COVER SHEET
for
AUDITED FINANCIAL STATEMENTS

SEC Registration Number

9	3	2	6	9	-	A				

COMPANY NAME

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

PRINCIPAL OFFICE *(No. / Street / Barangay / City / Town / Province)*

Level 2, Galleria Corporate Center, EDSA corner Ortigas Avenue, Quezon City, Metro Manila

Form Type	Department requiring the report	Secondary License Type, If Applicable
AAFS	**SEC**	**N/A**

COMPANY INFORMATION

Company's Email Address	Company's Telephone Number	Mobile Number
corp.secretary@robinsonsland.com	**8397-1888**	**N/A**

No. of Stockholders	Annual Meeting (Month / Day)	Fiscal Year (Month / Day)
1,052	**Last Wednesday of May**	**12/31**

CONTACT PERSON INFORMATION

The designated contact person ***MUST*** be an Officer of the Corporation

Name of Contact Person	Email Address	Telephone Number/s	Mobile Number
Mr. Kerwin Max S. Tan	**Kerwin@robinsonsland.ph**	**8397-1888**	**N/A**

CONTACT PERSON's ADDRESS

14 Floor Robinsons Cyberscape Alpha cor. Sapphire & Garnet Road Ortigas Center, Pasig City

NOTE 1 : *In case of death, resignation or cessation of office of the officer designated as contact person, such incident shall be reported to the Commission within thirty (30) calendar days from the occurrence thereof with information and complete contact details of the new contact person designated.*

2 : *All Boxes must be properly and completely filled-up. Failure to do so shall cause the delay in updating the corporation's records with the Commission and/or non-receipt of Notice of Deficiencies. Further, non-receipt of Notice of Deficiencies shall not excuse the corporation from liability for its deficiencies.*

SEC Number 93269-A
File Number

ROBINSONS LAND CORPORATION
AND SUBSIDIARIES

(Company's Full Name)

Level 2, Galleria Corporate Center, EDSA corner Ortigas Avenue,
Quezon City, Metro Manila

(Company's Address)

8397-1888

(Telephone Number)

DECEMBER 31

(Calendar Year Ending)
(month & day)

FORM 17-A (ANNUAL REPORT)

Form Type

Amendment Designation (if applicable)

December 31, 2020

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 calendar year ended : **December 31, 2020**

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. **Level 2, Galleria Corporate Center, EDSA corner Ortigas Avenue, Quezon City, Metro Manila, 1605**
   Address of principal office Postal Code

8. **8397-1888**
   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	5,193,830,685 shares
Registered bonds payable	₱25,190,280,000.00

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. Aggregate market value of the voting stock held by non-affiliates:
₱42,722,633,853.60

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PART I - BUSINESS AND GENERAL INFORMATION

Item 1. Business

a) Overview

Robinsons Land Corporation (RLC, the Parent Company or the Company) is a stock corporation organized under the laws of the Philippines and has eleven (11) subsidiaries.

The Parent Company's principal executive office is located at Level 2, Galleria Corporate Center, EDSA corner Ortigas Avenue, Quezon City, Metro Manila.

The Group has 2,623 and 2,823 employees as of December 31, 2020 and 2019, 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 construction and operation of lifestyle commerical centers, offices, hotels and industrual facilities; and the development of mixed-use properties, 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 lifestyle commercial centers, office buildings, hotels and industrial facilities); and a 'development' component, in which RLC develops real estate projects for sale (principally residential condominiums, serviced lots, house and lot packages and commercial lots).

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

- The Commercial Centers Division develops, leases and manages lifestyle commercial centers or shopping malls throughout the Philippines. As of December 31, 2020, RLC operates fifty-two (52) shopping malls, comprising of nine (9) malls in Metro Manila and forty-three (43) malls in other urban areas throughout the Philippines, and has another two (2) new malls, two (2) expansions and one mall to reopen in the planning and development stage for completion in the next two (2) years.

- The Residential Division develops and sells residential developments for sale/pre-sale. As of December 31, 2020, RLC's Residential Division has eighty (80) residential condominium buildings/towers/housing projects and thirty-nine (39) housing subdivisions, of which ninety-three (90) have been completed and twenty-eight (28) are still ongoing. It currently has several projects in various stages for future development that are scheduled for completion in the next one (1) to five (5) years.

  On the other hand, the Company has one (1) residential project located in Chengdu, China called 'Chengdu Ban Bian Jie'. Chengdu Ban Bien Jie is

RLC's first international foray spanning across 8.5 hectares of land acquired in 2016 through a public auction.

- The Office Buildings Division develops office buildings for lease. As of December 31, 2020, this division has completed twenty-five (25) office developments. These are located in Quezon City, Mandaluyong City, Cebu City, Ilocos Norte, Tarlac City, Naga City and Davao City. We also have office projects in the Central Business Districts of Pasig City, Makati City and Taguig City. Furthermore, a robust pipeline of new offices has been prepared and these offices are set for completion in the next two (2) years.

- The Hotels and Resorts Division has a diverse portfolio covering the following brand segments: upscale international deluxe hotels, mid-market boutique city hotels, essential service value hotels, and most recently, the luxury resort category. As of December 31, 2020, RLC operated twenty (20) hotels and resort for a total of 3,188 rooms in strategic metropolitan and urbanized locations consisting of eleven (11) Go Hotels, six (6) Summit Hotels and three (3) international deluxe brands. In 2020, RLC opened the remaning rooms in Dusit Thani Mactan Cebu Resort. The resort is being managed by Dusit Thani Company Limited ("Dusit Thani International"). RLC currently has a lineup of developments for the expansion of its portfolio of hotels and resorts.

- The Industrial and Integrated Developments Division (IIDD) focuses on mixed-used developments and masterplanned communities. These developments incorporate different property formats such as residences, work places, commercial centers, logistics facilities and other institutional developments into a single setting. IIDD continues to make substantial progress in its landmark Destination Estates—the 30-hectare Bridgetowne in Pasig and Quezon City, the 18-hectare Sierra Valley in Cainta, and the 200-hectare Montclair in Pampanga. The division shall continue to embark on strategic land bank acquisitions to add to its growing number of township developments. Another key role of this division is the development of industrial facilities. As of December 31, 2020, RLC has four (4) operational industrial facilities with plans to expand in terms of net leasable area and geographic location in the next two (2) years.

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 initial public offering 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 ₱5.30 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 calendar year 2019.

On November 19, 2010, the Board of Directors approved the increase in the authorized capital stock of RLC from 3,000,000,000 common shares into 8,200,000,000 commons shares, with a par value of one peso (₱1) 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 subscription receivables were fully collected in October 2011. The SEC approved the increase in capital stock on May 17, 2011.

On November 13, 2017, the BOD of the Company approved in principle the stock rights offering (SRO) of up to ₱20.00 billion composed of 1.1 billion common shares, with a par value of ₱1.00 per share, to all stockholders as of record date January 31, 2018. The Company intends to use the proceeds from the SRO to finance the acquisition of land located in various parts of the country for all its business segments.

The Company has obtained the approval of the BOD of the Philippine Stock Exchange, Inc. (PSE) for the listing and trading of the rights shares on January 10, 2018, while the PSE's confirmation of exempt transaction covering the offer was obtained on December 14, 2017. The following are the key dates of the SRO:

- Pricing date – January 24, 2018
- Ex-date – January 26, 2018
- Record date – January 31, 2018
- Offer period – February 2 to 8, 2018
- Listing date – February 15, 2018

The Company has successfully completed its ₱20.00 billion SRO of common shares following the close of the offer period on February 8, 2018. A total of 1.1 billion common shares from the SRO were issued at a price of ₱18.20 each. The listing of the shares occurred on February 15, 2018.

On July 31, 2019, the BOD of the Parent Company approved the declaration of property dividend, of up to One Hundred Million (100,000,000) common shares of Altus Property Ventures, Inc. (APVI) (formerly Altus San Nicolas Corp.) in favor of the registered shareholders (the Receiving Shareholders) of the Parent Company as of August 15, 2019. The SEC approved the property dividend declaration on November 15, 2019 and the Certificate Authorizing Registration was issued by the Bureau of Internal Revenue on December 6, 2019.

The Receiving Shareholders received a ratio of one (1) share of APVI for every fifty-one and 9384/10000 (51.9384) shares of the Parent Company, net of applicable final withholding tax on December 20, 2019. No fractional shares were issued and no shareholder was entitled to any fractional shares. RLC's remaining interest in APVI after the dividend distribution is 6.11%.

b) Business

RLC has five business divisions – Commercial Centers, Residential, Office Buildings, Hotels and Resorts, and Industrial and Integrated Developments.

i. Commercial Centers Division

RLC's Commercial Centers Division develops, leases and manages lifestyle centers throughout the Philippines. The Commercial Centers Division accounted for ₱5.96 billion or 23% of RLC's revenues and ₱4.11 billion or 30% of RLC's EBITDA in calendar year 2020 and ₱13.25 billion or 43% of RLC's revenues and ₱8.82 billion or 51% of RLC's EBITDA in calendar year 2019. As of December 31, 2020 and 2019, the Company's Commercial Centers Division had assets valued on a historical cost less depreciation basis at ₱77.61 billion and ₱73.47 billion, respectively.

