors receivable balances on an ongoing basis with the result that the Company's exposure to impairment loss is not significant. The Company trades only with related parties. The Company's amounts owed by RLC amounting to ₱25,345,343 and ₱25,362,097are current and collectible as of September 30, 2011 and 2010, respectively.

Credit quality per class of financial assets

The Company classifies its amounts owed by RLC as high grade financial asset. High grade financial assets are those assets whose realizability is assured.

The Company has no significant concentration of credit risk.

Classification and Fair Value of Financial Instrument

As of September 30, 2011 and 2010, amounts owed by RLC amounting to ₱25,345,343 and ₱25,362,097, respectively, are classified as loans and receivables.

The fair values of amounts owed by RLC are approximately equal to its carrying amount due to the short-term nature of the transaction.

7. Capital Management

The primary objective of the Company's capital management is to safeguard the Company's ability to continue its operations as a going concern. The Company manages its capital structure and makes adjustments to it, in light of changes in economic conditions. No changes were made in the objectives, policies or processes for the years ended September 30, 2011 and 2010.

The Company is not subject to externally imposed capital requirements.

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SEC Accreditation No. 0012-FR-2

INDEPENDENT AUDITORS' REPORT

The Board of Directors
Robinson's Inn, Incorporated
P. Faura corner M. Orosa Sts.
Robinsons Commercial Complex
Ermita, Manila

We have audited the accompanying financial statements of Robinson's Inn, Incorporated (a wholly owned subsidiary of Robinsons Land Corporation) as at and for the year ended September 30, 2011, on which we have rendered the attached report dated December 8, 2011.

In compliance with Securities Regulation Code Rule 68, we are stating that the above Company has one (1) stockholder owning one hundred (100) or more shares.

SYCIP GORRES VELAYO & CO.

Jose Pepito E. Zabat

Jose Pepito E. Zabat III
Partner
CPA Certificate No. 85501
SEC Accreditation No. 0328-AR-1
Tax Identification No. 102-100-830
BIR Accreditation No. 08-001998-60-2009,
June 1, 2009, Valid until May 31, 2012
PTR No. 2641576, January 3, 2011, Makati City

December 8, 2011

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SECURITIES AND EXCHANGE COMMISSION

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INDEPENDENT AUDITORS' REPORT

The Board of Directors
Robinson's Inn, Incorporated
P. Faura corner M. Orosa Sts.
Robinsons Commercial Complex
Ermita, Manila

We have audited the accompanying financial statements of Robinson's Inn, Incorporated (a wholly owned subsidiary of Robinsons Land Corporation), which comprise the statements of financial position as at September 30, 2010 and 2009, and the statements of comprehensive income, statements of changes in equity and statements of cash flows for the years then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Philippine Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with Philippine Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

14 JAN 2011

SGV & Co
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Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of Robinson's Inn Incorporated as of September 30, 2010 and 2009, and its financial performance and its cash flows for the years then ended in accordance with Philippine Financial Reporting Standards.

Without qualifying our opinion, we draw attention to Note 1 to the financial statements which indicate that on July 24, 2007, the Company's Board of Directors, through Resolution No. 2008-001, resolved that the Company shall permanently cease its business operations effective on August 31, 2007. Management has no plans yet on the future operations of the Company. This condition indicates the existence of a material uncertainty which may cast significant doubt about the Company's ability to continue as a going concern.

SYCIP GORRES VELAYO & CO.

Jose Pepito E. Zabat

Jose Pepito E. Zabat III
Partner
CPA Certificate No. 85501
SEC Accreditation No. 0328-AR-1
Tax Identification No. 102-100-830
PTR No. 2641576, January 3, 2011, Makati City

January 11, 2011

4 JAN 2011

ROBINSON'S INN, INCORPORATED
(A Wholly Owned Subsidiary of Robinsons Land Corporation)
STATEMENTS OF FINANCIAL POSITION

	September 30	
	2010	2009
ASSET		
Current Asset		
Amounts owed by Robinsons Land Corporation (RLC; Note 4)	₱25,362,097	₱25,379,239
EQUITY		
Capital stock - ₱1 par value		
Authorized - 25,000,000 shares		
Issued - 3,750,000 shares	₱3,750,000	₱3,750,000
Subscribed - 21,250,000 shares (net of subscriptions receivable of ₱312,500)	20,937,500	20,937,500
Retained earnings	674,597	691,739
TOTAL EQUITY	₱25,362,097	₱25,379,239

See accompanying Notes to Financial Statements.

ROBINSON'S INN, INCORPORATED
(A Wholly Owned Subsidiary of Robinsons Land Corporation)

STATEMENTS OF COMPREHENSIVE INCOME

	Years Ended September 30	
	2010	2009
EXPENSES		
Professional fees	₱15,142	₱15,142
Registration fee	1,000	1,000
Others	1,000	212
Total expenses	17,142	16,354
NET LOSS	17,142	16,354
OTHER COMPREHENSIVE INCOME FOR THE YEAR	–	
TOTAL COMPREHENSIVE LOSS FOR THE YEAR	₱17,142	₱16,354

See accompanying Notes to Financial Statements.

14 JAN 2011

ROBINSON'S INN, INCORPORATED
(A Wholly Owned Subsidiary of Robinsons Land Corporation)

STATEMENTS OF CHANGES IN EQUITY
FOR THE YEARS ENDED SEPTEMBER 30, 2010 AND 2009

	Capital Stock	Retained Earnings	Total
Balances at September 30, 2008	₱24,687,500	₱708,093	₱25,395,593
Net loss for the year	–	(16,354)	(16,354)
Other comprehensive income	–	–	–
Total comprehensive loss	–	(16,354)	(16,354)
Balances at September 30, 2009	24,687,500	691,739	25,379,239
Net loss for the year	–	(17,142)	(17,142)
Other comprehensive income	–	–	–
Total comprehensive loss	–	(17,142)	(17,142)
Balances at September 30, 2010	₱24,687,500	₱674,597	₱25,362,097

See accompanying Notes to Financial Statements.

ROBINSON'S INN, INCORPORATED
(A Wholly Owned Subsidiary of Robinsons Land Corporation)
STATEMENTS OF CASH FLOWS

	Years Ended September 30	
	2010	2009
CASH FLOWS FROM OPERATING ACTIVITIES		
Loss before income tax	(₱17,142)	(₱16,354)
Decrease in:		
Trade and other payables	–	(7,919,987)
Deposits from customers and concessionaires	–	(94,346)
Net cash flows used in operating activities	(17,142)	(8,030,687)
CASH FLOWS FROM AN INVESTING ACTIVITY		
Decrease in amounts owed by RLC	17,142	23,790,475
CASH FLOWS FROM A FINANCING ACTIVITY		
Decrease in amounts owed to JG Summit Holdings, Inc. (JGSHI)	–	(15,759,788)
NET INCREASE IN CASH	–	–
CASH AT BEGINNING OF YEAR	–	–
CASH AT END OF YEAR	₱–	₱–

See accompanying Notes to Financial Statements.

14 JAN 2011

ROBINSON'S INN, INCORPORATED
(A Wholly Owned Subsidiary of Robinsons Land Corporation)

NOTES TO FINANCIAL STATEMENTS

1. Corporate Information

Robinson's Inn, Incorporated (the Company) was registered with the Philippine Securities and Exchange Commission on October 19, 1988. Its primary purpose is to engage in the development and operation of apartelle, inn, motel, condominium, apartments and other allied business, and to acquire, purchase, sell, assign or lease land, buildings, and other improvements in connection therewith. The Company is a wholly owned subsidiary of RLC, while JGSHI is the ultimate parent company.

On July 24, 2007, the Company's Board of Directors (BOD), through Resolution No. 2008-001, resolved that the Company shall permanently cease its business operations effective on August 31, 2007. Management has no plans yet on the future operations of the Company. This condition indicates the existence of a material uncertainty which may cast significant doubt about the Company's ability to continue as a going concern. The financial statements do not include any adjustments that might result from the outcome of this uncertainty.

The registered office address of the Company is P. Faura corner M. Orosa Sts., Robinsons Commercial Complex, Ermita, Manila. The accounting and administrative functions of the Company are being performed by the employees of RLC.

The financial statements of the Company as of and for the years ended September 30, 2010 and 2009 were authorized for issue by the BOD on January 11, 2011.

2. Summary of Significant Accounting Policies

Basis of Preparation
The financial statements have been prepared under the historical cost basis and are presented in Philippine peso, which is the Company's functional and presentation currency.

Statement of Compliance
The financial statements of the Company have been prepared in compliance with Philippine Financial Reporting Standards (PFRS).

Changes in Accounting Policies
The accounting policies adopted are consistent with those of the previous financial year except for the adoption of new and amended PFRS, Philippine Accounting Standards (PAS) and Philippine Interpretations based on International Financial Reporting Interpretations Committee (IFRIC) interpretations, adopted starting October 1, 2009 that are discussed below.

- Amendment to PFRS 2, *Share-based Payment: (effective for annual periods beginning on or after July 1, 2009)*. This amendment clarifies that the contribution on formation of a joint venture and combinations under common control are not within the scope of PFRS 2 even though they are out of scope of Revised PFRS 3, *Business Combinations*. This amendment will have no impact on the financial position or performance of the Company, as the Company is not involved in any similar transaction.

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- Revised PFRS 3, *Business Combination*, and PAS 27, *Consolidated and Separate Financial Statements (effective for annual periods beginning on or after July 1, 2009)*. The revised PFRS 3 introduces a number of changes in the accounting for business combinations that will impact the amount of goodwill recognized, the reported results in the period that an acquisition occurs, and future reported results. The revised PAS 27 requires that a change in the ownership interest of a subsidiary (without loss of control) is accounted for as an equity transaction. Therefore, such transactions will no longer give rise to goodwill, nor will it give rise to a gain or loss. Furthermore, the amended standard changes the accounting for losses incurred by the subsidiary as well as the loss of control of a subsidiary.

  Other consequential amendments were made to PAS 7, *Statement of Cash Flows*, PAS 12, *Income Taxes*, PAS 21, *The Effects of Changes in Foreign Exchange Rates*, PAS 28, *Investment in Associates* and PAS 31, *Interests in Joint Ventures*. The changes introduced by the revised PFRS 3 must be applied prospectively while the changes introduced by the revised PAS 27 must be applied retrospectively with a few exceptions. The changes by PFRS 3 and PAS 27 will affect future acquisitions or loss of control and transactions with minority interests.

- Amendment to PAS 39, *Financial Instruments: Recognition and Measurement - Eligible Hedged Items (effective for annual periods beginning on or after July 1, 2009)*. This amendment addresses only the designation of a one-sided risk in a hedged item, and the designation of inflation as a hedged risk or portion in particular situations. The amendment clarifies that an entity is permitted to designate a portion of the fair value changes or cash flow variability of a financial instrument as a hedged item. The Company has not entered into transactions involving hedges and as such the amendment is unlikely to impact the financial position or performance of the Company.

- Philippine Interpretation IFRIC 17, *Distribution of Non-cash Assets to Owners (effective for annual period beginning on or after July 1, 2009)*. This Philippine Interpretation covers accounting for two types of non-reciprocal distributions of assets by an entity to its owners acting in their capacity as owners. The two types of distribution are:

  a. distributions of non-cash assets (e.g., items of property, plant and equipment, businesses as defined in PFRS 3, ownership interests in another entity or disposal groups as defined in PFRS 5); and
  b. distributions that give owners a choice of receiving either non-cash assets or a cash alternative.

  This Philippine Interpretation addresses only the accounting by an entity that makes a non-cash asset distribution. It does not address the accounting by shareholders who receive such a distribution. This Philippine Interpretation will have no impact on the financial position or performance of the Company, as the Company is not involved in any similar transaction.

  Philippine Interpretation IFRIC 18, *Transfers of Assets from Customers (effective for annual period beginning on or after July 1, 2009)*. This Philippine Interpretation covers accounting for transfers of items of property, plant and equipment by entities that receive such transfers from their customers. Agreements within the scope of this Philippine Interpretation are agreements in which an entity receives from a customer an item of property, plant and equipment that the entity must then use either to connect the customer to a network or to provide the customer with ongoing access to a supply of goods or services, or to do both. This Philippine Interpretation also applies to agreements in which an entity receives cash from a

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customer when that amount of cash must be used only to construct or acquire an item of property, plant and equipment and the entity must then use the item of property, plant and equipment either to connect the customer to a network or to provide the customer with ongoing access to a supply of goods or services, or to do both. This Philippine Interpretation will have no impact on the financial position or performance of the Company, as the Company is not involved in any similar transaction.

Future Changes in Accounting Policies
The Company has not applied the following new and amended PAS and Philippine Interpretation which are not yet effective for the fiscal year ended September 30, 2010. The following new and amended PAS and Philippine Interpretation will not significantly impact the financial statements:

Effective in 2010 for adoption on fiscal year ending September 30, 2011

- Amendment to PFRS 2, *Group Cash-settled Share-based Payment Transactions (effective for annual periods beginning on or after January 1, 2010)*. The amended standard clarifies the scope and the accounting for group cash-settled share-based payment transactions.

- Amendment to PAS 32, *Classification of Rights Issue (effective for annual periods beginning on or after February 1, 2010)*. This amendment provides guidance on the definition of a financial liability to classify rights issues (and certain options or warrants) as equity instruments if: (a) the rights are given pro rata to all of the existing owners of the same class of an entity's non-derivative equity instruments; and (b) they are used to acquire a fixed number of the entity's own equity instruments for a fixed amount in any currency. Rights issued in foreign currencies that were previously accounted for as derivatives will now be classified as equity instruments.

- Philippine Interpretation IFRIC19, *Extinguishing Financial Liabilities with Equity (effective for annual periods beginning on or after July 1, 2010)*. This Philippine Interpretation clarifies that equity instruments issued to a creditor to extinguish a financial liability are consideration paid in accordance with paragraph 41 of PAS 39. The equity instruments issued are measured at their fair value, unless this cannot be reliably measured, in which case they are measured at the fair value of the liability extinguished. Any gain or loss is recognized immediately in profit or loss. If only part of a financial liability is extinguished: (a) the entity needs to determine whether part of the consideration paid relates to a modification of the liability outstanding; and (b) if so, the consideration paid is allocated between the two parts. The Philippine Interpretation does not apply where the creditor is acting in the capacity of a shareholder, common control transactions, and where the issue of equity shares was part of the original terms of the liability.

Improvements to PFRSs 2009
The following are the International Accounting Standards Board (IASB) issued omnibus of amendments to its standards, issued in May 2008 and 2009, effective January 1, 2010, primarily with a view to removing inconsistencies and clarifying wording. There are separate transitional provisions for each standard. The adoption of the following amendments will result to changes in accounting policies but will not have any impact on the financial position or performance of the Company.

- PFRS 5, *Non-current Assets Held for Sale and Discontinued Operations*
  When a subsidiary is held for sale, all of its assets and liabilities will be classified as held for sale under PFRS 5, even when the entity retains a non-controlling interest in the subsidiary after the sale.

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- PAS 1, *Presentation of Financial Statements*
  Assets and liabilities classified as held for trading are not automatically classified as current in the statement of financial position.

- PAS 7, *Statement of Cash Flows*
  Expenditure that results in recognizing an asset can be classified as a cash flow from investing activities. This amendment will impact the presentation in the statement of cash flows of the contingent consideration on the business combination completed in 2009 upon cash settlement.

- PAS 16, *Property, Plant and Equipment*
  Items of property, plant and equipment held for rental that are routinely sold in the ordinary course of business after rental, are transferred to inventory when rental ceases and they are held for sale.

- PAS 17, *Leases*
  Removes the specific guidance on classifying land as a lease. Prior to the amendment, leases of land were classified as operating leases. The amendment now requires that leases of land are classified as either 'finance' or 'operating' in accordance with the general principles of PAS 17. The amendments will be applied retrospectively.

- PAS 19, *Employee Benefits*
  Revised the definition of 'past service costs', 'return on plan assets' and 'short term' and 'other long-term' employee benefits. Amendments to plans that result in a reduction in benefits related to future services are accounted for as curtailment.

  The reference to the recognition of contingent liabilities to ensure consistency with PAS 37, *Provisions, Contingent Liabilities and Contingent Assets* was deleted.

- PAS 20, *Accounting for Government Grants and Disclosures of Government Assistance*
  Loans granted in the future with no or low interest rates will not be exempt from the requirement to impute interest. The difference between the amount received and the discounted amount is accounted for as government grant. Also, revised various terms used to be consistent with other PFRS.

- PAS 23, *Borrowing Costs*
  The definition of borrowing costs is revised to consolidate the two types of items that are considered components of 'borrowing costs' into one - the interest expense calculated using the effective interest rate method calculated in accordance with PAS 39.

- PAS 28, *Investment in Associates*
  If an associate is accounted for at fair value in accordance with PAS 39, only the requirement of PAS 28 to disclose the nature and extent of any significant restrictions on the ability of the associate to transfer funds to the entity in the form of cash or repayment of loans applies.

  An investment in an associate is a single asset for the purpose of conducting the impairment test. Therefore, any impairment test is not separately allocated to the goodwill included in the investment balance.

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- PAS 31, *Interest in Joint Ventures*
  If a joint venture is accounted for at fair value, in accordance with PAS 39, only the requirements of PAS 31 to disclose the commitments of the venturer and the joint venture, as well as summary financial information about the assets, liabilities, income and expense will apply.

- PAS 36, *Impairment of Assets*
  When discounted cash flows are used to estimate 'fair value less cost to sell' additional disclosure is required about the discount rate, consistent with disclosures required when the discounted cash flows are used to estimate 'value in use'.

- PAS 38, *Intangible Assets*
  Expenditure on advertising and promotional activities is recognized as an expense when the Company either has the right to access the goods or has received the services.

  The reference to there being rarely, if ever, persuasive evidence to support an amortization method of intangible assets other than a straight-line method has been removed.

- PAS 39, *Financial Instruments: Recognition and Measurement*
  Changes in circumstances relating to derivatives are not reclassifications and therefore may be either removed from, or included in, the 'fair value through profit or loss' classification after initial recognition. The reference in PAS 39 to a 'segment' when determining whether an instrument qualifies as a hedge was removed. Require the use of the revised effective interest rate when remeasuring a debt instrument on the cessation of fair value hedge accounting.

Effective in 2011 for adoption on fiscal year ending September 30, 2012

- Amendment to Philippine Interpretation IFRIC 14, *Prepayments of a Minimum Funding Requirement (effective for annual periods beginning on or after January 1, 2011)*. This amendment provides guidance on assessing the recoverable amount of a net pension asset. The amendment permits an entity to treat the prepayment of a minimum funding requirement as an asset.

- PAS 24 (Revised), *Related Party Disclosures (effective for annual periods beginning on or after January 1, 2011)*. The revised standard clarifies the definition of related party to simplify the identification of related party relationships, particularly in relation to significant influence and joint control. Entities will need to consider the revised definition of related parties to ensure all the relevant information is still being captured. The changes introduced by the revised standard must be applied retrospectively.

Effective in 2012 for adoption by the Group on fiscal year ending September 30, 2013

- Philippine Interpretation IFRIC 15, *Agreement for Construction of Real Estate (effective for annual periods beginning on or after January 1, 2012)*. This Philippine Interpretation, which may be early applied, covers accounting for revenue and associated expenses by entities that undertake the construction of real estate directly or through subcontractors. This Philippine Interpretation requires that revenue on construction of real estate be recognized only upon completion, except when such contract qualifies as construction contract to be accounted for under PAS 11, *Construction Contracts*, or involves rendering of services in which case

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revenue is recognized based on stage of completion. Contracts involving provision of services with the construction materials and where the risks and reward of ownership are transferred to the buyer on a continuous basis will also be accounted for based on stage of completion.

Effective in 2013 for adoption by the Group on fiscal year ending September 30, 2014

- PFRS 9, *Financial Instruments (effective for annual periods beginning or after January 1, 2013)*. PFRS 9 clarifies that all financial assets will be measured at fair value at initial recognition. Debt instruments - may (if the Fair Value Option is not invoked) be subsequently measured at amortized cost if: (a) the asset is held within a business model whose objective is to hold the assets to collect the contractual cash flows; and (b) the contractual terms of the financial asset give rise, on specified dates, to cash flows that are solely payments of principal and interest on the principal outstanding. All other debt instruments will be subsequently measured at fair value. All equity investment financial assets are measured at fair value either through other comprehensive income or profit or loss. Entities must make an irrevocable choice for each instrument, unless they are held for trading, in which case they must be measured at fair value through profit or loss. The standard will be applied retrospectively.

Financial Assets and Financial Liabilities
Financial assets within the scope of PAS 39 are classified as either financial assets at fair value through profit or loss (FVPL), loans and receivables, held-to-maturity (HTM) investments, or available-for-sale (AFS) financial assets, as appropriate, while financial liabilities are classified as either financial liabilities at FVPL or other financial liabilities. When financial assets are recognized initially, they are measured at fair value, plus, in the case of investments not at FVPL, directly attributable transaction costs. The Company determines the classification of its financial assets after initial recognition and, where allowed and appropriate, re-evaluates this designation at each financial year-end.