The Company's Commercial Centers Division has felt the most impact of the pandemic on its operations especially on the first half of 2020. Rental concessions were provided to support the recovery of partner tenants affected by temporary mall closures and quarantine restrictions. In the second half of 2020, mall revenues started to rebound on the back of sustained improvements in operational gross leasable area, number of operational tenants and foot traffic. These performance indicators are expected to gradually rise over time as the government continues to ease quarantine restrictions.

During calendar year 2020, the Commercial Centers Division started expanding the front portion of its Dumaguete mall. The total mall count remains at 52, with nine (9) of the malls in Metro Manila and the rest in other urban areas throughout the Philippines. System-wide leased percentage posted at 93%. In addition, GFA slightly declined to approximately 3.0 million square meters due to the deconsolidation of APVI's assets from RLC following the property dividend distribution.

Aside from expanding mall footprint, several innovative services were rolled out in 2020 to facilitate worry-free shopping experiences. Robinsons Malls' 'Pickup Station', 'RDelivery', and 'RPersonal Shopper' offer safe and easy ways for customers to shop, while enabling partner tenants to expand consumer reach.

The table below sets out certain key details of RLC's mall portfolio as of December 31, 2020:

Name	Location	Calendar Year Opened	Approximate Gross Floor Area (in '000 sq.m.)
Metro Manila			
Robinsons Galleria	EDSA corner Ortigas Avenue, Quezon City	1990	221
Robinsons Place Manila	M. Adriatico Street, Ermita, Manila	1997	241
Robinsons Novaliches	Quirino Highway, Novaliches, Quezon City	2001	70
Robinsons Metro East	Marcos Highway, Brgy. Dela Paz, Pasig City	2001	119
Forum Robinsons	EDSA Corner Pioneer Road, Mandaluyong City	2004	55
Robinsons Otis	P.M. Guanzon St., Paco, Manila	2007	32
Robinsons Magnolia	Aurora Blvd. corner Doña Hemady St., Quezon City	2012	162
Robinsons Town Mall Malabon	Gov. Pascual Ave. cor. Crispin St., Tinajeros, Malabon	2013	17
Robinsons Place Las Piñas	Alabang-Zapote Road, Brgy. Talon, Las Piñas City	2014	59
Outside Metro Manila			
Robinsons Place Bacolod	Lacson Street, Mandalagan, Bacolod City	1997	61
Robinsons Place Imus	Aguinaldo Highway, Tanzang Luma V, Imus, Cavite	1998	65
Robinsons Fuente 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	2001	75
Robinsons Star Mills Pampanga	San Jose, San Fernando, Pampanga	2002	69
Robinsons Santa Rosa	Old Nat'l Hi-way, Brgy Tagapo, Sta Rosa, Laguna	2002	37
Robinsons Place Dasmariñas	Pala-Pala, Dasmarinas, Cavite	2003	96
Robinsons Cagayan de Oro	Limketkai Complex, Lapasan, Cagayan De Oro City	2002	18
Robinsons Place Lipa	Mataas Na Lupa, Lipa City, Batangas	2003	59
Robinsons Cainta	Ortigas Avenue Extension, Junction, Cainta, Rizal	2004	31
Robinsons Place Angeles	McArthur Highway, Balibago, Angeles City, Pampanga	2004	31
Robinsons Cybergate Bacolod	Barrio Tangub, National Road, Bacolod City	2004	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	2008	12
Summit Ridge Tagaytay	Km. 58, Tagaytay-Nasugbu Road, Tagaytay City	2008	14
Robinsons Cybergate Davao	J. P. Laurel Avenue, Davao City	2009	14
Robinsons Place Tacloban	National Highway, Marasbaras, Tacloban City	2009	63
Robinsons Place General Santos	Jose Catolico Sr. Ave., Lagao, General Santos City	2009	33
Robinsons Place Dumaguete	Calindagan Business Park, Dumaguete City	2009	38
Robinsons Ilocos Norte Expansion	Brgy. 1 San Francisco, San Nicolas, Ilocos Norte	2009	45
Robinsons Cybergate Cebu	Don Gil Garcia St., Capitol, Cebu City	2009	20
Robinsons Place Pangasinan	McArthur Highway, Brgy. San Miguel, Calasiao Pangasinan	2012	33
Robinsons Place Palawan	National Highway, Brgy. San Miguel, Puerto Princesa City	2012	45
Robinsons Place Butuan	J.C. Aquino Avenue, Brgy Libertad, Butuan City	2013	59

Robinsons Place Malolos.................	MacArthur Highway, Brgy. Sumapang Matanda, Malolos City, Bulacan	2013	68
Robinsons Place Roxas...................	Immaculate Heart of Mary Avenue, Pueblo de Panay, Brgy. Lawa-an, Roxas City, Capiz	2014	37
Robinsons Place Santiago................	Maharlika Highway, Brgy Mabini, Santiago City, Isabela	2014	40
Robinsons Place Antipolo..................	Sumulong Highway, cor. Circumferential Road, Antipolo City	2014	43
Robinsons Place Antique……………	Brgy. Maybato, San Jose, Antique	2015	28
Robinsons Galleria Cebu……………	Gen. Maxilom Ave. Ext, Cebu City, Cebu	2015	139
Robinsons Place Tagum……………	Tagum City, Davao del Norte	2016	65
Robinsons Place General Trias……	Governor's Drive, General Trias, Cavite	2016	56
Robinsons Place Jaro………………	E Lopez St. Jaro, Iloilo City, Iloilo	2016	52
Robinsons Place Iligan………………	Macapagal Ave., Brgy. Tubod, Iligan City, Lanao del Norte	2017	51
Robinsons Place Naga………………	Roxas Ave., cor. Almeda Highway, Brgy. Triangulo, Naga City, Camarines Sur	2017	77
Robinsons North Tacloban………….	Brgy. Abucay, Tacloban City, Leyte	2017	56
Robinsons Place Ormoc……………	Brgy. Cogon, Ormoc City, Leyte	2018	35
Robinsons Place Pavia………………	Brgy. Ungka 2, Pavia, Iloilo	2018	41
Robinsons Place Tuguegarao………	Brgy. Tanza, Tuguegarao City, Cagayan	2018	60
Robinsons Place Valencia………….	Sayre Highway, Brgy. Hagkol, Bagontaas Valencia, Bukidnon	2018	47
Robinsons Galleria South……………	Km. 31, National Highway, Brgy. Nueva, San Pedro, Laguna	2019	118
Total			**2,990**

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 a major driver for the Company's growth in the future.

As of calendar year 2020, the Company has two (2) new malls, two (2) expansions and one mall to reopen in the planning and development stage for completion in the next two (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.

The Group also leases commercial properties to affiliated companies. Rental income arising from the lease of commercial properties to affiliated companies amounted to about ₱2.10 billion and ₱3.00 billion for the calendar years ended December 31, 2020 and 2019, respectively.

ii. Residential Division

The Residential Division focuses on the construction and sale of residential condominium, subdivision projects and other real estate properties. The Division accounted for ₱12.13 billion or 48% of RLC's revenues and ₱4.16 billion or 31% of RLC's EBITDA in calendar year 2020, and ₱9.13 billion or

30% of RLC's revenues and ₱2.97 billion or 17% of RLC's EBITDA in calendar year 2019. As of December 31, 2020 and 2019, the Company's Residential Division had assets valued on a historical cost less depreciation basis at ₱77.60 billion and ₱59.96 billion, respectively.

Percentage of realized revenues from foreign sales to total consolidated revenues for calendar years 2020, 2019 and 2018 are 8.58%, 5.19% and 1.75%, respectively while percentage of realized revenues from foreign sales to consolidated net income for calendar years 2020, 2019 and 2018 are 41.43%, 18.24% and 6.28%, respectively.

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:

- Robinsons Luxuria
- Robinsons Residences
- Robinsons Communities
- Robinsons Homes

1)

1) **ROBINSONS LUXURIA**

Robinsons Luxuria builds its brand on providing a seamless pampered experience via its generous living spaces, distinctive style infrastructure, iconic locations and attention to service and detail. It provides uniquely luxurious living spaces through its projects located in iconic locations such as Cebu, Ortigas Center and Makati. Currently, there are nine (9) residential condominium buildings/towers under the Robinsons Luxuria portfolio, of which eight (8) have been completed and one (1) project is under construction.

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

Name	Storeys	Number of Units
Current project		
The Residences at The Westin Manila Sonata Place [1]...........	50	344
Completed projects		
Galleria Regency [1] [2]	13	108
Amisa Private Residences Tower A [1]	14	131
Amisa Private Residences Tower B [1]	18	155
Amisa Private Residences Tower C [1]	18	189
Signa Designer Residences Tower 1	29	306
Signa Designer Residences Tower 2	28	351

[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*

Sonata Private Residences – Building 1 (1)	29	270
Sonata Private Residences – Building 2 (1)	30	269

The Robinsons Luxuria projects are detailed as follows:

1. ***The Residences at The Westin Manila Sonata Place (legal name Sonata Premier)*** the first Westin-branded Residences in Southeast Asia and the final residential tower in the Sonata Place mixed-use community. Recognized as the 2018-2019 Best Residential High-Rise Development Philippines by the Asia Pacific Property Awards.

2. ***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).

3. ***Signa Designer Residences Towers 1 and 2*** is a joint venture project between Robinsons Land Corporation and Security Land Corporation in Makati CBD. Recognized in 2013 by the International Property Awards for Asia Pacific as the Best Residential Condominium in the Philippines.

4. ***Amisa Private Residences Towers A, B and C*** are the first 3 of 6 mid-rise residential condominiums within a mixed-use resort development in Mactan, Cebu.

5. ***Sonata Private Residences – Buildings 1 and 2*** are part of a Sonata Place mixed-use community in Ortigas Center that has been masterplanned to consist of three residential condominiums, and one hotel. RLC was recognized by FIABCI as the Outstanding Developer in the Philippines for this Residential-Vertical project in 2016.

The Company's business plan for its Robinsons 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.

2) ROBINSONS RESIDENCES

Robinsons Residences offers the perfect urban home for professionals and urbanites, combining prime locations with contemporary designs, efficiently designed living spaces, stress-busting amenities and lifestyle perks and privileges.

As of December 31, 2020, Robinsons Residences segment had a portfolio of thirty four (34) residential condominium buildings/towers, of which twenty-six (26) had been completed and eight (8) 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		
Galleria Residences Cebu Tower 1	21	270
Galleria Residences Cebu Tower 2	22	352
Galleria Residences Cebu Tower 3	22	299
The Trion Towers – Building 3	50	636
The Radiance Manila Bay South Tower	41	597
The Magnolia Residences Tower D	30	420
The Sapphire Bloc East Tower	44	665
The Sapphire Bloc South Tower	44	665
Completed projects		
Robinsons Place Residences 1	38	388
Robinsons Place Residences 2	38	388
One Gateway Place	28	413
Gateway Garden Heights	32	549
One Adriatico Place	38	572
Two Adriatico Place	38	546
Three Adriatico Place	38	537
Fifth Avenue Place	38	611
Otis 888 Residences	3	195
McKinley Park Residences	44	391
East of Galleria	44	693
The Fort Residences	31	242
Vimana Verde Residences Tower A	6	20
Vimana Verde Residences Tower B	6	20
Vimana Verde Residences Tower C	7	45
Azalea Place Cebu	25	408
The Trion Towers - Building 1	49	694
The Trion Towers - Building 2	50	725
Gateway Regency	31	463
The Magnolia Residences Tower A	36	378
The Magnolia Residences Tower B	38	419
The Magnolia Residences Tower C	38	433
The Radiance Manila Bay North Tower	36	538
The Sapphire Bloc North Tower	38	412
The Sapphire Bloc West Tower	38	416
Woodsville Residences	2	185

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 located on the corner of EDSA and Pioneer Street, which includes Gateway Garden Ridge, Gateway Regency Studios, the Robinsons Forum 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 Mandaluyong.

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 the mixed-use development in Paco, Manila, which includes Robinsons Otis mall and Go Hotels Otis.

4. ***The Magnolia Residences Towers A, B, C and D*** are part of the mixed-use development on what was the former Magnolia Ice Cream Plant in New Manila, Quezon City. It has been masterplanned to include Robinsons Magnolia mall, Summit Hotel and four (4) residential buildings. Recognized in 2013 by the International Property Awards for Asia Pacific as the Best Mixed-Use Development in the Philippines. Adjudged by International Property Awards as the Best Residential High-Rise Development – 2019-2020 and Property Guru Philippine Property Awards for 2019 Best Interior Design Award for Mid-End Condo Category.

5. ***Fifth Avenue Place*** is a 38-storey development in Bonifacio Global City. Composed of 611 units, it is the first completed project of RLC in the area.

6. ***McKinley Park Residences*** is a 44-storey development in Fort Bonifacio Global City. It is composed of 391 units.

7. ***The Fort Residences*** is a 31-storey development in Fort Bonifacio Global City. It is composed of 242 units—flat and loft type.

8. ***The Trion Towers 1, 2 and 3*** compose the three-tower development in Bonifacio Global City. In 2015, RLC was recognized by FIABCI as the Outstanding Developer in the Philippines for this Residential-Vertical project.

9. ***East of Galleria*** is a one-tower development located along Topaz Street, Ortigas Center. It is conveniently located near RLC's Robinsons Galleria mixed-use complex.

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

11. ***The Sapphire Bloc*** is a four-tower development that features a lifestyle retail podium. It is located on a property bounded by Sapphire, Onyx and Garnet Streets, at the Ortigas Center, conveniently near RLC's Robinsons Galleria mixed-use complex. This project was recognized in the 2015 Philippine Property Awards and 2016 Asia Pacific Awards, as

the Best Mid-Range Condo Development and Best Residential High-Rise Development in the country, respectively. The project was recognized as the Best Residential Interior Design during 2017 Philippine Property Awards and 2017 Asian Property Award (Philippines).

12. ***Vimana Verde Residences Buildings A, B and C*** is a three mid-rise 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.

14. ***The Radiance Manila Bay North and South Towers*** are the main components of the two-tower residential development that features a lifestyle retail wing. It is located along Roxas Boulevard in Pasay City. Recognized in 2016 Asia Pacific Awards as the Best High-Rise Development in the Philippines.

15. ***Galleria Residences Cebu Towers 1, 2 and 3*** is the three-tower residential component of the Robinsons Galleria Cebu Complex which consists of a full-service mall, hotel and office building. It is located along Maxilom Avenue, Cebu City. Highly commended by Property Guru Philippine Property Awards as the Best High Rise Condo Development in Cebu for 2019.

The Company's business plan for its Robinsons Residences brand 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.

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 their workplace, schools and leisure centers. Robinsons Communities provides convenient community living through its affordable quality condominiums that offer open spaces, fun and functional amenities and complementing commercial spaces. Most of Robinsons Communities' projects are strategically located near major gateways, highly developed cities and central business districts to provide easy access to schools, work places and vital institutions.

As of December 31, 2020, Robinsons Communities had completed twenty-eight (28) residential condominium buildings/towers including two (2) subdivision projects. It has nine (9) on-going projects in different stages that are scheduled for completion over the next five years.

Robinsons Communities is currently focusing on the development of both mid-rise and high-rise residential condominium projects that primarily offer compact units. Its condominium projects are located in Metro Manila and Tagaytay City while the subdivisions are in Quezon City.

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

Name	Residential Floors	Number of Residential Units
Current Projects		
Axis Residences - Building B ……………..	37	792
Acacia Escalades - Building B ……………	13	414
Chimes Greenhills....................................	24	378
Aurora Escalades Tower..........................	21	800
Gateway Regency Studios.......................	28	378
Cirrus…………………………………………	34	1,371
SYNC S Tower……………………………..	21	598
Sierra Valley Gardens – Building 1……….	16	383
Sierra Valley Gardens – Building 2……….	16	383
Completed Projects		
Acacia Escalades - Building A ……………	11	383
Axis Residences - Tower A ………………	37	873
Escalades East Tower ……………………	11	269
Escalades at 20th Avenue - Tower 1	10	120
Escalades at 20th Avenue - Tower 2	10	120
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	33	653
The Pearl Place - Tower B	34	640
Wellington Courtyard - Bldg A...................	5	34
Wellington Courtyard - Bldg B...................	5	34
Wellington Courtyard - Bldg C	5	45
Wellington Courtyard - Bldg D	5	41
Wellington Courtyard - Bldg E...................	5	38
Gateway Garden Ridge	15	373
Woodsville Viverde Mansions - Bldg 1	8	72
Woodsville Viverde Mansions - Bldg 2	8	96
Woodsville Viverde Mansions - Bldg 3	10	89
Woodsville Viverde Mansions - Bldg 4	12	108
Woodsville Viverde Mansions - Bldg 5	8	72
Woodsville Viverde Mansions - Bldg 6	8	64
Woodsville Viverde Mansions - Bldg 8	8	72

Bloomfields Novaliches*	-	461
Centennial Place*	-	50

**horizontal*

The Robinsons Communities projects are detailed as follows:

1. ***Woodsville Viverde Mansions Buildings 1 to 6 and 8*** is within a mixed-use development located in Paranaque. It includes a village mall and a cluster of residential mid-rise buildings.

2. ***Escalades at 20th Avenue Towers 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 twelve (12) storeys composed of ten (10) residential floors, ground amenity floor and basement parking. While Building 2 to 6 are composed of ten (10) residential floors and a ground parking area.

3. ***The Wellington Courtyard Buildings A to E*** - Country-style in design, this is another vacation condominium in Tagaytay City within the one-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), with 192 units.

4. ***Gateway Garden Ridge*** is part of the Pioneer mixed-use development in Mandaluyong which includes Robinsons Forum mall, four office buildings, Go Hotels Mandaluyong and several other residential buildings.

5. ***Escalades South Metro*** is composed of two (2) mid-rise residential buildings located in Sucat, Muntinlupa with generous open spaces 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, investors, retirees and young/urban professionals, The Pearl Place boasts of affordable compact residential units in a modern setting. The development contains amenities at the 6th floor (Towers A and B) and 40th floor (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 mid-rise buildings with commercial component.