All regular way purchases and sales of financial assets are recognized on the trade date, which is the date that the Company commits to purchase the asset. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the period generally established by regulation or convention in the marketplace.

Financial assets and financial liabilities at FVPL
Financial assets and financial liabilities at FVPL include financial assets and financial liabilities held for trading purposes, derivative instruments, or those designated upon initial recognition when any of the following criteria are met:

- the designation eliminates or significantly reduces the inconsistent treatment that would otherwise arise from measuring the assets or liabilities or recognizing gains or losses on them on a different basis; or
- the assets and liabilities are part of a group of financial assets, financial liabilities or both which are managed and their performance are evaluated on a fair value basis, in accordance with a documented risk management or investment strategy; or
- the financial instrument contains an embedded derivative, unless the embedded derivative does not significantly modify the cash flows or it is clear, with little or no analysis, that it would not be separately recorded.

Financial assets and financial liabilities at FVPL are recorded in the statement of financial position at fair value. Changes in fair value are reflected in the statement of comprehensive income. Interest earned or incurred is recorded in interest income or expense, respectively, while dividend income is recorded in other operating income according to the terms of the contract, or when the right of the payment has been established.

As of September 30, 2010 and 2009, no financial assets and financial liabilities have been designated as at FVPL.

HTM investments
HTM investments are non-derivative financial assets which carry fixed or determinable payments and fixed maturities and which the Company has the positive intention and ability to hold to maturity. After initial measurement, HTM investments are measured at amortized cost using the effective interest rate method. Gains and losses are recognized in the statement of comprehensive income when the investments are derecognized or impaired, as well as through the amortization process.

As of September 30, 2010 and 2009, the Company has no HTM investments.

Loans and receivables
Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. After initial measurement, loans and receivables are subsequently carried at amortized cost using the effective interest rate method less any allowance for impairment. Amortized cost is calculated taking into account any discount or premium on acquisition and includes fees that are an integral part of the effective interest rate and transaction costs. Gains and losses are recognized in the statement of comprehensive income when the loans and receivables are derecognized or impaired, as well as through the amortization process.

As of September 30, 2010 and 2009, the Company has loans and receivables amounting to ₱25,362,097 and ₱25,379,239, respectively (see Notes 4 and 6).

AFS financial assets
AFS financial assets are those non-derivative financial assets that are designated as AFS or are not classified in any of the three preceding categories. After initial measurement, AFS financial assets are measured at fair value with unrealized gains or losses being recognized directly in equity in the net unrealized gains reserve. When the investment is disposed of, the cumulative gain or loss previously recorded in equity is recognized in the statement of comprehensive income. Interest earned or paid on the investments is reported as interest income or expense using the effective interest rate. Dividends earned on investments are recognized in the statement of comprehensive income as 'Dividends received' when the right of payment has been established.

As of September 30, 2010 and 2009, the Company has no AFS financial assets.

Other financial liabilities
Financial liabilities are initially recognized at the fair value of the consideration received less any directly attributable transaction costs. After initial recognition, these financial liabilities are subsequently measured at amortized cost using the effective interest rate method. Gains and losses are recognized in the statement of comprehensive income when the liabilities are derecognized as well as through the amortization process.

As of September 30, 2010 and 2009, the Company has no outstanding other financial liabilities.

Fair value
The fair value of investments that are actively traded in organized financial markets is determined by reference to quoted market bid prices at the close of business on the reporting date. For investments where there is no active market, fair value is determined using valuation techniques. Such techniques include using recent arm's-length market transactions; reference to the current market value of another instrument, which is substantially the same; discounted cash flow analysis or other valuation models.

Amortized cost
HTM investments and loans and receivables are measured at amortized cost. This is computed using the effective interest rate method less allowance for impairment. The calculation takes into account any premium or discount on acquisition and includes transaction costs and fees that are an integral part of the effective interest rate.

Impairment of Financial Assets
The Company assesses at each reporting date whether a financial asset or group of financial assets is impaired.

Assets carried at amortized cost
The Company first assesses whether objective evidence of impairment exists individually for financial assets that are individually significant, and individually or collectively for financial assets that are not individually significant. If it is determined that no objective evidence of impairment exists for an individually assessed financial asset, whether significant or not, the asset is included in a group of financial assets with similar credit risk characteristics and that group of financial assets is collectively assessed for impairment. Assets that are individually assessed for impairment and for which an impairment loss is or continues to be recognized are not included in a collective assessment of impairment.

If there is objective evidence that an impairment loss on loans and receivables carried at amortized cost has been incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future expected credit losses that have not been incurred) discounted at the financial asset's original effective interest rate (i.e. the effective interest rate computed at initial recognition). The carrying amount of the asset is reduced either directly or through use of an allowance account. The amount of the loss shall be recognized in the statement of comprehensive income.

If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognized, the previously recognized impairment loss is reversed. Any subsequent reversal of an impairment loss is recognized in the statement of comprehensive income to the extent that the carrying value of the asset does not exceed its amortized cost at the reversal date.

Derecognition of Financial Assets and Liabilities
Financial assets
A financial asset (or, where applicable a part of a financial asset or part of a group of similar financial assets) is derecognized when:

- the rights to receive cash flows from the asset have expired;
- the Company retains the right to receive cash flows from the asset, but has assumed an obligation to pay them in full without material delay to a third party under a 'pass through' arrangement; or the Company has transferred its rights to receive cash flows from the asset

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and either (a) has transferred substantially all the risks and rewards of the asset, or (b) has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Where the Company has transferred its rights to receive cash flows from an asset and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognized to the extent of the Company's continuing involvement in the asset. Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

Where continuing involvement takes the form of a written and/or purchased option (including a cash settled option or similar provision) on the transferred asset, the extent of the Company's continuing involvement is the amount of the transferred asset that the Company may repurchase, except that in the case of a written put option (including a cash settled option or similar provision) on an asset measured at fair value, the extent of the Company's continuing involvement is limited to the lower of the fair value of the transferred asset and the option exercise price.

Financial liabilities
A financial liability is derecognized when the obligation under the liability is discharged or cancelled or has expired.

Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognized in the statement of comprehensive income.

Offsetting Financial Instruments
Financial assets and financial liabilities are offset and the net amount reported in the statement of financial position if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the asset and settle the liability simultaneously. This is not generally the case with master netting agreements, and the related assets and liabilities are presented gross in the statement of financial position.

Provisions
Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of obligation. Provisions are reviewed at each reporting date and adjusted to reflect the current best estimate. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as an interest expense.

Contingencies
Contingent liabilities are not recognized in the financial statements. These are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the financial statements but disclosed in the notes to financial statements when an inflow of economic benefits is probable.

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Income Taxes

Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amounts are those that are enacted or substantively enacted at the reporting date.

Deferred income tax

Deferred income tax is provided, using the balance sheet liability method, on all temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred income tax liabilities are recognized for all taxable temporary differences. Deferred income tax assets are recognized for all deductible temporary differences and the carryforward benefits of the excess minimum corporate income tax (MCIT) over the regular corporate income tax (RCIT), and net operating loss carryover (NOLCO), to the extent that it is probable that taxable income/liability will be available against which the deductible temporary differences and carryforward benefits of the unused MCIT and NOLCO can be utilized. Deferred income tax, however, is not recognized when it arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting income nor taxable income or loss.

The carrying amount of deferred income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable income/liability will be available to allow all or part of the deferred income tax asset to be utilized. Unrecognized deferred income tax assets are reassessed at each reporting date and are recognized to the extent that it has become probable that future taxable income/liability will allow the deferred income tax asset to be recovered.

Deferred income tax assets and liabilities are measured at the tax rate that are expected to apply to the period when the asset is realized or the liability is settled, based on tax rate (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred income tax assets and deferred income tax liabilities are offset, if a legally enforceable right exists to set off current income tax assets against current income tax liabilities and the deferred income taxes relate to the same taxable entity and the same taxation authority.

Events After the Reporting Period

Post year-end events that provide additional information about the Company's position at the reporting date (adjusting events) are reflected in the financial statements. Post year-end events that are not adjusting events are disclosed in the notes to financial statements when material.

3. Significant Accounting Estimates and Assumptions

The preparation of the Company's financial statements prepared in accordance with PFRS requires management to make judgment, estimates and assumptions that affect amounts reported in the financial statements and notes.

Future events may occur which will cause the assumptions used in arriving at the estimates to change. The effect of any change in judgments and estimates are reflected in the financial statements, as they become reasonably determinable.

Judgments and estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Judgments

In the process of applying the Company's accounting policies, management has made the following judgments, apart from those involving estimations, which has the most significant effect on the amounts recognized in the financial statements.

Determination of functional currency

Based on the economic substance of underlying circumstances relevant to the Company, the functional currency of the Company has been determined to be the Philippine peso. The Philippine peso is the currency of the primary economic environment in which the Company operates and it is the currency that mainly influences the sale of services and the cost of providing the services.

Estimates and Assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Estimated allowance for impairment losses

The Company maintains allowances for doubtful accounts at a level considered adequate to provide for potential uncollectible receivables. The level of this allowance is evaluated by management on the basis of factors that affect the collectability of the accounts. The management reviews the age and status of receivables, and identifies accounts that are to be provided with allowances on a continuous basis. As of September 30, 2010 and 2009, amounts owed by RLC amounted to ₱25,362,097 and ₱25,379,239, respectively (see Note 4).

Deferred income tax assets

Deferred income tax assets are recognized for all deductible temporary differences, to the extent that it is probable that taxable income will be available against which the deductible temporary difference can be utilized. Significant management judgment is required to determine the amount of deferred income tax asset that can be recognized, based upon the likely timing and level of future taxable income together with future tax planning strategies. The Company has not recognized deferred income tax assets in 2010 and 2009 since management believes that sufficient taxable income will not be available to allow the carryforward benefits of deferred income tax assets to be utilized (see Note 5).

Contingencies

Contingent liabilities are not recognized in the financial statements. These are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the financial statements but are disclosed in the notes to the financial statements when an inflow of economic benefits is probable.

4. Related Party Transactions

Parties are considered to be related if one party has the ability to control, directly or indirectly, the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence. Related parties may be individuals or corporate entities.

The Company, in the normal course of business, engages in transactions with RLC consisting primarily of cash advances, which are due and demandable. As stated in Note 1, the Company is a wholly owned subsidiary of RLC.

5. Income Taxes

There is no provision for current income tax in 2010 and 2009 since the Company is in tax loss position.

The reconciliation of income tax computed at the statutory tax rate to provision for income tax follows:

	2010	2009
Statutory income tax rate of 30% in 2010 and 31.25% in 2009	**(₱5,143)**	(₱5,111)
Additions to income tax resulting from unrecognized deferred income tax asset	**5,143**	5,111
	₱–	₱–

The Company did not recognize deferred income tax assets from deductible temporary differences since management believes that sufficient taxable income will not be available to allow the carryforward benefits of deferred income tax assets to be utilized.

	2010	2009
NOLCO	**₱292,443**	₱275,301
MCIT	**–**	183,815
	₱292,443	₱459,116

As of September 30, 2010, the Company has available NOLCO, which can be claimed as future taxable income as follows:

Period of Recognition	Availment Period	Amount	Applied	Expired	Balance
2008	2009-2011	₱258,947	₱–	₱–	₱258,947
2009	2010-2012	16,354	–	–	16,354
2010	2011-2013	17,142	–	–	17,142
		₱292,443	₱–	₱–	₱292,443

In 2007, the Company also has available MCIT, which can be claimed as credit against regular income tax liability until 2010 amounting to ₱183,815.

Republic Act (RA) No. 9337

The RA No. 9337, which became effective on November 1, 2005, amended various provisions in the 1997 National Internal Revenue Code. The reforms introduced by RA No. 9337 included the following:

- Increased RCIT from 32% to 35% beginning November 1, 2005, with a reduction thereof to 30% beginning January 1, 2009.
- Increased the unallowable interest rate from 38% to 42% beginning November 1, 2005, with a reduction thereof to 33% beginning January 1, 2009.

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6. Financial Instruments

Financial Risk Management Objectives and Policies
The Company's principal financial instrument comprise of amounts owed by RLC. The main purpose of this financial instrument is to raise fund for the Company's operations.

It is, and has been throughout the year under review, the Company's policy that no trading in financial instruments shall be undertaken.

The main risks arising from the Company's financial instrument is credit risk. The BOD reviews and agrees policies for managing each of these risks and they are summarized below.

Credit risk
The Company monitors receivable balances on an ongoing basis with the result that the Company's exposure to impairment loss is not significant. The Company trades only with related parties. The Company's amounts owed by RLC amounting to ₱25,362,097 and ₱25,379,239 are current and collectible as of September 30, 2010 and 2009, respectively.

Credit quality per class of financial assets
The Company classifies its amounts owed by RLC as high grade financial asset. High grade financial assets are those assets whose realizability is assured.

The Company has no significant concentration of credit risk.

Classification and Fair Value of Financial Instrument
As of September 30, 2010 and 2009, amounts owed by RLC amount to ₱25,362,097 and ₱25,379,239, respectively, are classified as loans and receivables.

The fair values of amounts owed by RLC is approximately equal to its carrying amount due to the short-term nature of the transaction.

7. Capital Management

The primary objective of the Company's capital management is to safeguard the Company's ability to continue its operations as a going concern. The Company manages its capital structure and makes adjustments to it, in light of changes in economic conditions. No changes were made in the objectives, policies or processes for the years ended September 30, 2010 and 2009.

The Company is not subject to externally imposed capital requirements.

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SEC Registration Number

ROBINSONS REALTY AND MANAGEMENT CORPORATION (A Wholly Owned Subsidiary of Robinsons Land Corporation)

(Company's Full Name)

Galleria Corporate Center, EDSA Corner Ortigas Avenue, Quezon City

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

Rodolfo T. Malit

(Contact Person)

633-7111

(Company Telephone Number)

0	9		3	0
Month			Day	

(Fiscal Year)

A	A	F	S	

(Form Type)

Month Day

(Annual Meeting)

Not Applicable

(Secondary License Type, If Applicable)

Dept. Requiring this Doc.

Not Applicable

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.

ROBINSONS REALTY MANAGEMENT CORPORATION
Galleria Corporate Center, EDSA cor., Ortigas Ave., Quezon City

December 8, 2011

STATEMENT OF MANAGEMENT'S RESPONSIBILITY FOR FINANCIAL STATEMENT

The management of **Robinsons Realty and Management Corporation** is responsible for all information and representation contained in the financial statements for the year ended September 30, 2011 and 2010. The financial statements have been prepared in conformity with generally accepted accounting principles in the Philippines and reflect amounts that are based on the best estimates and informed judgment of management with appropriate consideration to materiality.

In this regard, management maintains a system of accounting and reporting which provides for the necessary internal controls to ensure that transactions are properly authorized and recorded, assets are safeguarded against unauthorized use or disposition and liabilities are recognized. The management likewise discloses to the Company's external auditor: (i) all significant deficiencies in the design or operation of internal controls that could adversely affect its ability to record, process, and report financial data; (ii) material weaknesses in the internal controls; and (iii) any fraud that involves management or other employees who exercise significant roles in internal controls.

The Board of Directors (BOD) reviews the financial statements before such statements are approved and submitted to the stockholders of the company.

Sycip Gorres Velayo & Co., the independent auditors and appointed by the stockholders, have examined the financial statements of the company in accordance with generally accepted auditing standards in the Philippines and has expressed its opinion on the fairness of presentation upon completion of such examination, in its report to Stockholders.

ROBINSONS REALTY AND MANAGEMENT CORPORATION

JAMES L. GO
Chairman

FREDERICK D. GO
President

CONSTANTE T. SANTOS
SVP – Corporate Controller

SUBSCRIBED AND SWORN TO BEFORE ME THIS ____ DAY OF JAN 1 2 2012 201__ IN PASIG CITY

AIMEE C. ROSALES
Notary Public for Pasig City
Commission expires on December 31, 2012
Penthouse, Anson's Bldg., 23 ADB Ave.,
Ortigas Center, Pasig City
PTR No. 3178358; Makati; 1/4/2012
IBP No. 877854; Makati; 1/4/2012
Roll No. 52759

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INDEPENDENT AUDITORS' REPORT

The Board of Directors
Robinsons Realty and Management Corporation
Galleria Corporate Center
EDSA corner Ortigas Avenue, Quezon City

Report on the Financial Statements

We have audited the accompanying financial statements of Robinsons Realty and Management Corporation (a wholly owned subsidiary of Robinsons Land Corporation), which comprise the statements of financial position as at September 30, 2011 and 2010, and the statements of comprehensive income, statements of changes in equity and statements of cash flows for the years then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Philippine Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with Philippine Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

16 JAN 2012

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of Robinsons Realty and Management Corporation as of September 30, 2011 and 2010, and its financial performance and its cash flows for the years then ended in accordance with Philippine Financial Reporting Standards.

Report on the Supplementary Information Required Under Revenue Regulations 15-2010

The supplementary information on taxes and license fees required for purposes of filing with the Bureau of Internal Revenue is presented by the management of Robinsons Realty and Management Corporation in a separate schedule. Revenue Regulations 15-2010 require the information to be presented in the notes to the financial statements. Such information is not a required part of the basic financial statements. The information is also not required by Securities Regulation Code Rule 68. Our opinion on the basic financial statements is not affected by the presentation of the information in a separate schedule.

SYCIP GORRES VELAYO & CO.

Jose Pepito E. Zabat

Jose Pepito E. Zabat III
Partner
CPA Certificate No. 85501
SEC Accreditation No. 0328-AR-1
Tax Identification No. 102-100-830
BIR Accreditation No. 08-001998-60-2009,
June 1, 2009, Valid until May 31, 2012
PTR No. 2641576, January 3, 2011, Makati City

December 8, 2011

ROBINSONS REALTY AND MANAGEMENT CORPORATION
(A Wholly Owned Subsidiary of Robinsons Land Corporation)

STATEMENTS OF FINANCIAL POSITION

	September 30	
	2011	2010
ASSET		
Current Asset		
Cash equivalents (Note 4)	**₱11,699,139**	₱11,310,248
Interest receivable	**39,517**	52,844
TOTAL ASSET	**₱11,738,656**	₱11,363,092
LIABILITIES AND EQUITY		
Current Liabilities		
Amounts owed to Robinsons Land Corporation (RLC; Note 5)	**508,114**	492,972
Equity		
Capital stock - ₱1 par value		
Authorized - 100,000,000 shares		
Subscribed - 25,000,000 shares (net of subscriptions receivable of ₱18,750,000)	**6,250,000**	6,250,000
Retained earnings	**4,980,542**	4,620,120
Total Equity	**11,230,542**	10,870,120
TOTAL LIABILITIES AND EQUITY	**₱11,738,656**	₱11,363,092

See accompanying Notes to Financial Statements.

ROBINSONS REALTY AND MANAGEMENT CORPORATION
(A Wholly Owned Subsidiary of Robinsons Land Corporation)

STATEMENTS OF COMPREHENSIVE INCOME

	Years Ended September 30	
	2011	2010
INCOME		
Interest income	**₱375,564**	₱354,048
EXPENSE		
Professional fees	**15,142**	15,142
NET INCOME	**360,422**	338,906
OTHER COMPREHENSIVE INCOME	–	–
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	**₱360,422**	₱338,906

See accompanying Notes to Financial Statements.

ROBINSONS REALTY AND MANAGEMENT CORPORATION
(A Wholly Owned Subsidiary of Robinsons Land Corporation)

STATEMENTS OF CHANGES IN EQUITY
FOR THE YEARS ENDED SEPTEMBER 30, 2011 AND 2010

	Capital Stock	Retained Earnings	Total
Balances at September 30, 2009	₱6,250,000	₱4,281,214	₱10,531,214
Net income for the year	–	338,906	338,906
Other comprehensive income	–	–	–
Total comprehensive income	–	338,906	338,906
Balances at September 30, 2010	6,250,000	4,620,120	10,870,120
Net income for the year	–	360,422	360,422
Other comprehensive income	–	–	–
Total comprehensive income	–	360,422	360,422
Balances at September 30, 2011	₱6,250,000	₱4,980,542	₱11,230,542

See accompanying Notes to Financial Statements.