9. ***Chimes Greenhills*** is a 40-storey development that incorporates a hotel component and 24 floors of residential units, located at Annapolis St., Greenhills, San Juan. Recipient of the FIABCI Philippines Property and Real Estate Awards Silver Award for Outstanding Developer in the Residential High Rise Category for 2019.

10. ***Escalades East Tower*** is a 14-storey residential development with 11 residential floors located along 20th Ave., Cubao, QC and is part of the Escalades-Cubao complex.

11. ***Aurora Escalades Tower*** is a 21-storey residential development located along Aurora Blvd., Cubao, QC and is the last building of the Escalades-Cubao complex.

12. ***Gateway Regency Studios*** is the last residential tower at the EDSA-Pioneer mixed-use development offering studio units to urban professionals.

13. ***Bloomfields Novaliches*** is a horizontal residential development situated behind the Robinsons Place Novaliches mall.

14. ***Centennial Place*** - This is a half-hectare townhouse development located in Bgy. Horseshoe, C. Benitez Street, Quezon City. It consists of fifty (50) townhouses, with lots ranging from 65 to 70 square meters.

15. ***Cirrus*** - First residential development in the premier township development, Bridgetowne East, located at Rosario, Pasig City. Recognized by DOT Property Awards as the Best High Rise Development for 2019.

16. ***SYNC - S Tower*** is part of a four (4) tower residential development that features a lifestyle retail wing and is located along C5 Bagong Ilog, Pasig. It is recognized by DOT Property Awards as the Best Value for Money Development in 2019.

17. ***Sierra Valley Garden - Buildings 1 & 2*** is the first phase of residential development in the mixed used development located at the boundary of Cainta & Taytay, Rizal.

The Company has decided to consolidate its three (3) vertical development brands into a singular brand. In 2021, Robinsons Communities projects were incorporated into the new RLC Residences brand. The Company will continue to be a key player in the affordable to middle-cost condominium market.

As the Company keeps abreast of market conditions, it is also preparing to officially launch in 2021 the results of its rebranding strategy aimed at creating a cohesive brand identity that better resonates with its target customers. From the previous vertical residential groupings of Luxuria, Residences, and Communities, the Residential Division will now banner its products under a single, integrated brand – 'RLC Residences'. It is expected to optimize resources and increase brand mindshare as a result of the simplified structure.

4) ROBINSONS HOMES

Robinsons Homes is one of the residential brands of RLC. It offers choice lots in master planned, gated subdivisions with option for house construction to satisfy every Filipino's dream of owning his own home.

As of December 31, 2020, Robinsons Homes has thirty nine (39) projects in its portfolio. Ten (10) of these projects are on-going construction. Among the thirty-nine (39) projects, twenty nine (29) have been substantially completed and sold. Key details of RLC's projects in Robinsons Homes as of calendar year 2020 are set forth in the table below:

Name	Location	Started [1]	Approximate Gross Land Area [2]	Number of Lots/Units
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	3,896
San Lorenzo Homes	Antipolo City	September 1999	2.8	372
Robinsons Highlands	Davao City	May 1999	46.0	811
Grosvenor Place	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	117
Bloomfields Tagaytay	Tagaytay City	November 2005	4.2	104
Richmond Hills	Cagayan De Oro City	May 2005	8.3	282
Bloomfields Davao	Davao City	June 2006	10.5	316
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	90
Montclair Highlands	Davao City	July 2007	15.3	365
Aspen Heights	Consolacion, Cebu	July 2007	25.0	583
Blue Coast Residences	Cebu	November 2007	3.2	79
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

[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 in hectares acquired by the Company*

Name	Location	Started (1)	Approximate Gross Land Area (2)	Number of Lots/Units
Grand Tierra	Tarlac	May 2011	18.3	572
St. Judith Hills................................	Antipolo City	June 2012	9.6	390
Bloomfields Heights Lipa	Lipa, Batangas	July 2012	12.4	340
Nizanta at Ciudades	Davao City	March 2013	12.9	477
Bloomfields Cagayan De Oro..........	Cagayan De Oro City	March 2013	6.5	144
Brighton Baliwag............................	Baliwag, Bulacan	April 2014	15.7	524
Bloomfields General Santos……….	General Santos City	May 2014	33.0	755
Brighton Bacolod……………………	Negros Island	February 2016	22.4	735
Brighton Puerto Princesa…………..	Palawan	August 2016	13.1	377
Springdale I at Pueblo Angono……	Angono, Rizal	November 2016	3.8	197
Brighton at Pueblo Angono……….	Angono, Rizal	August 2017	4.6	140
Terrazo at Robinsons Vineyard…	Dasmarinas, Cavite	July 2017	13.4	328
Springdale II at Pueblo Angono…	Angono, Rizal	June 2018	4.9	271
Forbes Estates Lipa………………..	Lipa, Batangas	December 2020	21.0	221

The Robinsons Homes portfolio of projects are described as follows:

1. ***Robinsons Homes East***. A 41-hectare community development located in Brgy. San Jose, Antipolo City, Rizal. The development consists of three enclaves: a.) Robinsons Homes East, a project with about 3,000 mixed houseand-lot packages; b.) San Jose Heights, a subdivision of more than 200 townhouse units and option for lot-only purchase; and finally, c.) Robinsons Commercial Arcade, featuring fourteen (14) shop house units at 190sqm/unit and eight commercial lots with a minimum size of 216 sqm/unit.

2. ***Robinsons Vineyard***. A 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. In addition to the mid-cost residential lots offered in Robinsons Vineyard, Robinsons Homes also offers house and lot packages to prospective clients.

3. ***Southsquare 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, each with a floor area of 48 square meters, built on lots with a minimum size of 40 square meters. This project has been fully completed.

5. ***Robinsons Highlands***. This is a 46.0-hectare, middle-cost residential development located in Buhangin, Davao City, and a joint venture with

Lopzcom Realty Corporation. This project consists of three enclaves, namely Robinsons Highlands, Highland Crest, and Highlands Peak. This subdivision features over 800 residential lots with an average lot size of 180 square meters.

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

7. ***Robinsons Hillsborough Pointé*.** This subdivision is a 20-hectare 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 318 lots in four phases, which have been fully completed. The lots have an average size of 150 square meters.

8. ***Forest Parkhomes*.** An 8.9 hectare mid-cost residential subdivision in Bgy. Pampang, Angeles City, Pampanga, Forest Parkhomes is RLC's first housing development in the North. The project is a joint venture with Don Pepe Henson Enterprises, Inc. It offers 319 units with a minimum lot size 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. Robinsons Homes' first venture in Batangas offers 357 households with a minimum lot cut of 100 square meters per unit.

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

12. ***Rosewood Parkhomes.*** Located along Fil-Am Friendship Highway in Brgy. Cutcut, Angeles City, this 3-hectare contemporary American-inspired joint venture project with Ms. Rosalie Henson-Naguiat offers exclusivity to 116 choice residential lots. The subdivision primarily offers lots-only, with option for housing, with an average-per-unit lot cut of 150 square meters for residential and 195 square meters for commercial.

13. ***Bloomfields Tagaytay.*** Located in the heart of Tagaytay City, this serene contemporary American-inspired enclave features 104 prime residential lots with minimum lot cuts of 240 square meters. This 4.2-hectare haven

has ready access to the adjacent commercial center, hotel and sports facilities in addition to its own leisure amenities.

14. ***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 a scenic view of the city skyline and a serene living experience complemented by a picturesque view. Offering a total of 282 lots with option for housing and with an average lot cut of 150 square meters.

15. ***Bloomfields Davao.*** This exclusive 10.5-hectare residential subdivision in Lanang, Davao City fronts the prestigious Lanang Golf Course and Country Club and is just 15 minutes away from downtown and Davao International Airport. Charmed with the American contemporary theme, this upscale residential development has 316 residential lots that is enveloped with fresh breeze from the mountains and sea.

16. ***Mirada Dos.*** This Spanish-themed clustered parkhomes in Northern Luzon is situated within the 4.5-hectare property of the Miranda Family. Nestled along MacArthur Highway, Brgy. Sindalan, San Fernando, Pampanga, this mid-cost residential/commercial subdivision offers 181 lots with sizes ranging from 150 to 230 square meters.

17. ***Forest Parkhomes North.*** This is an exclusive 7-hectare residential community located at Brgy. 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 the Laoag International Airport and the famous Fort Ilocandia Hotel Complex, Hanalei Heights offers 558 lots at an average lot cut of 120 square meters. This project is located at Brgy. Balacad, Laoag City, Ilocos Norte.

19. ***Brighton Parkplace.*** A 5.0-hectare mid-cost residential development is located at Brgy. Araniw, Laoag City, Ilocos Norte. Offering over 170 residential lots with predominant lot cuts ranging from 150 to 200 square meters, Brighton Parkplace also offers easy access to the Laoag International Airport and Robinsons Place Ilocos.

20. ***Brighton Parkplace North.*** This development is a 3.8-hectare residential development located at Brgy. Cavit, Laoag City, Ilocos Norte. This subdivision offers 90 residential lots with lot sizes that range from 195 to 445 square meters.