ROBINSONS REALTY AND MANAGEMENT CORPORATION
(A Wholly Owned Subsidiary of Robinsons Land Corporation)

STATEMENTS OF CASH FLOWS

	Years Ended September 30	
	2011	2010
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income	**₱360,422**	₱338,906
Adjustment for interest income	**(375,564)**	(354,048)
Loss before working capital changes	**(15,142)**	(15,142)
Decrease in accrued expense	–	(15,142)
Net cash flow used in operating activities	**(15,142)**	(30,284)
CASH FLOWS FROM AN INVESTING ACTIVITY		
Interest received	**388,891**	301,204
CASH FLOWS FROM A FINANCING ACTIVITY		
Increase in amounts owed to RLC	**15,142**	30,284
NET INCREASE IN CASH EQUIVALENTS	**388,891**	301,204
CASH EQUIVALENTS AT BEGINNING OF YEAR	**11,310,248**	11,009,044
CASH EQUIVALENTS AT END OF YEAR (Note 4)	**₱11,699,139**	₱11,310,248

See accompanying Notes to Financial Statements.

1. Corporate Information

Robinsons Realty and Management Corporation (the Company) was registered with the Philippine Securities and Exchange Commission on May 16, 1988 primarily to acquire by purchase, lease, donation or otherwise, and to own, use, improve, develop, subdivide, sell, mortgage, exchange, lease, and hold for investment or otherwise, real estate of all kinds. The Company is a wholly owned subsidiary of Robinsons Land Corporation (RLC), while JG Summit Holdings, Inc. (JGSHI) is the ultimate parent company.

The registered office address of the Company is Galleria Corporate Center, EDSA corner Ortigas Avenue, Quezon City. The accounting and administrative functions of the Company are being performed by the employees of RLC.

Management has no plan yet on the future of the Company which has been non operational for several years now.

The financial statements of the Company as at and for the years ended September 30, 2011 and 2010 were authorized for issue by the Board of Directors on December 8, 2011.

2. Summary of Significant Accounting Policies

Basis of Preparation
The financial statements have been prepared under the historical cost basis and are presented in Philippine peso, which is the Company's functional and presentation currency.

Statement of Compliance
The financial statements of the Company have been prepared in compliance with Philippine Financial Reporting Standards (PFRS).

Changes in Accounting Policies
The accounting policies adopted are consistent with those of the previous financial year except that the Company has adopted the following PFRS and PAS which are effective beginning October 1, 2010:

- Revised PAS 24, *Related Party Disclosures (effective for annual periods beginning on or after January 1, 2011)*
  The definition of a related party has been clarified to simplify the identification of related party relationships, particularly in relation to significant influence and joint control. A partial exemption from the disclosures has been included for government-related entities. For these entities, the general disclosure requirements of PAS 24 will not apply. Instead, alternative disclosures have been included, requiring: (a) the name of the government and the nature of its relationship with the reporting entity; (b) the nature and amount of individually significant transactions during the year; (c) a qualitative or quantitative indication of the extent of other transactions that are collectively significant.

- Amendments to Philippine Interpretation IFRIC 14 *Prepayments of a Minimum Funding Requirement* (Amendment) *(effective for annual periods beginning on or after January 1, 2011)*
  The amendment provides guidance on assessing the recoverable amount of a net pension asset and permits an entity to treat the prepayment of a minimum funding requirement as an asset.

- PFRS 7, *Financial Instruments: Disclosures (effective for annual periods beginning on or after January 1, 2011)*
  The amendment emphasizes the interaction between quantitative and qualitative disclosures and the nature and extent of risks associated with financial instruments.

  Amendments to quantitative and credit risk disclosures are as follow:

  a. Clarify that only a financial asset whose carrying amount does not reflect the maximum exposure to credit risk needs to provide further disclosure of the amount that represents the maximum exposure to such risk;
  b. Require, for all financial assets, disclosure of the financial effect of collateral held as security and other credit enhancements regarding the amount that best represents the maximum exposure to credit risk (e.g., a description of the extent to which collateral mitigates credit risk);
  c. Remove the disclosure requirement of the collateral held as security, other credit enhancements and an estimate of their fair value for financial assets that are past due but not impaired, and financial assets that are individually determined to be impaired;
  d. Remove the requirement to specifically disclose financial assets renegotiated to avoid becoming past due or impaired; and
  e. Clarify that the additional disclosure required for financial assets obtained by taking possession of collateral or other credit enhancements are only applicable to assets still held at the reporting date.

The following new Philippine Interpretations and amendments to existing PFRS, PAS and Philippine Interpretations, which became effective in January 1, 2010 (except when otherwise indicated) did not have any significant impact on the accounting policies, financial position or performance of the Company:

- Amendments to PFRS 7, *Financial Instruments: Disclosures – Enhanced Derecognition Disclosure Requirements (effective July 1, 2010)*
- Amendments to PFRS 1, *First-time Adoption of International Financial Reporting Standards - Additional Exemptions for First-time Adopters (effective July 1, 2010)*
- Amendments to PFRS 2 - *Cash-settled Share-based Payment Arrangements*
- Amendments PAS 32, *Financial Instruments: Presentation - Classification of Rights Issues* Philippine Interpretation *(effective February 1, 2010)*
- IFRIC 19, *Extinguishing Financial Liabilities with Equity Instruments (effective July 1, 2010)*

Improvements to PFRSs
The following are the IASB issued omnibus of amendments to its standards, issued in May 2008 and 2009, effective January 1, 2010, primarily with a view to removing inconsistencies and clarifying wording. There are separate transitional provisions for each standard. The adoption of the following amendments resulted to changes in accounting policies but did not have any impact on the consolidated financial position or performance of the Company.

2008
PFRS 5, *Noncurrent Assets Held for Sale and Discontinued Operations*

- Clarifies that when a subsidiary is classified as held for sale, all its assets and liabilities are classified as held for sale even when the entity remains a non-controlling interest after the sale transaction. The amendment is applied prospectively and have no impact on the financial position or financial performance of the Company.

2009
PFRS 5, *Noncurrent Assets Held for Sale and Discontinued Operations*

- The amendment clarifies that the disclosures required in respect of non-current assets or disposal groups classified as held for sale or discontinued operations are only those set out in PFRS 5.
- The disclosure requirements of other PFRSs only apply if specifically required for such non-current assets or discontinued operations.
- It also clarifies that the general requirements of PAS 1 still apply, particularly paragraphs 15 (to achieve a fair presentation) and 125 (sources of estimation uncertainty) of PAS 1.

PFRS 8, *Segment Reporting*

- Segment assets and liabilities need only be reported when those assets and liabilities are included in measures that are used by the chief operating decision maker.

PAS 1, *Presentation of Financial Statements*

- The terms of a liability that could result, at anytime, in its settlement by the issuance of equity instruments at the option of the counterparty do not affect its classification.

PAS 7, *Statement of Cash Flows*

- The amendment explicitly states that only expenditure that results in a recognized asset can be classified as a cash flow from investing activities.

PAS 17, *Leases*

- The amendment removes the specific guidance on classifying land as a lease so that only the general guidance remains. The amendments will be applied retrospectively.

PAS 36, *Impairment of Assets*

- The amendment clarifies that the largest unit permitted for allocating goodwill acquired in a business combination is the operating segment, as defined in PFRS 8, before aggregation for reporting purposes.

PAS 39, *Financial Instruments: Recognition and Measurement*

- A prepayment option is considered closely related to the host contract when the exercise price of a prepayment option reimburses the lender up to the approximate present value of lost interest for the remaining term of the host contract.
- The scope exemption for contracts between an acquirer and a vendor in a business combination to buy or sell and acquire at a future date, applies only to binding forward contracts, and not derivative contracts where further actions by either party are still to be taken.
- Gains or losses on cash flow hedges of a forecast transaction that subsequently results in the recognition of a financial instrument or on cash flow hedges of recognized financial instruments should be reclassified in the period that the hedged forecast cash flows affect profit or loss.

2010

PFRS 3, *Business Combinations*

- The measurement options available for non-controlling interest (NCI) were amended. Only components of NCI that constitute a present ownership interest that entitles their holder to a proportionate share of the entity's net assets in the event of liquidation should be measured at either fair value or at present ownership instrument's proportionate share of the acquiree's identifiable net assets. All other components are to be measured at their acquisition date fair value.

PAS 1, *Presentation of Financial Statements*

- The amendment clarifies that an entity may present an analysis of each component of other comprehensive income maybe either in the statement of changes in equity or in the notes to the financial statements.

PAS 27, *Consolidated and Separate Financial Statements*

- The amendment clarifies that the consequential amendments from PAS 27 made to PAS 21, *The Effects of Foreign Exchange Rates*, PAS 28, *Investments in Associates* and PAS 31, *Interests in Joint Ventures* apply prospectively for annual periods beginning on or after July 1, 2009 or earlier when PAS 27 is applied earlier.

Other amendments resulting from Improvements to PFRSs to the following standards did not have any impact on the accounting policies, financial position or performance of the Company:

- PFRS 1, *First-time Adoption of International Financial Reporting Standards*
- PAS 34, *Interim Financial Reporting*
- IFRIC 13, *Customer loyalty programmes*

Future Changes in Accounting Policies

The Company will adopt the following new and amended PFRS and Philippine Interpretation enumerated below when these become effective. Except for the adoption of Philippine Interpretation IFRIC 15, *Agreement for Construction of Real Estate*, the following new and amended PFRS and Philippine Interpretation will not have significant impact to the consolidated financial statements:

Effective in 2012 for adoption in fiscal year ending September 30, 2013

- PAS 12, *Income Taxes (Amendment) - Deferred Taxes: Recovery of Underlying Assets (effective for annual periods beginning on or after January 1, 2012)*
  The amendment clarified the determination of deferred tax on investment property measured at fair value. The amendment introduces a rebuttable presumption that deferred tax on investment property measured using the fair value model in PAS 40 should be determined on the basis that its carrying value amount will be recovered through sale. Furthermore, it introduces the requirement that deferred tax on non-depreciable assets are measured using revaluation model in PAS 16 always be measured on a sale basis of the asset.

- PAS 1, *Presentation of Financial Statements - Presentation of Items in Other Comprehensive Income (effective for annual periods beginning on or after January 1, 2012)*
The amendments to PAS 1 change the grouping of items presented in other comprehensive income. Items that could be reclassified (or 'recycled') to profit or loss at a future point in time (for example, upon derecognition or settlement) would be presented separately from items that will never be reclassified. The amendment affects presentation only and has no other impact on the Company's financial position and performance.

Effective in 2013 for adoption by the Company on fiscal year ending September 30, 2014

- PFRS 10, *Consolidated Financial Statements* and PAS 27, *Separate Financial Statements (effective for annual periods beginning on or after January 1, 2013)*
PFRS 10 replaces the portion of PAS 27, *Consolidated and Separate Financial Statements* that addresses the accounting for consolidated financial statements. It also includes issues raised in SIC 12, *Consolidation for Special Purpose Entities.*

  PFRS 10 establishes a single control model that applies to all entities including special purpose entities. The changes introduced by PFRS 10 will require management to exercise significant judgment to determine which entities are controlled, and therefore, are required to be consolidated by the parent, compared with the requirements of PAS 2.

- PFRS 11, *Joint Arrangements* and PAS 28, *Investments in Associates and Joint Ventures*
PFSR 11 replaces PAS 31, *Interest in Joint Ventures* and SIC-13, *Jointly-controlled Entities – Non-monetary Contributions by Venturers (effective for annual periods beginning on or after January 1, 2013)*

  PFRS 11 removes the option to account for jointly controlled entities using proportionate consolidation. Instead, jointly controlled entities that meet the definition of a joint venture must be accounted for using equity method.

  The application of this new standard will not have an impact the financial position of the Company.

- PFRS 12, *Disclosure of Interest in Other Entities (effective for annual periods beginning on or after January 1, 2013)*
PFRS 12 includes all of the disclosures that were previously in PAS 27 related to consolidated financial statements, as well as all fo the disclosures that were previously in PAS 31, and PAS 28. These disclosures related to an entity's interests in subsidiaries, joint arrangements, associates and structured entities. A number of new disclosures are also required.

- PFRS 13, *Fair Value Measurement (effective for annual periods beginning on or after January 1, 2013)*
PFRS 13 establishes a single source of guidance under IFRS for all fair value measurements. PFRS 13 does not change when and entity is required to use fair value, but rather provides guidance on how to measure fair value under PFRS when fair value is required or permitted. The Company is currently assessing the impact that this standard will have on the financial position or performance.

- PAS 19, *Employee Benefits (effective for annual periods beginning on or after January 1, 2013)*
  The IASB has issued numerous amendments to PAS 19. These range from fundamental changes such as removing the corridor mechanism and the concept of expected returns from plan assets to simple clarifications and re-wording. The Company is currently assessing the full impact of the amendments.

- PAS 27, *Separete Financial Statements* (as revised in 2011) *(effective for annual periods beginning on or after January 1, 2013)*
  As a consequence of the new PFRS 10 and 12, what remains of PAS 27 is limited to accounting for subsidiaries, joinly-controlled entities and associates in separate financial statements. This will have an effect on the separate financial statements of the Parent Company.

- PAS 28, *Investments in Associates and Joint Ventures* (as revised in 2011) *(effective for annual periods beginning on or after January 1, 2013)*
  As a consequence of the new PFRS 10 and 12, PAS 28 has been renamed PAS 28, *Investments in Associates and Joint Ventures,* and describes the application of the equity method to investments in joint ventures in addition to associates.

Effective in 2015 for adoption by the Company on fiscal year ending September 30, 2016

- PFRS 9, *Financial Instruments*
  The first phase of PFRS 9, *Financial Instruments,* which is effective for annual periods beginning on or after January 1, 2015, addresses the classification and measurement of financial instruments. Phase 1 of PFRS 9 applies to all financial assets within the scope of PAS 39. The key requirements of PFRS 9 are as follow:

  i. At initial recognition, all financial assets are measured at fair value.
  ii. Debt instruments may (if the Fair Value Option is not invoked) be subsequently measured at amortized cost if: (a) the asset is held within a business model whose objective is to hold the assets to collect contractual cash flows and (b) The contractual terms of the financial asset give rise, on specified dates, to cash flows that are solely payments of principal and interest on the principal outstanding. All other debt instruments are subsequently measured at fair value.
  iii. All equity investment financial assets are measured at fair value either through other comprehensive income or profit or loss. Entities must make an irrevocable choice for each instrument, unless they are held for trading, in which case they must be measured at fair value through profit or loss.
  iv. For financial liabilities to which the Fair Value Option is invoked.

- Philippine Interpretation IFRIC 15, *Agreement for Construction of Real Estate (effective for annual periods beginning on or after January 1, 2015).* This Philippine Interpretation, which may be early applied, covers accounting for revenue and associated expenses by entities that undertake the construction of real estate directly or through subcontractors. This Philippine Interpretation requires that revenue on construction of real estate be recognized only upon completion, except when such contract qualifies as construction contract to be accounted for under PAS 11, *Construction Contracts*, or involves rendering of services in which case revenue is recognized based on stage of completion. Contracts involving provision of services with the construction materials and where the risks and reward of ownership are transferred to the buyer on a continuous basis will also be accounted for based on stage of completion.

The adoption of this Philippine Interpretation will be accounted for retrospectively and will result to the restatement of prior period consolidated financial statements. The adoption of this Philippine Interpretation may significantly affect the determination of the net income and the related statement of financial position accounts as follows: Installment contract receivables, Deposit from real estate buyers, Deferred tax liabilities and Retained earnings.

Cash equivalents

Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash with original maturities of three months or less from dates of acquisition and are subject to insignificant risk of changes in value.

Financial Assets and Financial Liabilities

Financial assets within the scope of PAS 39 are classified as either financial assets at fair value through profit or loss (FVPL), loans and receivables, held-to-maturity (HTM) investments, or available-for-sale (AFS) financial assets, as appropriate, while financial liabilities are classified as either financial liabilities at FVPL or other financial liabilities. When financial assets are recognized initially, they are measured at fair value, plus, in the case of investments not at FVPL, directly attributable transaction costs. The Company determines the classification of its financial assets after initial recognition and, where allowed and appropriate, re-evaluates this designation at each financial year-end.

All regular way purchases and sales of financial assets are recognized on the trade date, which is the date that the Company commits to purchase the asset. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the period generally established by regulation or convention in the marketplace.

Financial assets and financial liabilities at FVPL

Financial assets and financial liabilities at FVPL include financial assets and financial liabilities held for trading purposes, derivative instruments, or those designated upon initial recognition when any of the following criteria are met:

- the designation eliminates or significantly reduces the inconsistent treatment that would otherwise arise from measuring the assets or liabilities or recognizing gains or losses on them on a different basis; or
- the assets and liabilities are part of a group of financial assets, financial liabilities or both which are managed and their performance are evaluated on a fair value basis, in accordance with a documented risk management or investment strategy; or
- the financial instrument contains an embedded derivative, unless the embedded derivative does not significantly modify the cash flows or it is clear, with little or no analysis, that it would not be separately recorded.

Financial assets and financial liabilities at FVPL are recorded in the statement of financial position at fair value. Changes in fair value are reflected in the statement of comprehensive income. Interest earned or incurred is recorded in interest income or expense, respectively, while dividend income is recorded in other operating income according to the terms of the contract, or when the right of the payment has been established.

As of September 30, 2011 and 2010, no financial assets and financial liabilities have been designated as at FVPL.

HTM investments
HTM investments are non-derivative financial assets which carry fixed or determinable payments and fixed maturities and which the Company has the positive intention and ability to hold to maturity. After initial measurement, HTM investments are measured at amortized cost using the effective interest rate method. Gains and losses are recognized in the statement of comprehensive income when the investments are derecognized or impaired, as well as through the amortization process. As of September 30, 2011 and 2010, the Company has no HTM investments.

Loans and receivables
Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. After initial measurement, loans and receivables are subsequently carried at amortized cost using the effective interest rate method less any allowance for impairment. Amortized cost is calculated taking into account any discount or premium on acquisition and includes fees that are an integral part of the effective interest rate and transaction costs. Gains and losses are recognized in the statement of comprehensive income when the loans and receivables are derecognized or impaired, as well as through the amortization process.

As of September 30, 2011 and 2010, the Company has loans and receivable amounting to ₱11,738,656 and ₱11,363,092, respectively (see Note 7).

AFS financial assets
AFS financial assets are those non-derivative financial assets that are designated as AFS or are not classified in any of the three preceding categories. After initial measurement, AFS financial assets are measured at fair value with unrealized gains or losses being recognized directly in other comprehensive income in the net unrealized gains reserve. When the investment is disposed of, the cumulative gain or loss previously recorded in other comprehensive income is recognized in the statement of comprehensive income. Interest earned or paid on the investments is reported as interest income or expense using the effective interest rate. Dividends earned on investments are recognized in the statement of comprehensive income as 'Dividends received' when the right of payment has been established.

As of September 30, 2011 and 2010, the Company has no AFS financial assets.

Other financial liabilities
Financial liabilities are initially recognized at the fair value of the consideration received less any directly attributable transaction costs. After initial recognition, these financial liabilities are subsequently measured at amortized cost using the effective interest rate method. Gains and losses are recognized in the statement of comprehensive income when the liabilities are derecognized as well as through the amortization process.

As of September 30, 2011 and 2010, the Company has other financial liabilities amounting to ₱508,114 and ₱492,972 respectively (see Note 7).

Fair value
The fair value of investments that are actively traded in organized financial markets is determined by reference to quoted market bid prices at the close of business on the reporting date. For investments where there is no active market, fair value is determined using valuation techniques. Such techniques include using recent arm's-length market transactions; reference to the current market value of another instrument, which is substantially the same; discounted cash flow analysis or other valuation models.

Amortized cost
HTM investments and loans and receivables are measured at amortized cost. This is computed using the effective interest rate method less allowance for impairment. The calculation takes into account any premium or discount on acquisition and includes transaction costs and fees that are an integral part of the effective interest rate.

Impairment of Financial Assets
The Company assesses at each reporting date whether a financial asset or group of financial assets is impaired.

Assets carried at amortized cost
The Company first assesses whether objective evidence of impairment exists individually for financial assets that are individually significant, and individually or collectively for financial assets that are not individually significant. If it is determined that no objective evidence of impairment exists for an individually assessed financial asset, whether significant or not, the asset is included in a group of financial assets with similar credit risk characteristics and that group of financial assets is collectively assessed for impairment. Assets that are individually assessed for impairment and for which an impairment loss is or continues to be recognized are not included in a collective assessment of impairment.

If there is objective evidence that an impairment loss on loans and receivables carried at amortized cost has been incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future expected credit losses that have not been incurred) discounted at the financial asset's original effective interest rate (i.e. the effective interest rate computed at initial recognition). The carrying amount of the asset is reduced either directly or through use of an allowance account. The amount of the loss shall be recognized in the statement of comprehensive income.

If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognized, the previously recognized impairment loss is reversed. Any subsequent reversal of an impairment loss is recognized in the statement of comprehensive income to the extent that the carrying value of the asset does not exceed its amortized cost at the reversal date.