21. ***Montclair Highlands.*** A 15.3-hectare residential development offers 365-unit mid-cost residential cum commercial development is located along the Diversion Road in Buhangin, Davao City. Lot cuts range from 192 to 440 square meters.

22. ***Aspen Heights.*** A 25.0-hectare mid-cost residential development, located in Brgy. Tolo-tolo and Brgy. Danglag, Consolacion, Cebu, offers 583 units with predominant lot cut of 120 square meters.

23. ***Blue Coast Residences.*** This 3.2-hectare nature-endowed residential resort community is located in the Mactan Island of Cebu. With 79 units at lot cuts ranging from 96 to 400 square meters, the project is also conveninetly located less than 5 minutes away from the Mactan International Airport and offers a picturesque sea view right from your own home.

24. ***Fresno Parkview*****.** A 15.0-hectare mid-cost development is located in Brgy. Lumbia, Cagayan de Oro. It offers 501 residential units with predominant lot cut of 150 square meters amidst its rolling terrain and impressive view.

25. ***St. Bernice Estates*****.** This is an expansion of 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 packages.

26. ***Nizanta at Ciudades*****.** This 12.9-hectare property is a tropical Asian-inspired development located in Brgy. Mandug, Davao City. Prospective buyers may choose from 477 residential lots with lot cuts that range from 150 to 220 square meters.

27. ***Grand Tierra*****.** This 18.3-hectare residential development is a Western-inspired community located in Capas, Tarlac. This offers 572 lots with predominant lot cut of 140 square meters.

28. ***Bloomfields Heights Lipa.*** A 12.4-hectare premium residential development located in Brgy. Tibig, Lipa City, Batangas. This masterplanned community showcases a modern tropical theme and offers 340 residential units. With a typical lot area of 192 square meters, this subdivision is also complemented by wide-open spaces and exclusive lifestyle amenities.

29. ***St. Judith Hills.*** A 9.6-hectare mid-cost development located in Brgy. San Jose, Antipolo City. It is mediterranean-inspired with 279 residential lots with predominant lot cuts of 150 square meters for lots only and 111 townhouse units with a lot size of 75 square meters.

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.

31. ***Bloomfields Cagayan De Oro.*** Enjoy relaxed tropical living at this 6.5-hectare haven where lush greenery over rolling terrain. Overlooking the majestic Cagayan De Oro skyline, this prime residential development

features 144 lots with lot cuts averaging 250 square meters in size.

32. ***Brighton Baliwag.*** A 15.7 hectare residential development located in Brgy. Sta. Barbara, Baliwag, Bulacan. This Mediterranean themed subdivision offers 524 residential lots with a predominant lot cut of 180 square meters.

33. ***Brighton Bacolod.*** This 22.4 hectare subdivision in Brgy. Estefania Bacolod City is the first foray of Robinsons Homes in Negros Islands. The mediterranean-themed development has 735 residential lots with a predominant lot cut of 180 square meters.

34. ***Brighton Puerto Princesa.*** This mediterranean-themed subdivision offers 377 residential lots in a 13.1-hectare development catered to locals and tourists. Average lot area is 180 square meters which is complemented by amenities such as clubhouse, multi-purpose court and swimming pool.

35. ***Springdale I at Pueblo Angono.*** An affordable modern-contemporary residential development spanning 3.8 hectares of land. This subdivision offers 197 units with a predominant area of 100 square meters.

36. ***Springdale II at Pueblo Angono.*** An affordable modern-contemporary residential development spanning 4.9 hectares of land. This subdivision offers 271 units with a predominant area of 100 square meters.

37. ***Brighton at Pueblo Angono.*** An Asian-Tropical themed subdivision of 140 residential lots ideal for clients with a growing family. This development has a predominant lot cut of 180 square meters and is completed by amenities fit for families looking for a brighter future ahead.

38. ***Terrazo at Robinsons Vineyard.*** This 13.4-hectare contemporary-themed expansion of Robinsons Vineyard offers 477 residential lots catered to middle-class families who want to reside in Dasmariñas, Cavite.

39. ***Forbes Estates Lipa.*** The flagship development under the premier Forbes Estates brand. This 21-hectare luxury residential development of 221 lots is complimented by a 1-hectare Forbes Club amenity, a Forbes Park, and a community lifestyle center.

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.

The Company's business plan for Robinsons Homes, subject to market conditions, is to launch at least two new projects per year. To this end, the Company is expanding the geographic region in which it seeks land by pursuing opportunities in select regional areas. As of December 31, 2020, it was in various stages of negotiations for the acquisition of vast tracks of land in key regional cities throughout the Philippines.

5) CHENGDU BAN BIAN JIE

It is 8.5 hectares in size with a plot ratio of 2.6 times resulting to approximately 220,000 square meters of buildable GFA. The project is spread over two phases consisting of residential condominium units, townhouses, car parks and shophouses/clubhouses.

As of December 31, 2020, Chengdu Ban Bien Jie project continued to perform remarkably well with recorded sell-out for both its residential and townhouse components. 92% of the project had been sold, while construction for Phase 2 continues to be on track. Revenues shall be recognized after completely satisfying regulatory requirements for the turnover of the units to the individual buyers.

iii. Office Buildings Division

RLC's Office Buildings Division develops office buildings for lease. The Office Buildings Division accounted for ₱5.85 billion or 23% of RLC's revenues and ₱5.08 billion or 37% of RLC's EBITDA in calendar year 2020, and ₱5.32 billion or 17% of RLC's revenues and ₱4.56 billion or 27% of RLC's EBITDA in calendar year 2019. As of December 31, 2020 and 2019, the Company's Office Buildings Division had assets valued on a historical cost less depreciation basis at ₱28.49 billion and ₱24.31 billion, respectively.

RLC engages outside architects and engineers for the design of its office developments. Due to the sustained growth from the IT Business Process Management (IT-BPM) sector and increasing office space demand from multinational and logistic companies, the Company has secured a number of major customers as long-term tenants in its office buildings. It also has continuously improved its developments including building features, office layouts and amenities. The Company is one of the leading providers of office spaces in the Philippines.

In its effort to be environmentally responsive, Robinsons Offices has built sustainable, green office buildings over the years. The projects are Leadership in Energy and Environmental Design (LEED) certified. The US Green Building Council registered LEED buildings are: Tera Tower (LEED Gold), Exxa Tower (LEED Silver), Zeta Tower (LEED Silver) and Giga Tower (LEED Gold).

In addition, Robinsons Offices has placed high emphasis on the health and well-being of its tenants. In this regard, it embarked on deploying technological innovations for its buildings such as metal detectors with thermal scanners and destination control elevators with turnstiles. These provide safe and easy access to premises within the building. Also, the Company installed microbial film on frequently touched surfaces to help prevent the spread of viruses.

In 2020, the Office Buildings Division completed two new offices namely Robinsons Luisita Office 3 (located within the Company's Robinsons Luisita

Complex in Tarlac City) and Cybergate Delta 2 (located within the Robinsons Cyberpark Davao). The two new offices increased net leasable area by 4% to 613,000 square meters and brought the total count of office developments located in central business districts and in key cities across the country to twenty-five (25). System-wide leased rate rate as of December 31, 2020 is 91%.

Meanwhile, the Company continues to strengthen its portfolio of flexible workspace business, 'work.able'. work.able offers plug and play workspaces to clients who are looking for flexible office options such as private offices, venues for meetings and events and co-working spaces. In November 2020, the Company successfully completed its first two (2) build-to-suit work.able projects at Giga Tower and Cyber Sigma with sign-ups from two multinational companies, capping the number of operational work.able sites to five (5) as of December 31, 2020.

Also in 2020, the Office Buildings Division partially completed Cyber Omega which is located in Ortigas Center, Pasig City. Together with one (1) Metro Manila and three (3) provincial office structures, the Company is expected to complete Cyber Omega in 2021 which will boost the total leasable area by approximately 18%.