Derecognition of Financial Assets and Liabilities
Financial assets
A financial asset (or, where applicable a part of a financial asset or part of a group of similar financial assets) is derecognized when:

- the rights to receive cash flows from the asset have expired;
- the Company retains the right to receive cash flows from the asset, but has assumed an obligation to pay them in full without material delay to a third party under a 'pass through' arrangement; or
- the Company has transferred its rights to receive cash flows from the asset and either (a) has transferred substantially all the risks and rewards of the asset, or (b) has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Where the Company has transferred its rights to receive cash flows from an asset and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognized to the extent of the Company's continuing involvement in the asset. Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

Where continuing involvement takes the form of a written and/or purchased option (including a cash settled option or similar provision) on the transferred asset, the extent of the Company's continuing involvement is the amount of the transferred asset that the Company may repurchase, except that in the case of a written put option (including a cash settled option or similar provision) on an asset measured at fair value, the extent of the Company's continuing involvement is limited to the lower of the fair value of the transferred asset and the option exercise price.

Financial liabilities
A financial liability is derecognized when the obligation under the liability is discharged or cancelled or has expired.

Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognized in the statement of comprehensive income.

Offsetting Financial Instruments
Financial assets and financial liabilities are offset and the net amount reported in the statement of financial position if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the asset and settle the liability simultaneously. This is not generally the case with master netting agreements, and the related assets and liabilities are presented gross in the statement of financial position.

Equity
Capital Stock is recognized as issued when the stock is paid for or subscribed under a binding subscription agreement and is measured at par value.

Deficit represents the accumulated losses.

Revenue Recognition
Revenue is recognized when it is probable that the economic benefits associated with the transactions will flow to the Company and the amount of the revenue can be measured reliably.

Interest income
Interest income is recognized as the interest accrues (using the effective interest rate method that is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument to the net carrying amount of the financial asset).

Provisions

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of obligation. Provisions are reviewed at each reporting date and adjusted to reflect the current best estimate. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as an interest expense.

Contingencies

Contingent liabilities are not recognized in the financial statements. These are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the financial statements but disclosed in the notes to financial statements when an inflow of economic benefits is probable.

Income Taxes

Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amounts are those that are enacted or substantively enacted at the reporting date.

Deferred income tax

Deferred income tax is provided using the liability method on all temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred income tax liabilities are recognized for all taxable temporary differences. Deferred income tax assets are recognized for all deductible temporary differences and the carryforward benefits of the excess minimum corporate income tax (MCIT) over the regular corporate income tax (RCIT), and net operating loss carryover (NOLCO), to the extent that it is probable that taxable income/liability will be available against which the deductible temporary differences and carryforward benefits of the unused MCIT and NOLCO can be utilized. Deferred income tax, however, is not recognized when it arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting income nor taxable income or loss.

The carrying amount of deferred income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable income/liability will be available to allow all or part of the deferred income tax asset to be utilized. Unrecognized deferred income tax assets are reassessed at each reporting date and are recognized to the extent that it has become probable that future taxable income/liability will allow the deferred income tax asset to be recovered.

Deferred income tax assets and liabilities are measured at the tax rate that are expected to apply to the period when the asset is realized or the liability is settled, based on tax rate (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred income tax assets and deferred income tax liabilities are offset, if a legally enforceable right exists to set off current income tax assets against current income tax liabilities and the deferred income taxes relate to the same taxable entity and the same taxation authority.

Expenses
Expenses are decreases in economic benefits during the accounting period in the form of outflows or decrease of assets or incurrence of liabilities that result in decreases in equity, other than those relating to distributions to equity participants. Expenses are recognized when incurred.

Events After the Reporting Period
Post year-end events that provide additional information about the Company's position at the reporting date (adjusting events) are reflected in the financial statements. Post year-end events that are not adjusting events are disclosed in the notes to financial statements when material.

3. Significant Accounting Judgments, Estimates and Assumptions

The preparation of the Company's financial statements prepared in accordance with PFRS requires management to make judgments, estimates and assumptions that affect amounts reported in the financial statements and notes.

Future events may occur which will cause the assumptions used in arriving at the estimates to change. The effect of any change in judgments and estimates are reflected in the financial statements, as they become reasonably determinable.

Judgments and estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Judgments
In the process of applying the Company's accounting policies, management has made the following judgment, apart from those involving estimations, which has the most significant effect on the amounts recognized in the financial statements.

Determination of functional currency
Based on the economic substance of underlying circumstances relevant to the Company, the functional currency of the Company has been determined to be the Philippine peso. The Philippine peso is the currency of the primary economic environment in which the Company operates and it is the currency that mainly influences the sale of services and the cost of providing the services.

Estimates and Assumptions
The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Deferred income tax assets
Deferred income tax assets are recognized for all deductible temporary differences, to the extent that it is probable that taxable income will be available against which the deductible temporary difference can be utilized. Significant management judgment is required to determine the amount of deferred income tax asset that can be recognized, based upon the likely timing and level of future taxable income together with future tax planning strategies. The Company has not recognized deferred income tax assets in 2011 and 2010 since management believes that sufficient taxable income will not be available to allow the carry forward benefits of deferred income tax assets to be utilized (see Note 6).

4. Cash Equivalents

Cash equivalents pertain to short-term deposits which are made for varying periods up to three months depending on the immediate cash requirements of the Company, and earn interest at the respective short-term investment rates.

5. Related Party Disclosures

Parties are considered to be related if one party has the ability to control, directly or indirectly, the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence. Related parties may be individuals or corporate entities.

The Company, in the normal course of business, engages in transactions with RLC primarily consisting of advances to and from these parties, which are due and demandable. As stated in Note 1, the Company is a wholly owned subsidiary of RLC.

6. Income Taxes

There is no provision for current income tax in 2011 and 2010 since the Company is in tax loss position.

The reconciliation of income tax computed at the statutory tax rate to provision for income tax follows:

	2011	2010
Statutory income tax rate of 30% in 2011 and 2010	**₱108,127**	₱101,672
Additions to (reductions in) income tax resulting from:		
Interest income subject to final tax	**(112,670)**	(106,215)
Unrecognized deferred income tax asset	**4,543**	4,543
	₱–	₱–

The Company did not recognize deferred income tax assets from deductible temporary differences since management believes that sufficient taxable income will not be available to allow the carry forward benefits of deferred income tax assets to be utilized. The temporary differences pertain to carry forward of unused NOLCO.

As of September 30, 2011, the Company has available NOLCO, which can be claimed as future taxable income as follows:

Period of Recognition	Availment Period	Amount	Applied	Expired	Balance
2008	2009-2011	₱15,142	₱–	₱15,142	₱–
2009	2010-2012	15,142	–	–	15,142
2010	2011-2013	15,142	–	–	15,142
2011	2012-2014	15,142	–	–	15,142
		₱60,568	₱–	₱15,142	₱45,426

7. Financial Instruments

Financial Risk Management Objectives and Policies

The Company's principal financial instruments comprise of cash equivalents and accrued expenses and amounts owed to related parties. The main purpose of these financial instruments is to raise fund for the Company's operations.

It is, and has been throughout the year under review, the Company's policy that no trading in financial instruments shall be undertaken.

The main risks arising from the Company's financial instruments are liquidity risk and credit risk. The BOD reviews and agrees policies for managing each of these risks and they are summarized below:

Liquidity risk

The Company manages its liquidity profile to be able to service the maturing debts. To cover financing requirements, the Company intends to use internally generated funds and proceeds from intercompany advances.

The table below summarizes the maturity profile of the Company's financial liabilities as of September 30, 2011 and 2010, based on contractual undiscounted cash flows. The table also analyses the maturity profile of the Company's financial assets in order to provide a complete view of the Company's contractual commitments. The analysis into relevant maturity groupings is based on the remaining period at the end of the reporting period to the contractual maturity dates.

As of September 30, 2011

	On demand	1 to 3 months	3 to 12 months	1 to 5 years	Total
Financial liabilities:					
Amounts owed to RLC	**₱508,114**	**₱–**	**₱–**	**₱–**	**₱508,114**
Financial assets:					
Cash equivalents	**₱–**	**₱11,699,139**	**₱–**	**₱–**	**₱11,699,139**
Interest receivable	–	**39,517**	–	–	**39,517**
Total	**₱–**	**₱11,738,656**	**₱–**	**₱–**	**₱11,738,656**

As of September 30, 2010

	On demand	1 to 3 months	3 to 12 months	1 to 5 years	Total
Financial liabilities:					
Amounts owed to RLC	₱492,972	₱–	₱–	₱–	₱492,972
Financial assets:					
Cash equivalents	₱–	₱11,310,248	₱–	₱–	₱11,310,248
Interest receivable	–	52,844	–	–	52,844
Total	₱–	₱11,363,092	₱–	₱–	₱11,363,092

Credit risk

The Company monitors receivable balances on an ongoing basis with the result that the Company's exposure to doubtful accounts is not significant. The Company trades only with related parties.

Credit quality per class of financial asset
The Company classifies its cash equivalent as a high grade financial asset. High grade financial assets are those assets whose realizability is assured.

The Company has no significant concentration of credit risk.

Classification and Fair Values of Financial Instruments
Set out below is a comparison by category of carrying amounts and fair values of all of the Company's financial instruments, that are carried in the financial statements.

	Carrying Amount		Fair Value	
	2011	2010	**2011**	2010
Loans and receivables:				
Cash equivalents	**₱11,699,139**	₱11,310,248	**₱11,738,656**	₱11,363,092
Interest receivable	**39,517**	52,844	**39,517**	52,844
Other financial liabilities:				
Amounts owed to RLC	**508,114**	492,972	**508,114**	492,972

The fair values of cash equivalents, interest receivable, accrued expense and amounts owed to RLC are approximately equal to their carrying amounts due to the short-term nature of the transaction.

8. Capital Management

The primary objective of the Company's capital management is to safeguard the Company's ability to continue its operations as a going concern. The Company manages its capital structure and makes adjustments to it, in light of changes in economic conditions. No changes were made in the objectives, policies or processes for the years ended September 30, 2011 and 2010.

The Company is not subject to externally imposed capital requirements.

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SEC Accreditation No. 0012-FR-2

INDEPENDENT AUDITORS' REPORT

The Board of Directors
Robinsons Realty and Management Corporation
Galleria Corporate Center
EDSA corner Ortigas Avenue, Quezon City

We have audited the financial statements of Robinsons Realty and Management Corporation (a wholly owned subsidiary of Robinsons Land Corporation) as at and for the year ended September 30, 2011, on which we have rendered the attached report dated December 8, 2011.

In compliance with Securities Regulation Code Rule 68, we are stating that the above Company has one (1) stockholder owning one hundred (100) or more shares.

SYCIP GORRES VELAYO & CO.

Jose Pepito E. Zabat

Jose Pepito E. Zabat III
Partner
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SEC Accreditation No. 0328-AR-1
Tax Identification No. 102-100-830
BIR Accreditation No. 08-001998-60-2009,
June 1, 2009, Valid until May 31, 2012
PTR No. 2641576, January 3, 2011, Makati City

December 8, 2011

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SECURITIES AND EXCHANGE COMMISSION

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Industry Classification	
Company Type	Stock Corporation

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INDEPENDENT AUDITORS' REPORT

The Board of Directors
Robinsons Realty and Management Corporation
Galleria Corporate Center
EDSA corner Ortigas Avenue, Quezon City

We have audited the accompanying financial statements of Robinsons Realty and Management Corporation (a wholly owned subsidiary of Robinsons Land Corporation), which comprise the statements of financial position as at September 30, 2010 and 2009, and the statements of comprehensive income, statements of changes in equity and statements of cash flows for the years then ended, and a summary of significant accounting policies and other explanatory information.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with Philippine Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audits. We conducted our audits in accordance with Philippine Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

SGV & Co
Ernst & Young

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of Robinsons Realty and Management Corporation as of September 30, 2010 and 2009, and its financial performance and its cash flows for the years then ended in accordance with Philippine Financial Reporting Standards.

SYCIP GORRES VELAYO & CO.

Jose Pepito E. Zabat

Jose Pepito E. Zabat III
Partner
CPA Certificate No. 85501
SEC Accreditation No. 0328-AR-1
Tax Identification No. 102-100-830
PTR No. 2641576, January 3, 2011, Makati City

January 11, 2011

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ROBINSONS REALTY AND MANAGEMENT CORPORATION

(A Wholly Owned Subsidiary of Robinsons Land Corporation)

STATEMENTS OF FINANCIAL POSITION

	September 30	
	2010	2009
ASSET		
Current Asset		
Cash equivalents (Note 4)	₱11,310,248	₱11,009,044
Interest receivable	52,844	–
TOTAL ASSET	₱11,363,092	₱11,009,044
LIABILITIES AND EQUITY		
Current Liabilities		
Accrued expense	₱–	₱15,142
Amounts owed to Robinsons Land Corporation (RLC; Note 5)	492,972	462,688
Total Current Liabilities	492,972	477,830
Equity		
Capital stock - ₱1 par value		
Authorized - 100,000,000 shares		
Subscribed - 25,000,000 shares (net of subscriptions receivable of ₱18,750,000)	6,250,000	6,250,000
Retained earnings	4,620,120	4,281,214
Total Equity	10,870,120	10,531,214
TOTAL LIABILITIES AND EQUITY	₱11,363,092	₱11,009,044

See accompanying Notes to Financial Statements.

ROBINSONS REALTY AND MANAGEMENT CORPORATION
(A Wholly Owned Subsidiary of Robinsons Land Corporation)

STATEMENTS OF COMPREHENSIVE INCOME

	Years Ended September 30	
	2010	2009
INCOME		
Interest income	₱354,048	₱389,400
EXPENSE		
Professional fees	15,142	15,142
NET INCOME	338,906	374,258
OTHER COMPREHENSIVE INCOME FOR THE YEAR	–	–
TOTAL COMPREHENSIVE INCOME FOR THE YEAR	₱338,906	₱374,258

See accompanying Notes to Financial Statements.

ROBINSONS REALTY AND MANAGEMENT CORPORATION
(A Wholly Owned Subsidiary of Robinsons Land Corporation)

STATEMENTS OF CHANGES IN EQUITY
FOR THE YEARS ENDED SEPTEMBER 30, 2010 AND 2009

	Capital Stock	Retained Earnings	Total
Balances at September 30, 2008	₱6,250,000	₱3,906,956	₱10,156,956
Net income	–	374,258	374,258
Other comprehensive income	–	–	–
Total comprehensive income	–	374,258	374,258
Balances at September 30, 2009	6,250,000	4,281,214	10,531,214
Net income	–	338,906	338,906
Other comprehensive income	–	–	–
Total comprehensive income	–	338,906	338,906
Balances at September 30, 2010	₱6,250,000	₱4,620,120	₱10,870,120

See accompanying Notes to Financial Statement

ROBINSONS REALTY AND MANAGEMENT CORPORATION
(A Wholly Owned Subsidiary of Robinsons Land Corporation)

STATEMENTS OF CASH FLOWS

	Years Ended September 30	
	2010	2009
CASH FLOWS FROM OPERATING ACTIVITIES		
Net income	₱338,906	₱374,258
Adjustment for interest income	(354,048)	(389,400)
Loss before working capital changes	(15,142)	(15,142)
Increase (decrease) in accrued expense	(15,142)	15,142
Net cash flow used in operating activities	(30,284)	–
CASH FLOWS FROM AN INVESTING ACTIVITY		
Interest received	301,204	389,400
CASH FLOWS FROM A FINANCING ACTIVITY		
Decrease in amounts owed to RLC	30,284	(27,348)
NET INCREASE IN CASH EQUIVALENTS	301,204	362,052
CASH EQUIVALENTS AT BEGINNING OF YEAR	11,009,044	10,646,992
CASH EQUIVALENTS AT END OF YEAR (Note 4)	₱11,310,248	₱11,009,044

See accompanying Notes to Financial Statements.

ROBINSONS REALTY AND MANAGEMENT CORPORATION
(A Wholly Owned Subsidiary of Robinsons Land Corporation)

NOTES TO FINANCIAL STATEMENTS

1. Corporate Information

Robinsons Realty and Management Corporation (the Company) was registered with the Philippine Securities and Exchange Commission on May 16, 1988 primarily to acquire by purchase, lease, donation or otherwise, and to own, use, improve, develop, subdivide, sell, mortgage, exchange, lease, and hold for investment or otherwise, real estate of all kinds. The Company is a wholly owned subsidiary of RLC, while JG Summit Holdings, Inc is the ultimate parent company.

The registered office address of the Company is Galleria Corporate Center, EDSA corner Ortigas Avenue, Quezon City. The accounting and administrative functions of the Company are being performed by the employees of RLC.

The financial statements of the Company as of and for the years ended September 30, 2010 and 2009 were authorized for issue by the Board of Directors on January 11, 2011.

2. Summary of Significant Accounting Policies

Basis of Preparation
The financial statements have been prepared under the historical cost basis and are presented in Philippine peso, which is the Company's functional and presentation currency.

Statement of Compliance
The financial statements of the Company have been prepared in compliance with Philippine Financial Reporting Standards (PFRS).

Changes in Accounting Policies
The accounting policies adopted are consistent with those of the previous financial year except for the adoption of new and amended PFRS, Philippine Accounting Standards (PAS) and Philippine Interpretations based on International Financial Reporting Interpretations Committee (IFRIC) interpretations, adopted starting October 1, 2009 that are discussed below.

- Amendment to PFRS 2, *Share-based Payment: (effective for annual periods beginning on or after July 1, 2009)*. This amendment clarifies that the contribution on formation of a joint venture and combinations under common control are not within the scope of PFRS 2 even though they are out of scope of Revised PFRS 3, *Business Combinations*. This amendment will have no impact on the financial position or performance of the Company, as the Company is not involved in any similar transaction.

- Revised PFRS 3, *Business Combination*, and PAS 27, *Consolidated and Separate Financial Statements (effective for annual periods beginning on or after July 1, 2009)*. The revised PFRS 3 introduces a number of changes in the accounting for business combinations that will impact the amount of goodwill recognized, the reported results in the period that an acquisition occurs, and future reported results. The revised PAS 27 requires that a change in the ownership interest of a subsidiary (without loss of control) is accounted for as an equity transaction. Therefore, such transactions will no longer give rise to goodwill, nor will it give rise to a gain or loss. Furthermore, the amended standard changes the accounting for losses incurred by the subsidiary as well as the loss of control of a subsidiary.

Other consequential amendments were made to PAS 7, *Statement of Cash Flows*, PAS 12, *Income Taxes*, PAS 21, *The Effects of Changes in Foreign Exchange Rates*, PAS 28, *Investment in Associates* and PAS 31, *Interests in Joint Ventures*. The changes introduced by the revised PFRS 3 must be applied prospectively while the changes introduced by the revised PAS 27 must be applied retrospectively with a few exceptions. The changes by PFRS 3 and PAS 27 will affect future acquisitions or loss of control and transactions with minority interests.

- Amendment to PAS 39, *Financial Instruments: Recognition and Measurement - Eligible Hedged Items (effective for annual periods beginning on or after July 1, 2009).* This amendment addresses only the designation of a one-sided risk in a hedged item, and the designation of inflation as a hedged risk or portion in particular situations. The amendment clarifies that an entity is permitted to designate a portion of the fair value changes or cash flow variability of a financial instrument as a hedged item. The Company has not entered into transactions involving hedges and as such the amendment is unlikely to impact the financial position or performance of the Company.

- Philippine Interpretation IFRIC 17, *Distribution of Non-cash Assets to Owners (effective for annual period beginning on or after July 1, 2009).* This Philippine Interpretation covers accounting for two types of non-reciprocal distributions of assets by an entity to its owners acting in their capacity as owners. The two types of distribution are:

  a. distributions of non-cash assets (e.g., items of property, plant and equipment, businesses as defined in PFRS 3, ownership interests in another entity or disposal groups as defined in PFRS 5); and
  b. distributions that give owners a choice of receiving either non-cash assets or a cash alternative.

  This Philippine Interpretation addresses only the accounting by an entity that makes a non-cash asset distribution. It does not address the accounting by shareholders who receive such a distribution. This Philippine Interpretation will have no impact on the financial position or performance of the Company, as the Company is not involved in any similar transaction.

- Philippine Interpretation IFRIC 18, *Transfers of Assets from Customers (effective for annual period beginning on or after July 1, 2009).* This Philippine Interpretation covers accounting for transfers of items of property, plant and equipment by entities that receive such transfers from their customers. Agreements within the scope of this Philippine Interpretation are agreements in which an entity receives from a customer an item of property, plant and equipment that the entity must then use either to connect the customer to a network or to provide the customer with ongoing access to a supply of goods or services, or to do both. This Philippine Interpretation also applies to agreements in which an entity receives cash from a customer when that amount of cash must be used only to construct or acquire an item of property, plant and equipment and the entity must then use the item of property, plant and equipment either to connect the customer to a network or to provide the customer with ongoing access to a supply of goods or services, or to do both. This Philippine Interpretation will have no impact on the financial position or performance of the Company, as the Company is not involved in any similar transaction.

Future Changes in Accounting Policies

The Company has not applied the following new and amended PAS and Philippine Interpretation which are not yet effective for the fiscal year ended September 30, 2010. The following new and amended PAS and Philippine Interpretation will not significantly impact the financial statements:

Effective in 2010 for adoption on fiscal year ending September 30, 2011

- Amendment to PFRS 2, *Group Cash-settled Share-based Payment Transactions* (*effective for annual periods beginning on or after January 1, 2010*). The amended standard clarifies the scope and the accounting for group cash-settled share-based payment transactions.

- Amendment to PAS 32, *Classification of Rights Issue* (*effective for annual periods beginning on or after February 1, 2010*). This amendment provides guidance on the definition of a financial liability to classify rights issues (and certain options or warrants) as equity instruments if: (a) the rights are given pro rata to all of the existing owners of the same class of an entity's non-derivative equity instruments; and (b) they are used to acquire a fixed number of the entity's own equity instruments for a fixed amount in any currency. Rights issued in foreign currencies that were previously accounted for as derivatives will now be classified as equity instruments.

- Philippine Interpretation IFRIC19, *Extinguishing Financial Liabilities with Equity* (*effective for annual periods beginning on or after July 1, 2010*). This Philippine Interpretation clarifies that equity instruments issued to a creditor to extinguish a financial liability are consideration paid in accordance with paragraph 41 of PAS 39. The equity instruments issued are measured at their fair value, unless this cannot be reliably measured, in which case they are measured at the fair value of the liability extinguished. Any gain or loss is recognized immediately in profit or loss. If only part of a financial liability is extinguished: (a) the entity needs to determine whether part of the consideration paid relates to a modification of the liability outstanding; and (b) if so, the consideration paid is allocated between the two parts. The Philippine Interpretation does not apply where the creditor is acting in the capacity of a shareholder, common control transactions, and where the issue of equity shares was part of the original terms of the liability.

Improvements to PFRSs 2009

The following are the International Accounting Standards Board (IASB) issued omnibus of amendments to its standards, issued in May 2008 and 2009, effective January 1, 2010, primarily with a view to removing inconsistencies and clarifying wording. There are separate transitional provisions for each standard. The adoption of the following amendments will result to changes in accounting policies but will not have any impact on the financial position or performance of the Company.

- PFRS 5, *Non-current Assets Held for Sale and Discontinued Operations*
  When a subsidiary is held for sale, all of its assets and liabilities will be classified as held for sale under PFRS 5, even when the entity retains a non-controlling interest in the subsidiary after the sale.

- PAS 1, *Presentation of Financial Statements*
  Assets and liabilities classified as held for trading are not automatically classified as current in the statement of financial position.

- PAS 7, Statement of Cash Flows
  Expenditure that results in recognizing an asset can be classified as a cash flow from investing activities. This amendment will impact the presentation in the statement of cash flows of the contingent consideration on the business combination completed in 2009 upon cash settlement.

- PAS 16, *Property, Plant and Equipment*
  Items of property, plant and equipment held for rental that are routinely sold in the ordinary course of business after rental, are transferred to inventory when rental ceases and they are held for sale.

- PAS 17, *Leases*
  Removes the specific guidance on classifying land as a lease. Prior to the amendment, leases of land were classified as operating leases. The amendment now requires that leases of land are classified as either 'finance' or 'operating' in accordance with the general principles of PAS 17. The Amendments will be applied retrospectively.

- PAS 19, *Employee Benefits*
  Revised the definition of 'past service costs', 'return on plan assets' and 'short term' and 'other long-term' employee benefits. Amendments to plans that result in a reduction in benefits related to future services are accounted for as curtailment.

  The reference to the recognition of contingent liabilities to ensure consistency with PAS 37, *Provisions, Contingent Liabilities and Contingent Assets* was deleted.

- PAS 20, *Accounting for Government Grants and Disclosures of Government Assistance*
  Loans granted in the future with no or low interest rates will not be exempt from the requirement to impute interest. The difference between the amount received and the discounted amount is accounted for as government grant. Also, revised various terms used to be consistent with other PFRS.

- PAS 23, *Borrowing Costs*
  The definition of borrowing costs is revised to consolidate the two types of items that are considered components of 'borrowing costs' into one - the interest expense calculated using the effective interest rate method calculated in accordance with PAS 39.

- PAS 28, *Investment in Associates*
  If an associate is accounted for at fair value in accordance with PAS 39, only the requirement of PAS 28 to disclose the nature and extent of any significant restrictions on the ability of the associate to transfer funds to the entity in the form of cash or repayment of loans applies.

  An investment in an associate is a single asset for the purpose of conducting the impairment test. Therefore, any impairment test is not separately allocated to the goodwill included in the investment balance.

- PAS 31, *Interest in Joint Ventures*
  If a joint venture is accounted for at fair value, in accordance with PAS 39, only the requirements of PAS 31 to disclose the commitments of the venturer and the joint venture, as well as summary financial information about the assets, liabilities, income and expense will apply.

- PAS 36, *Impairment of Assets*
  When discounted cash flows are used to estimate 'fair value less cost to sell' additional disclosure is required about the discount rate, consistent with disclosures required when the discounted cash flows are used to estimate 'value in use'.

- PAS 38, *Intangible Assets*
  Expenditure on advertising and promotional activities is recognized as an expense when the Company either has the right to access the goods or has received the services.

  The reference to there being rarely, if ever, persuasive evidence to support an amortization method of intangible assets other than a straight-line method has been removed.

- PAS 39, *Financial Instruments: Recognition and Measurement*
  Changes in circumstances relating to derivatives are not reclassifications and therefore may be either removed from, or included in, the 'fair value through profit or loss' classification after initial recognition. The reference in PAS 39 to a 'segment' when determining whether an instrument qualifies as a hedge was removed. Require the use of the revised effective interest rate when remeasuring a debt instrument on the cessation of fair value hedge accounting.

Effective in 2011 for adoption on fiscal year ending September 30, 2012

- Amendment to Philippine Interpretation IFRIC 14, *Prepayments of a Minimum Funding Requirement* (*effective for annual periods beginning on or after January 1, 2011*). This amendment provides guidance on assessing the recoverable amount of a net pension asset. The Amendment permits an entity to treat the prepayment of a minimum funding requirement as an asset.

- PAS 24 (Revised), *Related Party Disclosures* (*effective for annual periods beginning on or after January 1, 2011*). The revised standard clarifies the definition of related party to simplify the identification of related party relationships, particularly in relation to significant influence and joint control. Entities will need to consider the revised definition of related parties to ensure all the relevant information is still being captured. The changes introduced by the revised standard must be applied retrospectively.

Effective in 2012 for adoption by the Group on fiscal year ending September 30, 2013

- Philippine Interpretation IFRIC 15, *Agreement for Construction of Real Estate (effective for annual periods beginning on or after January 1, 2012)*. This Philippine Interpretation, which may be early applied, covers accounting for revenue and associated expenses by entities that undertake the construction of real estate directly or through subcontractors. This Philippine Interpretation requires that revenue on construction of real estate be recognized only upon completion, except when such contract qualifies as construction contract to be accounted for under PAS 11, *Construction Contracts*, or involves rendering of services in which case revenue is recognized based on stage of completion. Contracts involving provision of services with the construction materials and where the risks and reward of ownership are transferred to the buyer on a continuous basis will also be accounted for based on stage of completion.

Effective in 2013 for adoption by the Group on fiscal year ending September 30, 2014

- PFRS 9, *Financial Instruments* (*effective for annual periods beginning or after January 1, 2013*). PFRS 9 clarifies that all financial assets will be measured at fair value at initial recognition. Debt instruments - may (if the Fair Value Option is not invoked) be subsequently measured at amortized cost if: (a) the asset is held within a business model whose objective is to hold the assets to collect the contractual cash flows; and (b) the contractual terms of the financial asset give rise, on specified dates, to cash flows that are solely payments of principal and interest on the principal outstanding. All other debt instruments will be subsequently measured at fair value. All equity investment financial assets are measured at fair value either through other comprehensive income or profit or loss. Entities must make an irrevocable choice for each instrument, unless they are held for trading, in which case they must be measured at fair value through profit or loss. The standard will be applied retrospectively.

Cash equivalents

Cash equivalents are short-term, highly liquid investments that are readily convertible to known amounts of cash with original maturities of three months or less from dates of acquisition and are subject to insignificant risk of changes in value.

Financial Assets and Financial Liabilities

Financial assets within the scope of PAS 39 are classified as either financial assets at fair value through profit or loss (FVPL), loans and receivables, held-to-maturity (HTM) investments, or available-for-sale (AFS) financial assets, as appropriate, while financial liabilities are classified as either financial liabilities at FVPL or other financial liabilities. When financial assets are recognized initially, they are measured at fair value, plus, in the case of investments not at FVPL, directly attributable transaction costs. The Company determines the classification of its financial assets after initial recognition and, where allowed and appropriate, re-evaluates this designation at each financial year-end.

All regular way purchases and sales of financial assets are recognized on the trade date, which is the date that the Company commits to purchase the asset. Regular way purchases or sales are purchases or sales of financial assets that require delivery of assets within the period generally established by regulation or convention in the marketplace.

Financial assets and financial liabilities at FVPL

Financial assets and financial liabilities at FVPL include financial assets and financial liabilities held for trading purposes, derivative instruments, or those designated upon initial recognition when any of the following criteria are met:

- the designation eliminates or significantly reduces the inconsistent treatment that would otherwise arise from measuring the assets or liabilities or recognizing gains or losses on them on a different basis; or
- the assets and liabilities are part of a group of financial assets, financial liabilities or both which are managed and their performance are evaluated on a fair value basis, in accordance with a documented risk management or investment strategy; or
- the financial instrument contains an embedded derivative, unless the embedded derivative does not significantly modify the cash flows or it is clear, with little or no analysis, that it would not be separately recorded.

Financial assets and financial liabilities at FVPL are recorded in the statement of financial position at fair value. Changes in fair value are reflected in the statement of comprehensive income. Interest earned or incurred is recorded in interest income or expense, respectively, while dividend income is recorded in other operating income according to the terms of the contract, or when the right of the payment has been established.

As of September 30, 2010 and 2009, no financial assets and financial liabilities have been designated as at FVPL.

HTM investments
HTM investments are non-derivative financial assets which carry fixed or determinable payments and fixed maturities and which the Company has the positive intention and ability to hold to maturity. After initial measurement, HTM investments are measured at amortized cost using the effective interest rate method. Gains and losses are recognized in the statement of comprehensive income when the investments are derecognized or impaired, as well as through the amortization process. As of September 30, 2010 and 2009, the Company has no HTM investments.

Loans and receivables
Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. After initial measurement, loans and receivables are subsequently carried at amortized cost using the effective interest rate method less any allowance for impairment. Amortized cost is calculated taking into account any discount or premium on acquisition and includes fees that are an integral part of the effective interest rate and transaction costs. Gains and losses are recognized in the statement of comprehensive income when the loans and receivables are derecognized or impaired, as well as through the amortization process.

As of September 30, 2010 and 2009, the Company has a receivable amounting to ₱11,363,092 and ₱11,009,044, respectively (see Note 7).

AFS financial assets
AFS financial assets are those non-derivative financial assets that are designated as AFS or are not classified in any of the three preceding categories. After initial measurement, AFS financial assets are measured at fair value with unrealized gains or losses being recognized directly in equity in the net unrealized gains reserve. When the investment is disposed of, the cumulative gain or loss previously recorded in equity is recognized in the statement of comprehensive income. Interest earned or paid on the investments is reported as interest income or expense using the effective interest rate. Dividends earned on investments are recognized in the statement of comprehensive income as 'Dividends received' when the right of payment has been established.

As of September 30, 2010 and 2009, the Company has no AFS financial assets.

Other financial liabilities
Financial liabilities are initially recognized at the fair value of the consideration received less any directly attributable transaction costs. After initial recognition, these financial liabilities are subsequently measured at amortized cost using the effective interest rate method. Gains and losses are recognized in the statement of comprehensive income when the liabilities are derecognized as well as through the amortization process.

As of September 30, 2010 and 2009, the Company has other financial liabilities amounting to ₱492,972 and ₱477,830 respectively (see Note 7).

Fair value
The fair value of investments that are actively traded in organized financial markets is determined by reference to quoted market bid prices at the close of business on the reporting date. For investments where there is no active market, fair value is determined using valuation techniques. Such techniques include using recent arm's-length market transactions; reference to the current market value of another instrument, which is substantially the same; discounted cash flow analysis or other valuation models.

Amortized cost
HTM investments and loans and receivables are measured at amortized cost. This is computed using the effective interest rate method less allowance for impairment. The calculation takes into account any premium or discount on acquisition and includes transaction costs and fees that are an integral part of the effective interest rate.

Impairment of Financial Assets
The Company assesses at each reporting date whether a financial asset or group of financial assets is impaired.

Assets carried at amortized cost
The Company first assesses whether objective evidence of impairment exists individually for financial assets that are individually significant, and individually or collectively for financial assets that are not individually significant. If it is determined that no objective evidence of impairment exists for an individually assessed financial asset, whether significant or not, the asset is included in a group of financial assets with similar credit risk characteristics and that group of financial assets is collectively assessed for impairment. Assets that are individually assessed for impairment and for which an impairment loss is or continues to be recognized are not included in a collective assessment of impairment.

If there is objective evidence that an impairment loss on loans and receivables carried at amortized cost has been incurred, the amount of the loss is measured as the difference between the asset's carrying amount and the present value of estimated future cash flows (excluding future expected credit losses that have not been incurred) discounted at the financial asset's original effective interest rate (i.e. the effective interest rate computed at initial recognition). The carrying amount of the asset is reduced either directly or through use of an allowance account. The amount of the loss shall be recognized in the statement of comprehensive income.

If, in a subsequent period, the amount of the impairment loss decreases and the decrease can be related objectively to an event occurring after the impairment was recognized, the previously recognized impairment loss is reversed. Any subsequent reversal of an impairment loss is recognized in the statement of comprehensive income to the extent that the carrying value of the asset does not exceed its amortized cost at the reversal date.

Derecognition of Financial Assets and Liabilities
Financial assets
A financial asset (or, where applicable a part of a financial asset or part of a group of similar financial assets) is derecognized when:

- the rights to receive cash flows from the asset have expired;
- the Company retains the right to receive cash flows from the asset, but has assumed an obligation to pay them in full without material delay to a third party under a 'pass through' arrangement; or
- the Company has transferred its rights to receive cash flows from the asset and either (a) has transferred substantially all the risks and rewards of the asset, or (b) has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset.

Where the Company has transferred its rights to receive cash flows from an asset and has neither transferred nor retained substantially all the risks and rewards of the asset nor transferred control of the asset, the asset is recognized to the extent of the Company's continuing involvement in the asset. Continuing involvement that takes the form of a guarantee over the transferred asset is measured at the lower of the original carrying amount of the asset and the maximum amount of consideration that the Company could be required to repay.

Where continuing involvement takes the form of a written and/or purchased option (including a cash settled option or similar provision) on the transferred asset, the extent of the Company's continuing involvement is the amount of the transferred asset that the Company may repurchase, except that in the case of a written put option (including a cash settled option or similar provision) on an asset measured at fair value, the extent of the Company's continuing involvement is limited to the lower of the fair value of the transferred asset and the option exercise price.

Financial liabilities

A financial liability is derecognized when the obligation under the liability is discharged or cancelled or has expired.

Where an existing financial liability is replaced by another from the same lender on substantially different terms, or the terms of an existing liability are substantially modified, such an exchange or modification is treated as a derecognition of the original liability and the recognition of a new liability, and the difference in the respective carrying amounts is recognized in the statement of comprehensive income.

Offsetting Financial Instruments

Financial assets and financial liabilities are offset and the net amount reported in the statement of financial position if, and only if, there is a currently enforceable legal right to offset the recognized amounts and there is an intention to settle on a net basis, or to realize the asset and settle the liability simultaneously. This is not generally the case with master netting agreements, and the related assets and liabilities are presented gross in the statement of financial position.

Revenue Recognition

Revenue is recognized when it is probable that the economic benefits associated with the transactions will flow to the Company and the amount of the revenue can be measured reliably.

Interest income

Interest income is recognized as the interest accrues (using the effective interest rate method that is the rate that exactly discounts estimated future cash receipts through the expected life of the financial instrument to the net carrying amount of the financial asset).

Provisions

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of obligation. Provisions are reviewed at each reporting date and adjusted to reflect the current best estimate. If the effect of the time value of money is material, provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and, where appropriate, the risks specific to the liability. Where discounting is used, the increase in the provision due to the passage of time is recognized as an interest expense.

Contingencies

Contingent liabilities are not recognized in the financial statements. These are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the financial statements but disclosed in the notes to financial statements when an inflow of economic benefits is probable.

Income Taxes

Current income tax

Current income tax assets and liabilities for the current and prior periods are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amounts are those that are enacted or substantively enacted at the reporting date.

Deferred income tax

Deferred income tax is provided, using the balance sheet liability method, on all temporary differences at the reporting date between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes.

Deferred income tax liabilities are recognized for all taxable temporary differences. Deferred income tax assets are recognized for all deductible temporary differences and the carryforward benefits of the excess minimum corporate income tax (MCIT) over the regular corporate income tax (RCIT), and net operating loss carryover (NOLCO), to the extent that it is probable that taxable income/liability will be available against which the deductible temporary differences and carryforward benefits of the unused MCIT and NOLCO can be utilized. Deferred income tax, however, is not recognized when it arises from the initial recognition of an asset or liability in a transaction that is not a business combination and, at the time of the transaction, affects neither the accounting income nor taxable income or loss.

The carrying amount of deferred income tax assets is reviewed at each reporting date and reduced to the extent that it is no longer probable that sufficient taxable income/liability will be available to allow all or part of the deferred income tax asset to be utilized. Unrecognized deferred income tax assets are reassessed at each statement of reporting date and are recognized to the extent that it has become probable that future taxable income/liability will allow the deferred income tax asset to be recovered.

Deferred income tax assets and liabilities are measured at the tax rate that are expected to apply to the period when the asset is realized or the liability is settled, based on tax rate (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred income tax assets and deferred income tax liabilities are offset, if a legally enforceable right exists to set off current income tax assets against current income tax liabilities and the deferred income taxes relate to the same taxable entity and the same taxation authority.

Events After the Reporting Period

Post year-end events that provide additional information about the Company's position at the reporting date (adjusting events) are reflected in the financial statements. Post year-end events that are not adjusting events are disclosed in the notes to financial statements when material.

3. **Significant Accounting Estimates and Assumptions**

The preparation of the Company's financial statements prepared in accordance with PFRS requires management to make judgment, estimates and assumptions that affect amounts reported in the financial statements and notes.

Future events may occur which will cause the assumptions used in arriving at the estimates to change. The effect of any change in judgments and estimates are reflected in the financial statements, as they become reasonably determinable.

Judgments and estimates are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Judgments

In the process of applying the Company's accounting policies, management has made the following judgments, apart from those involving estimations, which has the most significant effect on the amounts recognized in the financial statements.

Determination of functional currency

Based on the economic substance of underlying circumstances relevant to the Company, the functional currency of the Company has been determined to be the Philippine peso. The Philippine peso is the currency of the primary economic environment in which the Company operates and it is the currency that mainly influences the sale of services and the cost of providing the services.

Estimates and Assumptions

The key assumptions concerning the future and other key sources of estimation uncertainty at the reporting date that may have a significant risk of causing a material adjustment to the carrying amounts of assets and liabilities within the next financial year are discussed below.

Deferred income tax assets

Deferred income tax assets are recognized for all deductible temporary differences, to the extent that it is probable that taxable income will be available against which the deductible temporary difference can be utilized. Significant management judgment is required to determine the amount of deferred income tax asset that can be recognized, based upon the likely timing and level of future taxable income together with future tax planning strategies. The Company has not recognized deferred income tax assets in 2010 and 2009 since management believes that sufficient taxable income will not be available to allow the carry forward benefits of deferred income tax assets to be utilized (see Note 6).

Contingencies

Contingent liabilities are not recognized in the financial statements. These are disclosed unless the possibility of an outflow of resources embodying economic benefits is remote. Contingent assets are not recognized in the financial statements but are disclosed in the notes to the financial statements when an inflow of economic benefits is probable.

4. Cash Equivalents

Cash equivalents pertain to short-term deposits which are made for varying periods up to three months depending on the immediate cash requirements of the Company, and earn interest at the respective short-term investment rates.

5. Related Party Disclosures

Parties are considered to be related if one party has the ability to control, directly or indirectly, the other party or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered to be related if they are subject to common control or common significant influence. Related parties may be individuals or corporate entities.

The Company, in the normal course of business, engages in transactions with RLC primarily consisting of advances to and from these parties, which are due and demandable. As stated in Note 1, the Company is a wholly owned subsidiary of RLC.

6. Income Taxes

There is no provision for current income tax in 2010 and 2009 since the Company is in tax loss position.