The table below sets out certain key details of RLC's office portfolio as of December 31, 2020:

Name	Location	Size & Designation
Galleria Corporate Center..........................	Along EDSA corner Ortigas Avenue, Quezon City	30 storeys
Robinsons Equitable Tower........................	Corner of ADB and Poveda Streets, Pasig City	45 storeys
Robinsons Summit Center..........................	Ayala Avenue, Makati City	37 storeys
Robinsons Cybergate Center Tower 1	Pioneer Street, Mandaluyong City	18 storeys
Robinsons Cybergate Center Tower 2	Pioneer Street, Mandaluyong City	27 storeys
Robinsons Cybergate Center Tower 3	Pioneer Street, Mandaluyong City	27 storeys
Robinsons Cybergate Plaza	EDSA, Mandaluyong City	12 storeys
Robinsons Cybergate Cebu......................	Fuente Osmena, Bo. Capitol, Cebu City	3 storeys
Cyberscape Alpha…..................................	Sapphire and Garnet Roads, Pasig City	26 storeys
Cyberscape Beta......................................	Ruby and Topaz Roads, Pasig City	37 storeys
Tera Tower……………………………………	Bridgetowne, C5 Road, Quezon City	20 storeys
Robinsons Galleria Cebu Office……………	Gen. Maxilom Avenue, Cebu City	4 storeys
Robinsons Place Ilocos Office……………..	San Nicolas, Ilocos Norte	4 storeys
Cyber Sigma………………………………..	Fort Bonifacio, Taguig City	21 storeys
Robinsons Luisita Office…………………..	Luisita, Tarlac City	3 storeys
Cybergate Delta…………………………...	JP. Laurel Ave., Davao City	5 storeys
Cybergate Naga………………………….....	Roxas Ave., Naga City	4 storeys
Cyberscape Gamma………………………..	Ruby and Topaz Roads, Pasig City	37 storeys
Exxa Tower…………………………………..	Bridgetowne, C5 Road, Quezon City	20 storeys
Zeta Tower……………………………………	Bridgetowne, C5 Road, Quezon City	20 storeys
Cybergate Magnolia…………………………	Robinsons Magnolia Town Center, Quezon City	6 storeys
Robinsons Luisita Office 2………………….	Luisita, Tarlac City	2 storeys

Name	Location	Size & Designation
Giga Tower…………………………………..	Bridgetowne, C5 Road, Quezon City	28 storeys
Robinsons Luisita Office 3………………….	Luisita, Tarlac City	28 storeys
Cybergate Delta 2…………………………..	JP Laurel Ave., Davao City	28 storeys

The Company's completed 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 net floor area (comprising only leasable space) of 25,000 square meters. As of December 31, 2020, approximately 85% of the Galleria Corporate Center had been sold while the remaining areas, which are owned by RLC, had a 57% 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 net floor area (comprising only leasable space) of 52,000 square meters. As of December 31, 2020, RLC had sold approximately 70% of the net floor area within Robinsons-Equitable Tower and retains the rest for lease. RLC-owned units within Robinsons-Equitable Tower had a 93% occupancy rate as of December 31, 2020.

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 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. RLC-owned units within Robinsons Summit Center had a 84% occupancy rate as of December 31, 2020.

4. ***Robinsons Cybergate Center Tower 1.*** This is an 18-storey office building complex located at Pioneer St., Mandaluyong. The office building has an an approximate gross leasable area of 27,000 square meters. RLC owns 100% of the net floor area. Robinsons Cybergate Center Tower 1 had a 78% occupancy rate as of December 31, 2020.

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 leasable area 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 December 31, 2020.

6. ***Robinsons Cybergate Center Tower 3*.** This is a 27-storey office buildings, located in the Pioneer mixed-use complex. The office building has an approximate gross leasable area of 44,000 square meters. RLC owns 100% of the net floor area. Robinsons Cybergate Center Tower 3 had a 90% occupancy rate as of December 31, 2020.

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 an approximate gross leasable area of 25,000 square meters. RLC owns 100% of the net floor area. Robinsons Cybergate Plaza had a 86% occupancy rate as of December 31, 2020.

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 an approximate gross leasable area of 7,000 sqm. As of December 31, 2020, the office floors had an occupancy rate of 100%.

9. ***Cyberscape Alpha.*** This is a 26-storey building, located along Sapphire and Garnet Roads within the Ortigas CBD, only a stone's throw away from Robinsons Galleria. The building has 3 hotel floors with an approximate area of 6,000 square meters and small-cut retail spaces at the ground floor. The office floors are located from the 5th to the 26th levels. The building has a gross leasable area of approximately 38,500 square meters. RLC owns 100% of the gross floor area. Cyberscape Alpha had a 100% occupancy rate as of December 31, 2020.

10. ***Cyberscape Beta.*** This is a 37-storey building, located along Topaz and Ruby Roads within the Ortigas CBD. Retail spaces are located at the Ground and Mezzanine levels. The office floors are located from the 9th to the 37th levels. The building has a gross leasable area of approximately 42,000 square meters. RLC owns 100% of the gross floor area. Cyberscape Beta had a 91% occupancy rate as of December 31, 2020.

11. ***Tera Tower.*** This is a 20-storey building, located within the Bridgetowne Complex in C-5 Road, Ugong Norte in Quezon City. The building has retail support at the ground floor. The office spaces are located at the 6th to 20th floors. The building has a gross leasable area of approximately 35,000 square meters. RLC owns 100% of the gross floor area. Tera Tower had a 100% occupancy rate as of December 31, 2020.

12. ***Robinsons Galleria Cebu Office.*** The office development is integrated with the mall. It is located at General Maxilom Avenue, corner Sergio Osmena Boulevard in Cebu City. It has a total gross leasable area of approximately 8,500 square meters. The office has its own lobby and RLC owns 100% of the gross floor area. Robinsons Galleria Cebu had a 100% occupancy rate as of December 31, 2020.

13. ***Robinsons Place Ilocos Office.*** This office development is integrated with the mall expansion. The office development has a gross leasable area of 7,500 square meters and it is 100% owned by RLC.

14. ***Cyber Sigma.*** This is a 21-storey office development located in Fort Bonifacio, Taguig City. The office project has access to both Lawton

Avenue and Le Grand in Mckinley West. It has a leasable area of approximately 50,000 sqm and was completed last December 2017. It had an occupany rate of 98% as of December 31, 2020.

15. ***Robinsons Luisita Office.*** This build to suit development consists of a 3-storey of dedicated office space to a BPO client. The space was commited ahead and was custom built based on the requirement of our client. It has a leasable area of 5,700 sqm and was completed last October 31, 2017. As of December 31, 2020, it had a 100% occupancy rate.

16. ***Cybergate Delta.*** This is a 5-storey office project located within the PEZA registered IT Park, Robinsons Cyberpark located in JP. Laurel Avenue in Davao City. The development sits on more than a hectare property and has it's own commercial spaces at the ground floor to support its office tenants' food and dining requirements. It has a leasable area of approximately 11,900 sqm and was completed last December 2017. As of December 31, 2020, it had an occupancy rate of 100%.

17. ***Cybergate Naga.*** This office development is located within the Robinsons Place Naga complex in Roxas Ave, Naga City. It is a 4-storey office development with a leasable area of approximately 5,700 sqm. As of December 31, 2020 occupancy rate is at 100%.

18. ***Cyberscape Gamma.*** This is a 37-storey building, located along Topaz and Ruby Roads within the Ortigas CBD. This is interconnected with Cyberscape Beta via its Ground, Mezzanine and parking floors. The building has a gross leasable area of approximately 43,500 square meters. This was completed in December 2019 and it had a 99% occupancy rate as of December 31,2020.

19. ***Exxa Tower.*** This 20-storey office building, located within the Bridgetowne Complex in C-5 Road, Ugong Norte in Quezon City, is a twin tower of Zeta Tower. They share common retail and parking podium floors. The building including the 2 floors of retail spaces has a gross leasable area of approximately 39,800 square meters. RLC owns 100% of the gross floor area. As of December 31, 2020, it had an occupancy rate of 96%.

20. ***Zeta Tower.*** This is a 20-storey office building, located within the Bridgetowne Complex in C-5 Road, Ugong Norte in Quezon City. The building has a gross leasable area of approximately 34,500 square meters. RLC owns 100% of the gross floor area. The building was completed in December 31, 2020 and as of the same period, it had an occupancy rate of 86%.

21. ***Cybergate Magnolia***. This is a 6-storey office development located on top of the Robinsons Magnolia expansion in Quezon City. The building has a gross leasable area of 10,500 sqm. RLC owns 100%. The building was completed in October 2019.

22. ***Robinsons Luisita Office 2.*** This build to suit development consists of a 2-storey of dedicated office space to a BPO client. The space was commited ahead and was custom built based on the requirement of the client. It has a leasable area of 5,000 sqm and was completed last December 2019. As of December 31, 2020, it had a 100% occupancy rate.

23. ***Giga Tower***. This is a 28-storey office building, located within the Bridgetowne Complex in C-5 Road, Ugong Norte in Quezon City. The building has a gross leasable area of approximately 53,200 square meters. RLC owns 100% of the building. The building was completed in December 2019 and it had an occupancy rate of 97%.

24. ***Robinsons Luisita Office 3.*** This build to suit development consists of 3-storeys and is solely occupied by a BPO client. The space was pre-commited and was custom-built based on the requirement of the client. It has a leasable area of 5,600 sqm and was completed last October 2020. As of December 31, 2020, the building has an occupancy rate of 100%.

25. ***Cybergate Delta 2.*** This is a 7-storey office project located within Robinsons Cyberpark along JP. Laurel Avenue in Davao City. This is a PEZA registered IT Park. Furthermore, the development sits on a property that is a little more than a hectare. The development has its own commercial spaces to support its office tenants' food and dining requirements. It has a leasable area of approximately 15,400 sqm and was completed last December 2020. As of December 31, 2020, it had an occupancy rate of 40%.

As of calendar year 2020, the Company has six (6) office projects in the planning and development stage and for completion in the next two (2) years.

iv. Hotels and Resorts Division

RLC's Hotels and Resorts Division owns, develops, and operates hotels and resorts within Metro Manila, and urbanized and targeted tourist destinations in the Philippines. The Hotels and Resorts Division's revenue and EBITDA contribution to RLC in calendar year 2020 was ₱1.08 billion or 4% and ₱0.15 billion or approximately 1%, respectively. For the previous calendar year 2019, revenue and EBITDA contribution to RLC was ₱2.43 billion or 8% and ₱0.70 billion or 4%, respectively. As of December 31, 2020 and 2019, the Company's Hotels and Resorts Division had assets valued on a historical cost less depreciation basis at ₱10.03 billion and ₱10.19 billion, respectively.