The reconciliation of income tax computed at the statutory tax rate to provision for income tax follows:

	2010	2009
Statutory income tax rate of 30% in 2010 and 31.25% in 2009	**₱101,672**	₱116,956
Additions to (reductions in) income tax resulting from:		
Interest income subject to final tax	**(106,215)**	(121,688)
Unrecognized deferred income tax asset	**4,543**	4,732
	₱–	₱–

The Company did not recognize deferred income tax assets from deductible temporary differences since management believes that sufficient taxable income will not be available to allow the carry forward benefits of deferred income tax assets to be utilized. The temporary differences pertain to carry forward of unused NOLCO.

As of September 30, 2010, the Company has available NOLCO, which can be claimed as future taxable income as follows:

Period of Recognition	Availment Period	Amount	Applied	Expired	Balance
2009	2010-2012	₱15,142	₱–	₱–	₱15,142
2010	2011-2013	15,142	–	–	15,142
		₱30,284	₱–	₱–	₱30,284

Republic Act (RA) No. 9337

The RA No. 9337, which became effective on November 1, 2005, amended various provisions in the 1997 National Internal Revenue Code. The reforms introduced by RA No. 9337 included the following:

- Increased RCIT from 32% to 35% beginning November 1, 2005, with a reduction thereof to 30% beginning January 1, 2009.
- Increased the unallowable interest rate from 38% to 42% beginning November 1, 2005, with a reduction thereof to 33% beginning January 1, 2009.

7. Financial Instruments

Financial Risk Management Objectives and Policies

The Company's principal financial instruments comprise of cash equivalents and accrued expenses and amounts owed to related parties. The main purpose of these financial instruments is to raise fund for the Company's operations.

It is, and has been throughout the year under review, the Company's policy that no trading in financial instruments shall be undertaken.

The main risks arising from the Company's financial instruments are liquidity risk and credit risk. The BOD reviews and agrees policies for managing each of these risks and they are summarized below:

Liquidity risk

The Company manages its liquidity profile to be able to service the maturing debts. To cover financing requirements, the Company intends to use internally generated funds and proceeds from intercompany advances.

The table below summarizes the maturity profile of the Company's financial liabilities as of September 30, 2010 and 2009, based on contractual undiscounted cash flows. The table also analyses the maturity profile of the Company's financial assets in order to provide a complete view of the Company's contractual commitments. The analysis into relevant maturity groupings is based on the remaining period at the end of the reporting period to the contractual maturity dates.

As of September 30, 2010

	On demand	1 to 3 months	3 to 12 months	1 to 5 years	Total
Financial liabilities:					
Amounts owed to RLC	₱492,972	₱–	₱–	₱–	₱492,972
Financial assets:					
Cash equivalents	₱–	₱11,310,248	₱–	₱–	₱11,310,248
Interest Receivable	–	52,844	–	–	52,844
Total	₱–	₱11,363,092	₱–	₱–	₱11,363,092

As of September 30,2009

	On demand	1 to 3 months	3 to 12 months	1 to 5 years	Total
Financial liabilities:					
Accrued expense	₱–	₱15,142	₱–	₱–	₱15,142
Amounts owed to RLC	462,688	–	–	–	462,688
Total	₱462,688	₱15,142	₱–	₱–	₱477,830
Financial assets:					
Cash equivalents	₱–	₱11,009,044	₱–	₱–	₱11,009,044
Total	₱–	₱11,009,044	₱–	₱–	₱11,009,044

Credit risk
The Company monitors receivable balances on an ongoing basis with the result that the Company's exposure to doubtful accounts is not significant. The Company trades only with related parties.

Credit quality per class of financial asset
The Company classifies its cash equivalent as a high grade financial asset. High grade financial assets are those assets whose realizability is assured.

The Company has no significant concentration of credit risk.

Classification and Fair Values of Financial Instruments
Set out below is a comparison by category of carrying amounts and fair values of all of the Company's financial instruments, that are carried in the financial statements.

	Carrying Amount		Fair Value	
	2010	2009	**2010**	2009
Loans and receivables:				
Cash equivalents	**₱11,310,248**	₱11,009,044	**₱11,363,092**	₱11,009,044
Interest receivable	**52,844**	–	**52,844**	–
Other financial liabilities:				
Accrued expense	–	15,142	–	15,142
Amounts owed to RLC	**492,972**	462,688	**492,972**	462,688

The fair values of cash equivalents, interest receivable, accrued expense and amounts owed to RLC are approximately equal to their carrying amounts due to the short-term nature of the transaction.

8. Capital Management

The primary objective of the Company's capital management is to safeguard the Company's ability to continue its operations as a going concern. The Company manages its capital structure and makes adjustments to it, in light of changes in economic conditions. No changes were made in the objectives, policies or processes for the years ended September 30, 2010 and 2009.

The Company is not subject to externally imposed capital requirements.

ANNEX “E”

Annex "E"

Management Discussion and Analysis (MD&A) or Plan of Operations of the Corporation, RII and RRMC

Robinsons Land Corporation and Subsidiaries

Year ended September 30, 2011 versus same period in 2010

RLC generated total gross revenues of ₱13.34 Billion for fiscal year 2011, an increase of 18% from ₱ 11.30 Billion total gross revenues for fiscal year 2010. Net profit for the fiscal year 2011 amounted to ₱ 3.97 Billion, up by 10% compared to fiscal year 2010. EBITDA amounted to ₱7.14 Billion this year, up by 11% from last year.

The Commercial Centers Division accounted for ₱6.23 Billion of the real estate revenues for the year versus ₱5.74 Billion last year or an 8% increase. Rental escalations and strong take up of leased areas of the Company's mall space after renovation and expansion work of existing malls increased the rental revenues. Significant rental increment was contributed by our flagship malls--Robinsons Galleria and Robinsons Place Manila and the continued strong growth of our new malls in Dumaguete, Ilocos Norte, General Santos, Tacloban, Davao and Cebu. The Division's EBIT (Earnings before interest and taxes) and EBITDA (Earnings before interest, taxes and depreciation and amortization) have shown positive variances of 6.6% and 7.3%, respectively.

The Company's Residential Division realized gross revenues of ₱4.56 Billion up by 41% from ₱3.22 Billion last year due to increase in completion levels of existing projects such as The Fort Residences, East of Galleria and Woodsville Viverde and higher take up of realized revenues from new projects such as Trion Tower 1, Sonata 1 and Amisa 1 and 2. As realized revenues increased, both EBIT and EBITDA have shown a positive variance of 30%.

The Office Buildings Division reported revenues of ₱1.35 Billion compared to ₱1.18 Billion over the same period last year. This 14% increase in lease income was due mainly to new office space available for lease in Robinsons Cybergate Tower 3 and completion of Cybergate Plaza. The Division's EBIT and EBITDA have shown positive variances of 10% and 14%, respectively.

The Hotels Division, a major contributor to the Company's recurring revenues, registered gross revenues of ₱1.21 Billion as against last year's ₱1.15 Billion. The 5% increase in hotel revenues was principally due to the strong performance of the Company's pilot Go Hotel in Mandaluyong City. The hotel average occupancy rates are 72% for Crowne Plaza Manila Galleria (CPMG), 74% for Holiday Inn Manila Galleria (HIMG), 60% for Summit Circle Cebu (formerly Cebu Midtown Hotel), 40% for the Summit Ridge Hotel and 88% for the newly opened Go Hotel. Hotels Division EBIT grew by 30%, while EBITDA showed a positive variance of 10%.

Real Estate cost and expenses went up to ₱5.45 Billion this year. As a result of the increase in realized gross revenues of the Residential Division, cost of real estate sale of sold residential units increased by 53%. Hotel expenses slightly increased to ₱1.01 Billion or 1% as compared to last year of ₱996.9 Million due to higher operational expenses at Summit Ridge Hotel and Go Hotel.

Interest income slightly decreased to ₱671.8 Million from ₱702.1 Million last year. The higher interest income from money market placements was offset by the lower interest income on its receivable from affiliated companies.

General and administrative expenses went up by 12% due to higher salaries, advertising and promotions and insurance, among others. Interest expense decreased by 17% due to higher level of capitalizable interest covering various capital expenditures.

Total assets of the Company stood at ₱65.12 Billion, a growth of 23% from total assets of ₱53.10 Billion in 2010. Cash and cash equivalents increased by ₱3.5 Billion due to the proceeds from stock rights offering and collection of receivable from JGSHI, offset by payments for ongoing projects. Decrease in Receivables of 33% to ₱3.66 Billion is due collection of ₱1.92 Billion receivable from JGSHI.

Subdivision land, condominium and residential units for sale grew by 37% due to higher level of capital expenditures for new and ongoing projects under the Residential division.

Investment Properties and Property and Equipment increased by 24% and 6%, respectively, due to acquisition of land for future development and completion of redevelopment of the two flagship malls Robinsons Galleria and Robinsons Place Manila and ongoing redevelopment of Robinsons Metroeast, expansion of Robinsons Cybergate Bacolod and Robinsons Tacloban, and ongoing construction at Robinsons Magnolia, Robinsons Place Pangasinan, Robinsons Place Palawan and Robinsons Maxilom. Other Assets increased by 17% to ₱1.98 Billion due to increase in input taxes and advances to suppliers and contractors.

Accounts Payable and Accrued Expenses increased by 13% due to increase in level of capital expenditures. Loans Payable is steady at ₱15 Billion, ₱3 Billion of which is maturing in fiscal year 2012. Deposits and Other liabilities went up by 1% to ₱5.99 Billion due to higher level of deposits from lessees of newly opened malls and higher deposits from real estate buyers.

Stockholder's Equity as of September 30, 2011 stood at ₱38.81 Billion, up by 41% from ₱27.5 Billion last year due to the successful stock rights offering during the year, current earnings of ₱3.97 Billion, and payment of cash dividends of ₱1.47 Billion.

RLC's key performance indicators are Gross Revenues, EBIT, EBITDA, Net Income, Current Ratio and Debt-to-Equity Ratio. The Company's financial position remains solid, with a total current ratio of 2.34:1 and 3.35:1 for fiscal year 2011 and 2010, respectively, and debt-to-equity ratio of 0.38:1 vis-à-vis last year's 0.54:1. Net Financial debt-to-equity ratio stood at 0.15:1 for fiscal year 2011 and 0.34:1 for 2010. Adjusted earnings per share amounted to ₱1.16 per share this year compared to ₱1.21 per share last year. Net Book Value per share amounted to ₱9.48 and ₱10.08 for the years ended September 30, 2011 and 2010, respectively.

Capital expenditures for the fiscal year ended September 30, 2011 amounted to ₱13.9 Billion. Funding for the capital expenditures was sourced from long-term borrowings, proceeds of stock rights offering and internally generated funds.

Year ended September 30, 2010 versus same period in 2009

RLC generated total gross revenues of ₱11.30 Billion for fiscal year 2010, an increase of 5% from ₱ 10.73 Billion total gross revenues for fiscal year 2009. Net profit for the fiscal year 2010 amounted to ₱

3.59 Billion, up by 10% compared to fiscal year 2009. RLC's net profit growth would have been higher at 13% if the ₱103 Million gain from interest rate swap transaction last year was excluded. EBITDA amounted to ₱6.41 Billion this year, up by 8% from last year.

The Commercial Centers Division accounted for ₱5.74 Billion of the real estate revenues for the year versus ₱4.21 Billion last year. The 36% increase in revenues of the Commercial Centers Division was principally due to newly opened malls particularly Robinsons Place General Santos, Robinsons Ilocos Norte, Robinsons Place Dumaguete, and Cybergate Cebu. Rental escalations and strong take up of leased areas of the Company's mall space after renovation and expansion work of existing malls increased the rental revenue by 7.74%. Significant rental contribution came from Robinsons Place Tacloban, Robinsons Place Manila, Galleria mall, Robinsons Place Lipa and Robinsons Cybergate Davao, among others. Amusement revenue during the year of ₱712 Million was likewise recorded as a result of operating the Robinsons Movieworld starting fiscal year 2010. Interest income from money market placements contributed ₱223.93 Million during fiscal year 2010 or an increase of 167% from ₱83.8 Million last year. The Division's EBIT and EBITDA have shown positive variances of 34% and 29%, respectively.

The Company's Residential Division realized gross revenues of ₱3.22 Billion contracted by 26% from ₱4.37 Billion last year due to lower construction completion. As a result of the decrease in realized gross revenues, Residential Division EBIT has shown a negative variance of 45%, while EBITDA showed a decrease of 44%.

The Office Buildings Division reported revenues of ₱1.18 Billion compared to ₱1.11 Billion over the same period last year. This 6% increase in lease income was due mainly to new office space available for lease in Robinsons Cybergate Towers 3 and completion of Cybergate Plaza. The Division's EBIT and EBITDA have shown positive variances of 14% and 10%, respectively.

The Hotels Division, a major contributor to the Company's recurring revenues, registered gross revenues of ₱1.15 Billion as against last year's ₱1.04 Billion. The 11% increase in hotel revenues was principally due to the opening of Summit Ridge Hotel in Tagaytay and Go Hotel in Mandaluyong City. The average occupancy rates of the Company's hotels are 75% for Crowne Plaza Manila Galleria, 76% for Holiday Inn Manila Galleria (HIMG), 56% for Cebu Midtown Hotel, 36% for the Summit Ridge Hotel and 73% for the newly opened Go Hotel. Hotels Division EBIT has shown a positive variance of 17%, while EBITDA showed a positive variance of 13%.

Real Estate cost and expenses remained steady at ₱4.13 Billion this year. Lower cost of real estate sale of sold residential units was offset by higher depreciation and cinema cost. Hotel expenses increased to ₱996.9 Million or 10% as compared to last year of ₱905.8 Million due to higher operational expenses at Summit Ridge Hotel and Go Hotel.

Interest income increased to ₱702.1 Million from ₱237.8 Million last year due to higher level of money market placements and other financial assets.

Total assets of the Company stood at ₱53.1 Billion, a growth of 3% from total assets of ₱51.4 Billion in 2009. Cash and Cash Equivalents decreased by ₱3.4 Billion due to payment for ongoing projects. Increase in Receivables of 34% to ₱5.45 Billion is due to receivable from an affiliate. Subdivision Land and Condominium and Residential Units For Sale went up by 22% to ₱6.19 Billion from ₱5.08 Billion last year due to project development costs of new residential projects and existing projects.

Acquisition of land for future development and completion of Robinsons Place Dumaguete, Robinsons Ilocos Norte, and on going major renovations of the two flagship malls (Manila and Galleria) and on going construction at Robinsons Magnolia, raised the level of Investment by 8.7% from ₱29.29 Billion last year to ₱31.84 Billion this year. Property and Equipment increased by 10.8% to ₱2.42 Billion due to completion of Summit Ridge Hotel and Go Hotel. Other Assets decreased by 12% to ₱1.69 Billion as Advances to Altus San Nicolas Corp., a joint venture agreement with VVH Realty Corporation, was transferred to Investments account.

Accounts Payable and Accrued Expenses slightly decreased by 2% while Loans Payable went down to ₱ 15 Billion due to payment of matured loans during the fiscal year.

Stockholder's Equity for the period stood at ₱27.5 Billion, up by 8% from ₱25.5 Billion last year due to current earnings of ₱3.59 Billion, net of payment of cash dividends of ₱ 1.312 Billion and acquisition of Treasury Stocks of ₱221 Million.

RLC's key performance indicators are Gross Revenues, EBIT, EBITDA, Net Income and Debt to Equity Ratio. The Company's financial position remains solid, with a total debt to equity ratio of 0.54:1 vis-à-vis last year's 0.59:1. Net Financial debt equity ratio stood at 0.34:1 for fiscal year 2010 and 0.24:1 for 2009. Earnings per share amounted to ₱1.31 per share this year compared to ₱1.19 per share last year. Net Book Value per share amounted to ₱10.08 and ₱9.26 for the years September 30, 2010 and 2009, respectively.

Capital expenditures for the fiscal year ended 2010 amounted to ₱6.5 Billion. Funding for the capital expenditures was sourced from long-term borrowings and internally generated funds.

Year ended September 30, 2009 versus same period in 2008

RLC's net profit for the fiscal year 2009 amounted to ₱3.27 Billion, up by 4% compared to fiscal year 2008. Excluding ₱103 Million gain from interest rate swap transaction this year and a ₱253 Million reduction of deferred income tax last year, RLC's net profit growth is much higher at 10%. Although revenues was slightly down by 4% to ₱10.73 Billion, pre-tax profits still grew by 14% due to better cost control management. EBITDA amounted to ₱5.95 Billion this year, up by 12%. Net Income attributable to Parent Company amounted to ₱3.26 Billion this year compared to ₱3.15 Billion last year.

The Commercial Centers Division accounted for ₱4.21 Billion of the real estate revenues for the year versus ₱3.69 Billion last year. The 14% increase in revenues of the Commercial Centers Division was principally due to newly opened malls particularly Summit Ridge – Tagaytay, Robinsons Place – Tacloban, Robinsons Cabanatuan and Robinsons Place – Davao. Rental escalations and strong take up of leased areas of the Company's mall space after renovation and expansion work of existing malls increased the rental revenue by 9.7%. Significant rental contribution came from Robinsons Place Manila, Galleria mall, Robinsons Place Sta. Rosa and Robinsons Place Lipa, among others. The Division's EBIT and EBITDA have shown positive variances of 29.9% and 20.0%, respectively.

The Company's Residential Division realized gross revenues of ₱4.37 Billion, down by 20% from ₱5.46 Billion last year due to construction completion. Despite the decrease in gross revenues, Residential Division EBIT has shown a slight decrease of 1% to ₱1.36 Billion, and EBITDA also showed a slight contraction of 0.5% from last year's figures due to lower cost of sales.

The Office Buildings Division reported revenues of ₱1.11 Billion compared to ₱883.4 Million over the same period last year. This 25.9% increase in lease income was due mainly to new office space available for lease in Robinsons Cybergate Towers 2 and 3. The Division's EBIT and EBITDA have shown positive variances of 19.9% and 17.3%, respectively.

The Hotels Division, a major contributor to the Company's recurring revenues, registered gross revenues of ₱1.04 Billion as against last year's ₱1.14 Billion. The 9.1% decrease in hotel revenues was principaly due to the global travel slowdown. The average occupancy rates of the Company's hotels are 72% for Crowne Plaza Galleria Regency, 77% for Holiday Inn Galleria Manila (HIGM), 54% for Cebu Midtown Hotel and 23% for the newly opened Summit Ridge Hotel. Hotels Division EBIT has shown a negative variance of 32.1%, while EBITDA showed a negative variance of 14.4%.

Real Estate cost and expenses decreased by 18.9% from ₱5.09 Billion last year to ₱4.13 Billion this year due to lower project completion at Residential Division, particularly Otis 888 Residences, Gateway Garden Ridge and Three Adriatico Place. Hotel expenses decreased to ₱905.9 Million or 4% as compared to last year of ₱947.52 Million due to lower operational expenses as a result of lower room occupancy.

Interest income decreased from ₱494.7 Million last year to ₱237.8 Million due to lower level of discount amortization of installment contract receivables.

Total assets of the Company stood at ₱51.48 Billion, a growth of 27.7% from total assets of ₱40.31 Billion in 2008. This was due to successful two bond offerings totalling ₱10 Billion in July and August 2009. Cash and Cash Equivalents increased by ₱8.4 Billion brought about by proceeds from these bond offerings. Decrease in Receivables of 6.53% to ₱4.07 Billion is due to lower installment sales of Residential Buildings Division. Acquisition of land for future development and completion of Robinsons Cabanatuan, Tagaytay, Davao, Tacloban and General Santos, and Robinsons Cybergate Plaza located beside the Robinsons mall in Pioneer, raised the level of Investment by 6.3% from ₱27.56 Billion last year to ₱29.29 Billion this year. Property and Equipment increased by 19.45% to ₱2.18 Billion due to completion of Summit Ridge Hotel. Other Assets increased by 45% to ₱1.92 Billion due to Advances to Altus San Nicolas Corp., a joint venture agreement with VVH Realty Corporation.

Accounts Payable and Accrued Expenses slightly decreased by 3.11% was due to slightly higher payment of trade payables. Loans Payable went up to ₱15 Billion due to the ₱10 Billion bond offerings. Deposits and Other liabilities went down by 12% to ₱6.07 Billion due to payment of liabilities to an affiliated company.

Stockholder's Equity for the period stood at ₱25.57 Billion, up by 11.22% from ₱22.99 Billion last year due to current earnings of ₱3.27 Billion, net of declaration of cash dividends of ₱687 Million.

RLC's key performance indicators are Gross Revenues, EBIT, EBITDA, Net Income and Debt to Equity Ratio. The Company's financial position remains solid, with a total debt to equity ratio of 0.59:1 vis-à-vis last year's 0.26:1. Net Financial debt equity ratio stood at 0.24:1 for both years. Earnings per share amounted to ₱1.19 per share this year compared to ₱1.15 per share last year. Net Book Value per share for the years September 30, 2009 and 2008 amounted to ₱9.26 and ₱8.33 , respectively.