The Hotels and Resorts Division carries the following brand segments:

1. *Upscale international deluxe hotels* – RLC owns Crowne Plaza Manila Galleria ("Crowne Plaza") and Holiday Inn Manila Galleria ("Holiday Inn"). Crowne Plaza and Holiday Inn are managed by Holday Inn (Philippines), Inc., a subsidiary of the InterContinental Hotels Group ("InterContinental"), pursuant to a long-term hotel management agreement. Crowne Plaza and

Holiday Inn offer MICE (meetings, incentives, conferences, events) facilities, guest activities and services, and dining services.

2. *Mid-market boutique city and resort hotels* – RLC owns and manages the Summit Hotels and Resorts brand, RLC's own contemporary hotel and resort brand that caters to the middle market. Summit Hotels and Resorts are located in Metro Manila and in other urbanized areas in the Philippines, with some equipped with MICE facilities, sports and pool amenities, and full service restaurants.

3. *Essential service value hotels* – RLC owns and manages the Go Hotel brand, which caters to smart and busy travellers. Go Hotels offer comfortable yet affordable accomodations and an option to add on services and amenities as they need them. Go Hotels are present in Metro Manila and in emerging urban locations around the Philippines.

4. *4. Luxury resorts* – In 2019, RLC opened its first luxury resort with Dusit Thani Mactan Cebu Resort. This resort is managed by Dusit Thani International. RLC has engaged in a long-term hotel management agreement with Dusit Thani International. The 272-room hotel and resort sits at the northern tip of Punta Engano Peninsula and boasts of complete MICE facilities, guest activities and services, dining services, and luxury room and bath amenities.

RLC has entered into an agreement with its franchisee, Roxaco-Asia Hospitality Corporation, for four (4) Go Hotels present in Manila Airport Road, Ermita Manila, Timog-Quezon City, and North EDSA-Quezon City. Combined, the five Go Hotels account for 804 rooms.

The table below sets out certain key details of RLC's company-owned portfolio of hotels and resorts as of December 31, 2020:

Name	**Location**	**Number of Operational Rooms**
Crowne Plaza Manila Galleria ….	Ortigas Avenue, Cor ADB Avenue, Quezon City	263
Holiday Inn Manila Galleria…………………………....	One ADB Avenue, Ortigas Center, Pasig City	285
Dusit Thani Mactan Cebu Resort..	Punta Engaño, Mactan Island, Cebu City	272
Summit Circle Cebu (formerly Cebu Midtown Hotel) ……………	Fuente Osmena, Bo. Capitol, Cebu City	211
Summit Ridge Tagaytay ………..	Aguinaldo Highway, Tagaytay City	108
Summit Hotel Magnolia…………	Dona Hemady cor. Aurora Boulevard, Quezon City	82
Summit Galleria Cebu..…………	Benedicto St. Cor. Gen. Maxilom Ave. Ext., Cebu City	220
Summit Hotel Tacloban…………	National Highway, Marasbaras, Tacloban City	138
Summit Hotel Greenhills…………	Annapolis St., Brgy. Greenhills, San Juan City	100

Go Hotel ………………………..	Pioneer Street, Mandaluyong City	223
Go Hotel ………………………..	Puerto Princesa City, Palawan	108
Go Hotel ………………………..	Dumaguete City, Negros Oriental	102
Go Hotel ………………………..	Tacloban City, Leyte	98
Go Hotel ………………………..	Bacolod City, Negros Occidental	108
Go Hotel ………………………..	Paco, Manila	118
Go Hotel ………………………..	Iloilo City, Iloilo	167
Go Hotel ………………………..	Ortigas Center, Pasig City	198
Go Hotel………………………....	Butuan City, Agusan Del Norte	104
Go Hotel………………………....	Lanang, Davao City	183
Go Hotel………………………....	Iligan City, Lanao Del Norte	100
Total		**3,188**

In 2020, RLC operated a maximum of 13 of its 20 hotel properties in the midst of a global pandemic that crippled the hospitality and tourism industries. Occupancy rates in these operational hotels ranged from 20% to 96% as of December 31, 2020. Meanwhile, the completion of remaining rooms in Dusit Thani Mactan Cebu increased total room keys to approximately 3,188.

In response to the challenges brought about by quarantine measures, RLC repurposed its accommodation facilities and offered relevant solutions to customes. Summit Hotels and Resorts and Go Hotels launched ‘Working-On-the-Go Private Offices’ to offer affordable private office packages for the growing work-at-home population. Go Hotels also rolled out long-stay services under the ‘Just-Got-Home’ program, which primarily attracted urban professionals looking for a budget-friendly place that is in close proximity to their workplaces and other key establishments.

In preparation for the anticipated recovery of domestic tourism in the near-term, the Hotels and Resorts Division plans to increase hotel room count by 10% to over 3,400 operational rooms with the opening of Summit Naga, Summit GenSan, Go Hotels Naga and Go Hotels Tuguegarao. In 2022, RLC intends to launch Fili Urban Resort, the Philippines’ first ever five-star homegrown hotel, and Westin Sonata, our fourth international hotel. These new properties will push total hotel room count up by 19% to over 4,100 rooms by the end of 2022.

v. Industrial and Integrated Developments (IID)

IID is focused on strategic land bank acquisition and management, exploration of real estate-related infrastructure projects, strategic partnerships, and development of warehouse and logistics facilities.

Despite the COVID-19 pandemic, IID carried on with the development of its destination estates namely Bridgetowne--the 30.6-hectare property that connects the cities of Pasig and Quezon, Sierra Valley--the 18-hectare property in Cainta and Taytay, Rizal, and Montclair—the 204-hectare property in Porac, Pampanga.

For Bridgetowne, sufficient progess for the completion of its Phase 1 was accomplished in 2020 and it is expected to be completed by 2021. Sierra Valley's interim retail component was completed in 2020 and 50% of which has been leased out by the end of the year. For Montclair, the early development of its new interchange connecting to SCTEX started in 2020. The Company expects to receive all necessary permits and approvals for the new interchange in 2021.

Under its investment arm, IID expanded its industrial leasing business which registered a net leasable area by the end of 2020 at 99,000 square meters, a 29% increase versus the previous year, with the completion of its third and fourth industrial facilities located in Calamba, Laguna and in Sierra Valley in Cainta. IID's investment portfolio accounted for ₱0.26 billion or 1% of RLC's revenues and ₱0.14 billion or 1% of RLC's EBITDA in calendar year 2020, and ₱0.14 billion or 1% of RLC's revenues and ₱0.04 billion or 0.2% of RLC's EBITDA in calendar year 2019.

On the other hand, developmental revenues from the partial recognition of gains on the sale of prime lots to Robinsons-DMC, Inc. (RDMCI) and Shang Robinsons Properties, Inc. (SRPI) reached ₱0.13 billion or 1% of RLC's revenues and ₱0.10 billion or 1% of RLC's EBITDA in calendar year 2020, and ₱0.32 billion or 1% of RLC's revenues and ₱0.20 billion or 1% of RLC's EBITDA in calendar year 2019.

As of December 31, 2020 and 2019, the Company's IID Division had assets valued on a historical cost less depreciation basis at ₱21.47 billion and ₱21.71 billion, respectively.

RLC will continue to make substantial progress in its landmark desitnation estates. To strengthen earnings, the division will likewise explore innovative real estate formats, new business ventures, and strategic partnerships for its mixed-use developments

c) Significant Subsidiaries

As of December 31, 2020, RLC has eleven (11) subsidiaries, 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, RPMMC, RCL, AAI, AMVI, GHDI, RLCRL, BPVI, BRFLC and RLGBLC.

Key details of each of RLC's subsidiaries 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 and resorts 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 Properties Marketing & Management Corporation.*** Robinsons Properties Marketing & 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 units that are available for sale through the Residential Division's Robinsons Communities, Robinsons Residences, and Robinsons 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.

4. ***Robinsons (Cayman) Ltd.*** Robinsons (Cayman) Ltd (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. RCL acts as a real estate agent on the international market, among others, for the Residential Division.

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 Mall Ventures, Inc.*** Altus Mall Ventures, Inc. (AMVI) was incorporated on August 19, 2002, has a registered share capital of 4,000,000 and is 100%-owned by the Parent Company. AMV's primary purpose is 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.

7. ***GoHotels Davao, Inc.*** GoHotels Davao, Inc. (GHDI) was incorporated on March 13, 2013, has a registered share capital of 100,000,000 and is 51%-owned by the Parent Company. GHDI is a joint venture between RLC within the Hotels and Resorts Division and Udenna Development Corporation (UDEVCO). GHDI's principal business is to establish, acquire, own, develop, operate and manage hotels and/or transient guest lodging services under the "gohotels.ph" mark and other similar and ancillary facilities and services related to the hospitality and allied industries, offer such services and merchandise to the public in connection with the operation of hotels and/or transient guest lodging services, and to make and enter into all kinds of contracts, agreements and obligations with any person, partnership, corporation or association for the leasing of commercial space or the disposition, sale, acquisition of goods, wares, merchandise, and services of all kinds and to do 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.