Capital expenditures used in investments in real properties including capitalized interest amounted to ₱ 6.3 Billion for the fiscal year 2009. Funding for the capital expenditures was sourced from long-term borrowings and internally generated funds.

Plan of Operations

RII and RRMC have been primarily inactive these past few years. Management had planned to continue the operations of these companies should new business opportunities arise.

ANNEX "F"

Annex "F"

A. Directors and Executive Officers of the Registrant

The overall management and supervision of the Company is undertaken by the Board of Directors. The Company's executive officers and management team cooperate with the Board of Directors by preparing appropriate information and documents concerning business operations, financial condition and results of operations of the Company for its review. Currently, the Board of Directors of the Company consists of ten members, of which three are independent directors.

The table below sets forth Board of Directors and Executive Officers of the Company as of September 30, 2011:

Name	Age	Position	Citizenship
John L. Gokongwei, Jr.	85	Director, Chairman Emeritus	Filipino
James L. Go............................	72	Director, Chairman and Chief Executive Officer	Filipino
Lance Y. Gokongwei	44	Director, Vice Chairman & Deputy Chief Executive Officer	Filipino
Frederick D. Go........................	42	Director, President & Chief Operating Officer	Filipino
Patrick Henry C. Go	41	Director	Filipino
Johnson Robert G. Go, Jr.........	46	Director	Filipino
Robina Y. Gokongwei-Pe	50	Director	Filipino
Artemio V. Panganiban	74	Director (Independent)	Filipino
Roberto F. de Ocampo.............	65	Director (Independent)	Filipino
Emmanuel C. Rojas, Jr.	75	Director (Independent)	Filipino
Arlene G. Magtibay...................	48	General Manager	Filipino
Abigail Joan R. Cosico………..	38	General Manager	Filipino
Henry L. Yap	47	General Manager	Filipino
Constante T. Santos…………..	63	Senior Vice President	Filipino
Bach Johann M. Sebastian……	50	Senior Vice President	Filipino
Rodolfo T. Malit…………………	56	First Vice President	Filipino
Emmanuel G. Arce……………..	53	Vice President	Filipino
Manuel D. Deus, Jr.………….....	63	Vice President	Filipino
Constantino C. Felipe…………	48	Vice President	Filipino

Name	Age	Position	Citizenship
Ma. Socorro Isabelle V. Aragon-Gobio…………………..	38	Vice President	Filipino
Winifred G. Maranan…………..	50	Vice President	Filipino
Christopher G. Narciso………..	42	Vice President	Filipino
Thomas Lee O…………………	60	Vice President	Filipino
Rouen Abel V. Raz……………..	47	Vice President	Filipino
Kerwin Max S. Tan	41	Vice President	Filipino
Anicio G. Villanueva………......	59	Vice President	Filipino
Cecilia M. Pascual ……….…....	52	Vice President	Filipino
Mary Maylanie L. Precilla.........	38	Vice President	Filipino
Honorio Almeida.......................	54	Vice President	Filipino
Teresita H. Vasay	57	Treasurer	Filipino
Rosalinda F. Rivera...................	41	Corporate Secretary	Filipino

The above directors and officers have served their respective offices since May 11, 2011. The directors of the Company are elected at the annual stockholders' meeting to hold office until the next succeeding annual stockholders' meeting and until their respective successors have been elected and qualified. The independent directors of the Company are Roberto F. de Ocampo, Emmanuel C. Rojas Jr. and Retired Chief Justice Artemio V. Panganiban.

A brief description of the directors and executive officers' business experience and other directorships held in other reporting companies are provided as follows:

John L. Gokongwei, Jr., 85, founded RLC in 1980 and has been the Chairman Emeritus of RLC effective January 1, 2002. He had been Chairman of the Board of Directors until his retirement and resignation from this position effective December 31, 2001. He continues to be a member of RLC's Board and is the Chairman Emeritus of JG Summit Holdings, Inc. and certain of its subsidiaries. He also continues to be a member of the Executive Committee of JG Summit Holdings, Inc. He is currently the Chairman of the Gokongwei Brothers Foundation, Inc., Deputy Chairman and Director of United Industrial Corporation Limited and Singapore Land Limited, and a director of JG Summit Capital Markets Corporation, Oriental Petroleum and Minerals Corporation. He is also a non-executive director of A. Soriano Corporation. Mr. Gokongwei received a Master's degree in Business Administration from the De La Salle University and attended the Advanced Management Program at Harvard Business School.

James L. Go, 72, is the Chairman and Chief Executive Officer of RLC. He had been President and Chief Executive Officer and was elected to his current position effective January 1, 2002. He is currently the Chairman and Chief Executive Officer of JG Summit Holdings, Inc. and as such, he heads the Executive Committee of JG Summit Holdings, Inc. He is currently the Chairman and Chief Executive Officer of Universal Robina Corporation, JG Summit Petrochemical Corporation, Robinsons, Inc., and Oriental Petroleum and Minerals Corporation. He is also the President and a Trustee of the Gokongwei Brothers Foundation, Inc. He was elected director of the Philippine Long Distance Telephone

Company (PLDT) on November 3, 2011 and was also appointed as a member of PLDT's Technology Strategy Committee. He is also a director of Cebu Air, Inc., Panay Electric Co., United Industrial Corporation Limited, Singapore Land Limited, Marina Center Holdings, Inc. Hotel Marina City Private Limited and JG Summit Capital Markets Corporation. He received a Bachelor of Science degree and a Master of Science degree in Chemical Engineering from the Massachusetts Institute of Technology. Mr. James L. Go is a brother of Mr. John L. Gokongwei, Jr.

Lance Y. Gokongwei, 44, is the Vice-Chairman and Deputy Chief Executive Officer of RLC. He had been a director of the Company since 1988 and was elected Vice-Chairman and Deputy Chief Executive Officer effective August 28, 2006. He is currently President and Chief Operating Officer of JG Summit Holdings, Inc., Universal Robina Corporation and JG Summit Petrochemical Corporation. He is also the President and Chief Executive Officer of Cebu Air, Inc., Chairman of Robinsons Bank, Vice Chairman of JG Summit Capital Markets Corporation, and a director of Oriental Petroleum and Minerals Corporation, United Industrial Corporation Limited, and Singapore Land Limited. He is also trustee, secretary and treasurer of the Gokongwei Brothers Foundation, Inc. He received a Bachelor of Science degree in Finance and a Bachelor of Science degree in Applied Science from the University of Pennsylvania. Mr. Lance Y. Gokongwei is the son of Mr. John L. Gokongwei, Jr***.***

Frederick D. Go, 42, is the President and Chief Operating Officer of RLC. He has been a director of the Company since May 6, 1999 and was elected President and Chief Operating Officer effective August 28, 2006. He is also the President and Chief Operating Officer of Robinsons Recreation Corporation. He is the Group General Manager of Shanghai Ding Feng Real Estate Development Company Limited, Xiamen Pacific Estate Investment Company Limited, and Chengdu Ding Feng Real Estate Development Company Limited, Taicang Ding Feng Real Estate Development Company Limited, and Chongqing Robinsons Land Real Estate Company Limited. He is an alternate director of United Industrial Corporation Limited and Singapore Land Limited. He also serves as a director of Universal Robina Corporation, Cebu Air, Inc., Robinsons Bank, Secret Recipes Corporation, Ho Tsai Dimsum Incorporation, Cebu Light Industrial Park and Philippine Hotel Federation. He is also the President of the Philippine Retailers Association. He received a Bachelor of Science degree in Management Engineering from the Ateneo de Manila University. Mr. Frederick D. Go is a nephew of Mr. John L. Gokongwei, Jr.

Patrick Henry C. Go, 41, was elected as a director of RLC on January 17, 2000. He is currently a director and Vice President of Universal Robina Corporation and Group Business Unit General Manager of URC Packaging Division (BOPP) and CFC Flexible Packaging Division. He is also a director of JG Summit Holdings, Inc., Robinsons Bank and JG Summit Petrochemical Corporation where he is also Executive Vice President, Commercial for the JG Summit Petrochemical Complex. He is a trustee of the Gokongwei Brothers Foundation, Inc. He received a Bachelor of Science degree in Management from the Ateneo de Manila University and attended the General Manager Program at Harvard Business School. Mr. Patrick Henry C. Go is a nephew of Mr. John L. Gokongwei, Jr.

Johnson Robert G. Go, Jr., 46, was elected as a director of RLC on May 29, 2001. He is currently a director of JG Summit Holdings, Inc., Universal Robina Corporation, Robinsons Bank. He is also a trustee of the Gokongwei Brothers Foundation, Inc. He received a Bachelor of Arts degree in Interdisciplinary Studies (Liberal Arts) from the Ateneo de Manila University. He is a nephew of Mr. John L. Gokongwei, Jr.

Robina Gokongwei-Pe, 50, was elected as a director of RLC on May 5, 2005. She is also a director of JG Summit Holdings, Inc., Cebu Air, Inc., Robinsons Bank and JG Summit Capital Markets Corporation. She is currently the President and Chief Operating Officer of the Robinsons Retail Group consisting of Robinsons Department Store, Robinsons Supermarket, Handyman, True Value, Robinsons Specialty

Stores, Robinsons Appliances, Toys R Us and Saizen by Daiso Japan. She obtained her Bachelor of Arts degree in Journalism from the New York University. She is a daughter of Mr. John L. Gokongwei, Jr.

Artemio V. Panganiban, 74, was elected as an independent director of RLC on May 14, 2008. He is concurrently an adviser, consultant and/or independent director of several business, civic, non-government and religious groups. He also writes a regular column in the Philippine Daily Inquirer. He was formerly the Chief Justice of the Philippines and previously held positions in government as Chairperson of the Presidential Electoral Tribunal, the Judicial and Bar Council and the Philippine Judicial Academy. Prior to becoming Chief Justice, he was Justice of the Supreme Court of the Philippines (1995-2005), Chairperson of the Third Division of the Supreme Court (2004-2005), Chairperson of the House of Representatives Electoral Tribunal (2004-2005), Consultant of the Judicial and Bar Council (2004-2005) and Chairperson of eight Supreme Court Committees (1998-2005). He authored over ten (10) books. Retired Chief Justice Panganiban obtained his Bachelor of Laws degree, cum laude, from the Far Eastern University. He was conferred the title Doctor of Laws (Honoris Causa) by the University of Iloilo in 1997, the Far Eastern University in 2002, the University of Cebu in 2006, the Angeles University in 2006, and the Bulacan State University in 2006.

Roberto F. de Ocampo, 65, was elected as an independent director of RLC on May 28, 2003. He is the immediate past President of the Asian Institute of Management (AIM), one of Asia's leading international business management graduate schools based in the Philippines. He is currently a member of the AIM Board of Trustees and is Chairman of the Board of Advisors of the RFO Center for Public Finance and Regional Economic Cooperation (an ADB Regional Knowledge Hub). He served as Secretary of Finance of the Republic of the Philippines from 1994-1998 during the presidency of Fidel V. Ramos, and was previously Chairman and Chief Executive Officer of the Development Bank of the Philippines during the presidency of Cory Aquino. Dr. de Ocampo graduated from De La Salle College and Ateneo University in Manila, received an MBA from the University of Michigan, holds a post-graduate diploma from the London School of Economics, and has four doctorate degrees (Honoris Causa) by the De La Salle University in Business Administration, by the University of Angeles City in Public Administration, by the Philippine Women's University in Laws, and by the San Beda College in Humane Letters. Dr. de Ocampo was a member of the Board Governors of the World Bank, IMF, and ADB and was Chairman of the APEC and ASEAN Finance Ministers in 1997-98. He is the recipient of many international awards including Finance Minister of the Year, Philippine Legion of Honor, ADFIAP Man of the Year, Chevalier of the Legion of Honor of France, Ten Outstanding Young Men Award, several Who's Who Awards and the 2006 Asian HRD Award for Outstanding Contribution to Society. He is also a member /Advisory Board Member of a number of important global institutions including The Conference Board, the Trilateral Commission, the BOAO Forum for Asia and the Emerging Markets Forum.

Emmanuel C. Rojas, Jr., 75, was elected as a director of RLC on September 28, 2005 and is presently an independent director of the Company. He had been a Consultant and Corporate Secretary of RLC until May 27, 2003. He was also a Consultant and Corporate Secretary of JG Summit Holdings, Inc., Universal Robina Corporation, CFC Corporation, and JG Summit Petrochemical Corporation. Mr. Rojas retired from his position as First Vice President for Tax Administration under the compulsory retirement policy of the Company upon reaching the age of 60. He also served in various other head positions in administration, audit, controllership and treasurership for the various companies in the Group. A Certified Public Accountant, Mr. Rojas practiced with Fleming and Williamson and SGV & Co. prior to joining the Group in 1962.

Arlene G. Magtibay, 48, is the General Manager of the Commercial Centers Division of Robinsons Land Corporation. She has 21 years experience in the planning, development and management of shopping centers. Prior to joining the company, she was a Director and Senior Vice President at Landco Pacific Corporation where she held the position of SBU Head for Shopping Centers and CBDs. She earned her

Bachelor of Science degree in Business Economics, cum laude, from the University of the Philippines, and obtained her Masters in Business Management, with distinction, from the Asian Institute of Management.

Abigail Joan R. Cosico, 38, is the Business Unit General Manager for Robinsons Homes, one of the four brands under the RLC Residential Division, effective May 1, 2010. Prior to joining Robinsons Homes, she was with the RLC Commercial Centers Division as the Property Lease Director, concurrent to her position as Director for Property Acquisition. She received her Bachelor of Science degree in Management from the Ateneo de Manila University and earned her Masters in Business Administration, Major in Finance degree from the Asian Institute of Management.

Henry L. Yap*,* 47, is the General Manager of the Office Buildings Division and concurrently Vice President, Design and Planning Department of RLC.Architect Yap is also a member of RLC's investor relations team. Prior to joining RLC, he served as Head of the Property Planning and Design Group of Fort Bonifacio Development Corporation and on the Boards of seven subsidiaries, affiliates and foundation of FBDC. He worked as Manager for Metro Manila Camps of the Bases Conversion and Development Authority where he was involved in the planning, design, privatization and implementation of the Bonifacio Global City, among others. He lents his expertise to government by serving as the head of the National Committee on Architecture and the Allied Arts and m ember of the Sub-Commission on the Arts of the National Commission for Culture and the Arts until end of 2010. He is a Senior Lecturer of urban planning at the University of the Philippines (UP). He holds a Master's of Science in Urban Planning in Developing Countries from the University of Wales College of Cardiff (UK), Bachelor of Science in Architecture, cum laude, and had earned units for his Ph.D. in Urban & Regional Planning, both from UP. Henry Yap is Philippine-licensed Architect and Environmental Planner.

Constante T. Santos, 63, is the Senior Vice President — Corporate Controller of RLC. He is also Senior Vice President — Corporate Controller of JG Summit Holdings, Inc. and Universal Robina Corporation. Prior to joining RLC in 1986, he practiced public accounting with SyCip, Gorres, Velayo & Co. in the Philippines and Ernst & Whinney in the United States. He is a member of the Philippine Institute of Certified Public Accountants. Mr. Santos received his Bachelor of Science degree in Business Administration from the University of the East and attended the Management Development Program at the Asian Institute of Management.

Bach Johann M. Sebastian, 50, is the Senior Vice President for Corporate Planning of RLC effective May 24, 2007. He is also the Senior Vice President and Head of Corporate Planning of JG Summit Holdings, Inc. Prior to joining RLC in 2002, he was Senior Vice President and Chief Corporate Strategist at PSI Technologies and RFM Corporation. He was also Chief Economist, Director of the Policy and Planning Group at the Department of Trade and Industry. He received a Bachelor of Arts in Economics degree from the University of the Philippines and his Master in Business Management degree from the Asian Institute of Management.

Rodolfo T. Malit, 56, joined RLC in 1996 and currently holds the position of First Vice President – Controller. He is also a director of various condominium corporations for RLC projects. He was the Vice President – Controller of the defunct Manila Midtown Hotels and Land Corp. and was the Assistant Vice President – Controller of CFC Corporation. He holds a degree of Bachelor of Science in Commerce (Accounting Major) which he earned from the University of Santo Tomas. He is a Certified Public Accountant and practiced public accounting with SGV & Co. prior to joining the Gokongwei group of companies in 1984.

Emmanuel G. Arce, 53, is the Vice President for Project Management Department effective June 2007. He started in RLC August 2004 as Project Director then Assistant Vice President. Prior joining RLC in

2004, he was the Estate Manager of Bonifacio Estate Service Corporation, General Manager of Capstone Builders Corporation, Assistant Vice President of Cebu Light Industrial Park and Investment Capital Corporation of the Philippines (ICCP land Management Inc.) and Vice President of Gateway Property Holdings Inc. He received a Bachelor of Science in Civil Engineering from the Far Eastern University.

Manuel D. Deus, Jr., 63, is the Vice President for Control and Administration of RLC-Homes since June 1, 1994. Prior to joining RLC in 1994, he was the Vice President-Comptroller of G.A. Yupangco & Co., Inc. and its affiliated companies. He had a short stint in the Middle East and prior to that, he was Corporate Audit Manager of CFC Corporation and Universal Robina Corporation for almost a decade. He is a Certified Public Accountant and a licensed real estate broker. He received a Bachelor’s degree Major in Business Administration from the University of the East.

Constantino Felipe, 48, is the Vice President/Group Head for Human Resources. Prior to joining RLC, he handled various HR roles within the Philippines and Asia Pacific. He is experienced in team and change management process, employee counseling and training program development. He received a bachelor degree in Psychology from the University of the Philippines and was trained in competency based assessments with Egon Zehnder International and Watson Wyatt.

Ma. Soccorro Isabelle V. Aragon-Gobio, 38, was appointed as Vice President for Business Development for the High-Rise Buildings Division of RLC effective March 1, 2007. She has been with RLC for 18 years and concurrently holds directorships in the various condominium corporations of the Company’s projects. She received a degree in Bachelor of Science in Management Engineering from the Ateneo de Manila University.

Winifred G. Maranan, 50, is currently the Vice President-Controller effective November 1, 2009. He practiced public accounting with SGV & Co. and worked in various companies as auditor, financial analyst and Financial Controller prior to joining RLC in 1997. He is a member of the Philippine Institute of Certified Public Accountants, and Institute of Internal Auditors. Mr. Maranan received his Bachelor of Science in Commerce (Major in Accounting) from the De La Salle University and is both a certified Public Accountant and Certified Internal Auditor.

Christopher G. Narciso, 42, is the Vice President and Business Head for the Robinsons Communities brand under the Residential Division of RLC effective March 1, 2010. He was formerly the Vice President for Operations and Special Projects for the Housing and Land Development Division of RLC. Prior joining RLC in 2007, he had extensive experience in the real estate and construction business with various private ventures. He is currently part of the Board of Governors for the Subdivision and Housing Developers Association of the Philippines. He holds a Bachelor of Science in Industrial Management Engineering minor in Chemical Engineering from the De La Salle University, Manila and has earned units for his MBA from the University of Western Australia.

Thomas Lee O, 60, joined RLC in 1998 and presently handles the Mall Operations Division of RLC. He was formerly the Corporate Control Head of RLC. Prior to joining RLC, he was connected with Universal Robina Corporation as Thailand Country Manager and Malaysia Country Manager. He was also formerly the Area Manager of the Dairy Products Division, Manager of the Biscuit Plant and I/E Cost Head of CFC Corporation***.***

Rouen Abel V. Raz, 47, is the Vice President for Sales and Marketing of Robinsons Communities. He joined last February 16, 2010, and was connected with Avon Cosmetics, Inc. as Director for Operations before joining RLC. He is a Certified Public Accountant and got his Bachelor’s Degree in Commerce from San Beda College.

Kerwin Max S. Tan, 41, is the Vice President for Operations of the High-Rise Buildings Division of RLC effective March 1, 2007. Prior to working in RLC, he worked in various divisions of Citibank N.A. for nine (9) years. His last position at Citibank N.A. was Head of Cash Management Operations. He received a degree in Bachelor of Science in Industrial Engineering from the University of the Philippines, Diliman.

Anicio G. Villanueva, 59, is currently the Vice President of Corporate Property Planning Department for the Commercial Centers Division of RLC. He handles the project management division, design and construction of all RLC shopping centers.

Cecilia M. Pascual*,* 52, is the Vice President – Controller of RLC's Office Buildings Division and Residential Division. Concurrently, she handles Manhattan Building Management Corp. and all condominium corporations for RLC projects. Prior to joining RLC, she held head positions in audit and finance in Robinsons Retail Group, CFC-Keebler, Inc. and Wenphil Corp. among others. A Certified Public Accountant, Ms. Pascual practiced public accounting with SGV & Co.

Mary Maylanie L. Precilla*,* 38, is the Vice-President for Sales and Marketing for Robinsons Residences and Luxuria effective November 1, 2011. She is likewise responsible for RLC's corporate social responsibility programme. She joined RLC group in April 2011 from SM Land Inc. where she was Vice President, Sales and Marketing Head of Costa Hamilo Inc. and Highlands Prime Inc.; and Marketing Head of the Commercial Properties Group. She graduated cum laude and received a Bachelor of Arts major in Communication Arts from the University of Sto. Tomas.

Honorio Almeida, 54, is the Vice President of Construction Planning and Projects Department for Robinsons Homes of RLC effective October 2010. He was formerly Assistant Vice President for Construction Department. Prior to working in RLC, he worked in various companies and had extensive experience in construction business with private ventures. He received a degree in Bachelor of Science in Civil Engineering from the University of Sto. Tomas.

Teresita H. Vasay, 57, was appointed Treasurer of the Company effective July 1, 2003. Ms. Vasay is a Certified Public Accountant and was formerly the Vice President-Controller of the Robinsons Retail Group. She had experience in consumer financing from Filinvest Credit Corporation and public accounting from SGV & Co. prior to joining the Gokongwei group of companies.

Rosalinda F. Rivera, 41, was appointed Corporate Secretary of RLC on May 28, 2003 and has been Assistant Corporate Secretary since May 2002. She is also the Corporate Secretary of JG Summit Holdings, Inc., Universal Robina Corporation, Cebu Air, Inc., JG Summit Petrochemicals Corporation, CFC Corporation and JG Cement Corporation. Prior to joining the Company, she was a Senior Associate in Puno and Puno Law Offices. She received a degree of Juris Doctor from the Ateneo de Manila University School of Law and a Masters of Law in International Banking from the Boston University School of Law.

B. Robinsons Inn, Inc. (RII)

The table below sets forth of Directors and Key Officers of RII as of May 26, 2011

Name	Position	Citizenship
John L. Gokongwei	Director, Chairman Emeritus	Filipino
James L. Go	Director, Chairman & CEO	Filipino

Lance Y. Gokongwei	Director, Vice Chairman and Deputy CEO	Filipino
Patrick Henry C. Go	Director	
Frederick D. Go	Director, President and COO	Filipino
Constante T. Santos	Senior Vice President	Filipino
Teresita H. Vasay	Vice President	Filipino
Maria Victoria M. Reyes-Beltran	Corporate Secretary	Filipino

C. Robinsons Realty and Management Corporation (RRMC)

Name	Position	Citizenship
John L. Gokongwei	Director, Chairman Emeritus	Filipino
James L. Go	Director, Chairman & CEO	Filipino
Lance Y. Gokongwei	Director, Vice Chairman and Deputy CEO	Filipino
Patrick Henry C. Go	Director	
Frederick D. Go	Director, President and COO	Filipino
Teresita H. Vasay	Vice President	Filipino
Maria Victoria M. Reyes-Beltran	Corporate Secretary	Filipino

ANNEX “G”

PLAN OF MERGER

This Plan of Merger ("Plan") made and entered into this _____ day of _________________, 2012, in Pasig City, Metro Manila, Philippines, by and among:

ROBINSONS LAND CORPORATION, a corporation duly organized and existing under and by virtue of Philippine laws, with office address at 43/F Robinsons Equitable Tower, ADB Avenue, corner Poveda Street, Ortigas Center, Pasig City, herein represented by its Chairman and CEO, James L. Go, and Vice-Chairman and Deputy CEO, Mr. Lance Y. Gokongwei, hereinafter referred to as "RLC", the "Surviving Corporation";

-and-

ROBINSON'S INN, INC., a corporation duly organized and existing under and by virtue of Philippine laws, with office address at P. Faura corner M. Orosa Sts., Ermita, Manila, herein represented by its President and COO, Mr. Frederick D. Go, hereinafter referred to as "RII";

ROBINSONS REALTY AND MANAGEMENT CORPORATION, a corporation duly organized and existing under and by virtue of Philippine laws, with office address at Galleria Corporate Centre, EDSA corner Ortigas Avenue, Quezon City, herein represented by its President and COO, Mr. Frederick D. Go, hereinafter referred to as "RRMC";

both known as the "Absorbed Corporations".

WITNESSETH: That

WHEREAS, the Parties to this Plan of Merger have determined that it is to their best interest to merge into one corporation, and that such merger will redound to the advantage and welfare of RLC, RII, RRMC (herein collectively referred to as the "Constituent Corporations"), and their respective Stockholders. The merger by and among the said Constituent Corporations, considering that RII and RRMC are wholly-owned subsidiaries of RLC, will result in enhanced operating efficiencies and economies, increased financial strength through pooling of resources, and more favorable financing and credit facilities.

NOW, THEREFORE, the Parties herein hereby set forth and agree as follows:

A. Merger of RII and RRMC with and into RLC

RII and RRMC shall be merged with and into RLC in accordance with the Corporation Code of the Philippines and the terms and conditions set forth under this Plan of Merger.

B. Corporate Approvals

This Plan of Merger has been approved by the respective Boards of Directors of the Constituent Corporations and their respective Stockholders. The Parties herein shall then cause the execution of the Articles of Merger.

C. Other Approvals

After the Stockholders' approval, the Articles of Merger shall be submitted for approval to the Philippine Securities and Exchange Commission (SEC).

D. Effects of Merger

On the effective date of the Merger:

1. The Constituent Corporations shall become a single corporation. RLC, as the Surviving Corporation, shall continue its corporate existence while the separate corporate existence of the Absorbed Corporations shall cease.

2. The Surviving Corporation shall continue to possess all the rights, privileges, immunities and powers and shall be subject to all the duties and liabilities of a corporation organized under the Corporation Code.

3. The Surviving Corporation shall thereupon and thereafter possess all the rights, privileges, immunities, and franchises of the Absorbed Corporations, and all property, real or personal, and all receivables due on whatever account including subscriptions to shares and other choses in action, and all and every other interest of, or belonging to, or due to the Absorbed Corporations as of September 30, 2012 shall be deemed transferred to and vested in the Surviving Corporation by operation of law and as provided in Section 80(4) of the Corporation Code, without further act or deed.

4. The Surviving Corporation shall be responsible and liable for all the liabilities and obligations of the Absorbed Corporations as of September 30, 2012 in the same manner as if the Surviving Corporation had itself incurred such liabilities or obligations, and any pending claim, action or proceeding brought by or against the Absorbed Corporations may be prosecuted by or against the Surviving Corporation. The rights of creditors or liens upon the property of the Absorbed Corporations shall not be impaired by the merger, provided that the Surviving Corporation shall have the right to exercise all defenses, rights, privileges, set-offs and counterclaims of every kind and nature which the Absorbed Corporations may have, or which the Surviving Corporation may invoke, under existing laws.

E. Capital Structure of the Constituent Corporations

Capital Structure of RLC as of 9/30/2011 – RLC has authorized capital stock of Eight Billion Two Hundred Million Pesos (P8,200,000,000.00) consisting of Eight Billion Two

Hundred Million (8,200,000,000) common shares with a par value of One Peso (P1.00) per share. Of the authorized capital, Four Billion One Hundred Eleven Million Five Hundred Twenty Eight Thousand Six Hundred Eighty Five (4,111,528,685) shares has been issued of which Seventeen Million Six Hundred Ninety Eight Thousand (17,698,000) shares are held in treasury, thereby having an issued and outstanding shares of Four Billion Ninety Three Million Eight Hundred Thirty Thousand Six Hundred Eighty Five (4,093,830,685) shares.

Capital Structure of RII as of 9/30/2011 – RII has authorized capital stock of Twenty Five Million Pesos (P25,000,000.00) consisting of Twenty Five Million (25,000,000) common shares with a par value of One Peso (P1.00) per share. Its authorized capital stock has been fully subscribed at par value, of which Three Hundred Twelve Thousand Five Hundred Pesos (P312,500.00) is still receivable.

Capital Structure of RRMC as of 9/30/2011 – RRMC has authorized capital stock of One Hundred Million Pesos (P100,000,000.00) consisting of One Hundred Million (100,000,000) common shares with a par value of One Peso (P1.00) per share. Of the authorized capital stock, Twenty Five Million (25,000,000) shares has been subscribed at par value, of which Eighteen Million Seven Hundred Fifty Thousand Pesos (P18,750,000.00) is still receivable.

F. Issuance of Shares by the Surviving Corporation

No RLC shares shall be issued in exchange for the net assets of the Absorbed Corporations considering that the latter are wholly-owned subsidiaries of the former and any RLC shares that will be issued to the owners of the Absorbed Corporations will just be issued to RLC itself and said shares will just be considered as treasury shares.

G. Articles of Incorporation and By-Laws of the Surviving Corporation

All the provisions of the existing Articles of Incorporation and By-Laws of RLC on file with the SEC shall constitute and continue to be the Articles of Incorporation and By-Laws of RLC as the Surviving Corporation.

H. Directors and Officers of the Surviving Corporation

The directors and officers of RLC holding office as of the effective date of the Merger shall be the same directors and officers of RLC, the Surviving Corporation, after the effectivity of the Merger and shall continue to hold and occupy their respective offices until their successors shall have been duly elected and qualified as provided by law and the By-Laws of RLC. The incumbent directors and officers of the Absorbed Corporation shall continue to hold and occupy their respective offices, but shall cease to be such on the effective date of the Merger.

I. <u>Effectivity of the Merger</u>

The Merger of RII and RRMC with and into RLC shall take effect upon approval of the Articles of Merger and the issuance by the SEC of the corresponding Certificate of Filing of the Articles and Plan of Merger.

J. <u>Miscellaneous Provisions</u>

<u>Minor and Other Adjustments</u> - The Stockholders of the Constituent Corporations, by approving this Plan of Merger, hereby authorize, by majority vote of their respective Boards of Directors, the amendment of, or modification or supplement to, this Plan prior to the effectivity of the Merger, including those relating to the effects of using the audited financial statements as of September 30, 2012, which is the real intention of the herein Parties; provided that, except for the effect of using the audited financial statements as of September 30, 2012, such amendment, modification or supplement is minor in character and shall not substantially change the terms of the Merger.

<u>Other Deeds and Instruments</u> – The Constituent Corporations shall execute and deliver, or cause to be executed and delivered, all deeds and other instruments and shall take, or cause to be taken, all such other and further acts desirable or proper in order to more fully carry out the intent and purposes of this Plan of Merger.

<u>Confidentiality</u> - Unless otherwise required by law or regulation or as may be agreed upon by the parties, each of the Constituent Corporations will use its best efforts to keep confidential any information obtained from the other party in connection herewith, and in the event the Merger is abandoned or not consummated, shall, upon the request of the others, return all statements, documents and other written information and materials obtained in connection herewith and all copies thereof.

<u>Expenses of the Merger</u> - The Constituent Corporations shall each bear its own expenses including, but not limited to, the fees and expenses related to financial and legal fees for counseling on matters affecting each party, as well as documentations relating to this Merger.

IN WITNESS WHEREOF, the parties hereto have signed these presents on the date and place first above written.

ROBINSONS LAND CORPORATION
By:

JAMES L. GO
Chairman and CEO

LANCE Y. GOKONGWEI
Vice-Chairman and Deputy CEO

ROBINSON'S INN, INC.
ROBINSONS REALTY AND MANAGEMENT CORPORATION
By:

FREDERICK D. GO
President and COO

Certified by:

Rosalinda F. Rivera / Maria Victoria M. Reyes-Beltran
Corporate Secretary

Signed in the presence of:

____________________________ ____________________________

ACKNOWLEDGMENT

Republic of the Philippines)
Pasig City) s.s.

BEFORE ME, a Notary Public for and in Pasig City, this _____ day of __________ 2012, personally appeared the following:

Name	*CTC No./ Passport No.*	*Date of Issue/ Valid Until*	*Place of Issue*
Robinsons Land Corporation			
Robinson's Inn, Inc.			
Robinsons Realty and Management Corporation			
Mr. James L. Go			
Mr. Lance Y. Gokongwei	12183274	1/26/2011	Pasig City
Mr. Frederick D. Go	10631220	1/05/2011	Quezon City

who are known to me and to me known to be the same persons who executed the foregoing Plan of Merger, and they acknowledged to me that the same is their free and voluntary act and deed, and that of the corporations they respectively represented.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, this ____ day of _____________ 2012.

NOTARY PUBLIC

Doc. No. ______;
Page No. ______;
Book No. _____;
Series of 2012.

ANNEX “H”

CERTIFICATION OF INDEPENDENT DIRECTORS

I, **Artemio V. Panganiban**, Filipino, of legal age and a resident of 1203 Acacia St., Dasmariñas Village, Makati City, after having been duly sworn to in accordance with law, do hereby declare that:

1. I am an independent director of Robinsons Land Corporation.

2. I am affiliated with the following companies or organizations:

Company/ Organization	Position/ Relationship	Period of Service
GMA Network, Inc.	Independent Director	2007 - present
First Philippine Holdings Corp.	Independent Director	2007 - present
Metro Pacific Investments Corp.	Independent Director	2007 - present
Manila Electric Company	Independent Director	2008 - present
GMA Holdings, Inc.	Independent Director	2008 – present
Metropolitan Bank	Senior Adviser	2007 – present
Philippine Daily Inquirer	Columnist	2007 – present
Philippine Long Distance Tel. Co.	Independent Adviser	2009 – present
Petron Corporation	Independent Director	2010 – present
Bank of PI	Independent Director	2010 – present
Metro Pacific Tollways Corp.	Independent Director	2010 – present
Asian Terminals	Independent Director	2010 – present
Jollibee Food Corp.	Independent Adviser	2011 – present
(For my full bio-data, log to my personal website: cjpanganiban.ph)		

3. I possess all the qualifications and none of the disqualifications to serve as an Independent Director of Robinsons Land Corporation, as provided for in Section 38 of the Securities Regulation Code and its Implementing Rules and Regulations.

4. I shall faithfully and diligently comply with my duties and responsibilities as independent director under the Securities Regulation Code.

5. I shall inform the corporate secretary of Robinsons Land Corporation of any changes in the above-mentioned information within five days from its occurrence.

Done, this ____day of FEB 13 2012, at QUEZON CITY.

ARTEMIO V. PANGANIBAN
Affiant

SUBSCRIBED AND SWORN to before me this ______ day of FEB 13 2012, 2012 at QUEZON CITY, affiant personally appeared before me and exhibited to me his Tax Identification No. 106-197-693.

Doc No. 101;
Page No. 21;
Book No. 13;
Series of 2011.

ATTY. RONALD AGUSTIN R. ESTRADA
Notary Public
Until Dec. 31, 2012
IBR No. 831272/ 1-2-12 Q.C.
PTR. No. 6031779/1-2-12 Q. C.
Roll No. 43961

ANNEX “I”

CERTIFICATION OF INDEPENDENT DIRECTORS

I, **Roberto F. de Ocampo**, Filipino, of legal age and a resident of 121 Victoria corner Homonhon Streets, Magallanes Village, 1232 Makati City, after having been duly sworn to in accordance with law do hereby declare that:

1. I am an independent director of Robinsons Land Corporation.

2. I am affiliated with the following companies or organizations:

Company/ Organization	Position/ Relationship	Date Assumed
RFO Center for Public Finance and Regional Economic Cooperation	Chairman of the Board of Advisors	2006
EastBay Resorts, Inc.	Chairman	2004
Money Tree Publishing Inc.	Chairman	2007
Stradcom Corporation	Chairman	2003
Tollways Association of the Philippines	Chairman	2003
Public Finance Institute of the Philippines	Chairman	2007
British Alumni Association	Chairman	
Asian Aerospace Inc.	Chairman	2011
Seaboard Eastern Insurance Co.	Vice-Chairman	2000
Tranzen Group	Vice-Chairman	2008
Montalban Methane Power Corporation	Vice-Chairman	2007
Agus 3 Hydro Power Corporation	Vice-Chairman	2007
La Costa Development	Vice-Chairman	2007
Makati Business Club	Vice-Chairman	2006
Center for Philippine Futuristics Studies and Management Inc.	Vice President	2010
AIM – Gov.Jose B. Fernandez Jr. Center for Banking and Finance	Executive Director	2004
Philam Fund Inc., Philam Bond Fund Inc., Philam Strategic Growth Fund Inc., Philam Managed Income Fund Inc., Philam Dollar Bond Fund Inc.	Director and President	2005
Centennial Group (Washington), D.C.	Founding Director	1999
Emerging Market Forum	Founding Director	2005
Pacific Gaming Investments Pte. Ltd.	Director	2010
AB Capital & Investment Corporation	Director	2000
Philippine Phosphate Fertilizer Corporation	Director	2007
Thunderbird Resorts, Inc.	Director	2007
Alaska Milk Corp.	Director	1999
Bankard, Inc.	Director	2006
EEI Corporation	Director	2005
House of Investments	Director	2000
Beneficial Life Insurance Co., Inc.	Director	2008
Robinsons Land Corporation	Director	2003
Salcon Power Corporation	Director	2002
RCBC	Director	2006
United Overseas Bank Philippines	Director	

DFNN Inc.	Director	1999
PHINMA Corporation	Director	2009
Manila Polo Club	Director	2010
A Life for Others Foundation	Founding Trustee	2010
Health Justice Philippines	Member, Advisory Council	2010
The Conference Board (New York)	Member, Global Advisory Board	2004
Argosy Fund, Inc.	Member, Board of Advisers	1998
Corporate Governance Institute of the Philippines	Member, Board of Advisers	2004
Foundation for Economic Freedom	Member, Board of Advisers	1999
AES Corporation (Philippines)	Member, Board of Advisers	2008
Navis Investment Partners	Member, Board of Advisers	1999
Sa Aklat Sikat Foundation	Member, Board of Advisers	2001
Philippine Cancer Society	Member, Board of Advisers	1998
Asian Institute of Management	Member, Board of Trustees	1998
Angeles University Foundation	Member, Board of Trustees	2003
Ramos Peace and Development Foundation	Member, Board of Trustees	1999
SGV Foundation	Member, Board of Trustees	1999
Trilateral Commission	Member, Asia Pacific Group Representing ASEAN	2000
Renewable Energy Asia Fund (Berkely Energy, UK)	Strategic Advisor	2008

3. I possess all the qualifications and none of the disqualifications to serve as an Independent Director of Robinsons Land Corporation, as provided for in Section 38 of the Securities Regulation Code and its Implementing Rules and Regulations.

4. I shall faithfully and diligently comply with my duties and responsibilities as independent director under the Securities Regulation Code.

5. I shall inform the corporate secretary of Robinsons Land Corporation of any changes in the abovementioned information within five days from its occurrence.

Done, this FEB 13 2012, at QUEZON CITY

ROBERTO F. DE OCAMPO
Affiant

SUBSCRIBED AND SWORN to before me this FEB 13 2012 at QUEZON CITY, affiant personally appeared before me and exhibited to me his Tax Identification No. 120-115-828.

Doc No. 100;
Page No. 20;
Book No. 13;
Series of 2012.

ATTY. RONALDO AGUSTIN R. ESTRADA
Notary Public
Until Dec. 31, 2012
IBP No. 831272/ 1-2-12 Q.C.
PTR. No. 0031779/1-2-12 Q. C.
Roll No. 43961

ANNEX “J”

CERTIFICATION OF INDEPENDENT DIRECTORS

I, **Emmanuel C. Rojas, Jr.**, Filipino, of legal age and a resident of 18 Encarnacion Street, B.F. Homes, Quezon City, after having been duly sworn to in accordance with law do hereby declare that:

1. I am an independent director of Robinsons Land Corporation.

2. I am affiliated with the following companies or organizations:

Company/ Organization	Position/ Relationship	Period of Service
None		

3. To the best of my knowledge, I possess all the qualifications and none of the disqualifications to serve as an Independent Director of Robinsons Land Corporation, as provided for in Section 38 of the Securities Regulation Code and its Implementing Rules and Regulations.

4. I shall faithfully and diligently comply with my duties and responsibilities as independent director under the Securities Regulation Code.

5. I shall inform the corporate secretary of Robinsons Land Corporation of any changes in the above-mentioned information within five days from its occurrence.

Done, this FEB 13 2012 at QUEZON CITY.

EMMANUEL C. ROJAS, JR.
Affiant

SUBSCRIBED AND SWORN to before me this FEB 13 2012 at QUEZON CITY, affiant personally appeared before me and exhibited to me his Tax Identification No.194-294-275.

ATTY. RONALD AGUSTIN R. ESTRADA
Notary Public
Until Dec. 31, 2012
IBP No. 831272/ 1-2-12 Q.C.
PTR. No. 6031779/1-2-12 Q. C.
Roll No. 43961

Doc No. 99;
Page No. 20;
Book No. 13;
Series of 2012.