8. ***RLC Resources, Ltd.*** RLC Resources, Ltd. (RLCRL) was incorporated on September 10, 2001 in the British Virgin Islands as an International Business Company, has an initial registered share capital of 50,000, which was increased to 500,000 in fiscal year 2016 and is 100%-owned by the Parent Company. RLC Resources, Ltd.'s principal business is to purchase or otherwise acquire and undertake the whole or any part of the business, goodwill, assets and liabilities of any person, firm or company; to acquire an interest in, amalgamate with or enter into arrangements with any person, firm or company; to promote, sponsor, establish, constitute, form, participate in, organize, manage, supervise and control any corporation, company, fund, trust, business or institution; to purchase or otherwise acquire and hold, in any manner and upon any terms, and to underwrite, invest and deal in shares, stocks, debentures, debenture stock, annuities and foreign exchange, foreign currency deposits and commodities and enter into any interest rate exchange contracts, forward contracts, futures contracts and enforce all rights and powers incidental to RLCRL's interest therein.

9. ***Bonifacio Property Ventures, Inc.*** Bonifacio Property Ventures, Inc. (BPVI) was incorporated on December 21, 2018, has a registered share capital of 1,000,000,000 with a par value of Php 1.00 per share, 500,000,000 shares of which is subscribed and paid up by the Parent Company. BPVI's principal business is to acquire by purchase, lease, donation or otherwise, and to own, use, improve, develop, subdivide, sell, mortgage, exchange, lease, develop and hold for investment or otherwise, real estate of all kinds, whether improve, manage or otherwise dispose of buildings, houses, apartments and other real estate and/or structures of whatever kind, together with their oppurtenances.

10. ***Bacoor R and F Land Corporation.*** Bacoor R&F Land Corporation (BRFLC) was incorporated on October 15, 2018, has a registed share capital of 10,000,000 with a par value of Php 100.00 per share, 4,000,000 shares of which is subscribed and paid up by Parent Company. BRFLC's principal business is to acquire, own, and hold real estate properties situated in Bacoor City, Province of Cavite or any other properties approved by the Board of Directors or stockholders of the corporation, and to sell, lease, mortgage, alienate or develop the parcels of land acquired by the corporation.

11. ***RLGB Land Corporation.*** RLGB Land Corporation (RLGBLC) was incorporated on June 7, 2019, has a registed share capital of 5,000,000,000 and is 51%-owned by the Parent Company. RLGBLC's principal business is to acquire by purchase, lease, donation or otherwise, and to own, use, improve, develop, subdivide, sell, mortgage, exchange, lease, develop and hold for investment or otherwise, real estate of all kinds, whether to improve, manage or otherwise dispose of buildings, houses, apartments and other real estate and/or structures of whatever kind, together with their appurtenances.

On July 31, 2019, the BOD of the Parent Company approved the declaration of property dividend, of up to One Hundred Million (100,000,000) common shares of APVI in favor of the registered shareholders (the Receiving Shareholders) of the Parent Company as of August 15, 2019. The SEC approved the property dividend declaration on November 15, 2019 and the Certificate Authorizing Registration was issued by the Bureau of Internal Revenue on December 6, 2019.

The Receiving Shareholders received a ratio of one (1) share of APVI for every fifty-one and 9384/10000 (51.9384) shares of the Parent Company, net of applicable final withholding tax on December 20, 2019. No fractional shares were issued and no shareholder was entitled to any fractional shares.

RLC's remaining interest in APVI after the dividend distribution is 6.11%.

d) Competition

i. Commercial Centers Division

RLC has two major competitors in its Commercial Centers Division—SM Prime Holdings, Inc. (SMPHI) and Ayala Land, Inc. (ALI). Each of these companies has certain distinct advantages over RLC, including SMPHI'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, 2020, the mall segment of SMPHI has ₱378.2 billion and ₱138.2 billion while the mall segment of ALI has ₱205.9 billion and ₱70.8 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, street markets and online stores.

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. ***Robinsons Luxuria***

   The Robinsons Luxuria brand 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 aims to increase its share of this elite market segment and steer buyers of competitors such as Ayala Land Premier, Rockwell Land Corporation (ROCK), Century Properties Group, Inc. (CPGI) and Megaworld Corporation (MEG) to its developments. ROCK's total assets and equity accounts as of September 30, 2020 amounted to ₱62.4 billion and ₱24.8 billion, respectively; CPGI's total assets and equity accounts as of September 30, 2020 amounted to ₱53.9 billion and ₱21.3 billion, respectively, while MEG's total assets and equity accounts as of September 30, 2020 amounted to ₱374.7 billion and ₱211.5 billion, respectively.

2. ***Robinsons Residences***

   RLC's competitors (Alveo Land, MEG, Filinvest Land, Inc. (FLI), and Ortigas & Co.) under this segment targets the same market and offers similar products. There are also a number of players who try to compete in this segment of the market with one or two projects. Projects under Robinsons Residences remain among the top of mind developments as a result of growing experienced sales and distribution network and convenient locations. Projects are located within Central Business Districts or RLC's mixed-use development.

3. ***Robinsons Communities***

   Robinsons Communities 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), FLI, SMPHI and DMCI Homes. As of September 30, 2020, total assets and equity accounts amounted to ₱178.7 billion and ₱73.2 billion, respectively, for FLI while total assets and equity accounts of SMPHI's property development segment as of September 30, 2020 amounted to ₱692.8 billion and ₱303.8 billion, 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 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 five sub-brands namely: Forbes Estates for Premier development, Bloomfields for the high-end market, Brighton for mid-cost development, Springdale for the affordable market segment and Happy Homes for socialized housing.

It stands in close competition with ALI, FLI and Vista Land & Lifescapes, Inc. (VLL). Total assets and equity accounts of VLL as of September 30, 2020 amounted to ₱286.9 billion and ₱104.9 billion, respectively.

Robinsons Homes competes on the basis of location. It is a nationwide residential subdivision developer with projects in Laoag, Tarlac, Pampanga, Antipolo, Angono, Cavite, Batangas, Puerto Princesa, Bacolod, Cebu, Cagayan de Oro, Davao and General Santos. Robinsons Homes is committed to provide green communities with lifestyle amenities in response to changing needs of the market.

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, quality and reliability of the project's design and equipment, reputation of the developer, availability of space, and PEZA registration. The biggest competitors of the Company under this segment are ALI, Megaworld and SM.

The Company competes in this market on the basis of the strategic locations of its buildings, including their proximity to the malls and residences as part of its mixed-use developments and its accessibility to public transportation, building features as the office projects can accommodate all types of tenants including companies in the IT Business Process Management (IT-BPM) sector, corporate headquarters and traditional offices. The Company also believes that its established reputation of good quality, ease of doing business, and completing projects on time makes it one of the most preferred choices of the IT-BPM industry as well as local and multinational companies. The Company is committed in providing an excellent customer experience and satisfaction by developing office projects of high quality and reliability, meeting the evolving needs of its customers.

iv. Hotels and Resorts Division

RLC competes in different markets for its hotels and resorts segments. Across all of its hotel formats, its main competitors in terms of number of rooms are: Ayala Land, Alliance Global Group Inc., SM Hotels and Conventions Corporation, and Filinvest Land Inc. Aside from these large hotel owners and developers, there is a growing number of small independent players and foreign entrants that increases the competitive landscape of hospitality in the country. The influx of foreign arrival and regional travellers in the Philippines stimulates growth and opportunities for many in the hospitality and tourism industry, and is likewise strongly supported by government incentive programs.

RLC believes in its market strength rooted from a deep understanding of the mass Filipino consumer. RLC continues to solidify its position and ability to serve travellers in multiple points of the Philippines through growing its hotel and resorts portfolio while enhancing its overall brand. With its longstanding expertise in developing and managing hotels and resorts, RLC is focused on scaling its business with improving standards leading up to world-class quality.

v. Industrial and Integrated Developments Division

Though Industrial and Integrated Developments is a new Division under RLC, RLC is not a newcomer in integrated developments. RLC has developed four major mixed used developments in Metro Manila alone, namely, Robinsons Galleria, Robinsons Forum, Robinsons Manila, and Robinsons Magnolia. These projects are anchored by Robinsons Mall with components of Office and/or Residential and/or Hotel/Leisure. With the formation of the Industrial and Integrated Development Division, RLC can now focus on this new fast growing development format.

Despite the Covid-19 pandemic, major developers are still into integrated developments. Developers have been acquiring big parcels of land and incorporating different real estate components to attract investors and customers. The biggest competitors of RLC in integrated developments are

Ayala Land, Inc., Megaworld Corp, Filinvest, Inc., Double Dragon Properties Corp., and SM Prime Holdings.

Even before the Covid-19 pandemic, demand for logistics facilities has been on the rise in the country and this demand further increased during the pandemic. Under its RLX Logistics Facilities brand, the Industrial and Integrated Developments Division develops excellent quality logistics facilities in industrial centers of growth around the Philippines. The biggest competitors of RLC in the development of logistics facilities are Ayalaland Logistics Holdings Corp. and Double Dragon Properties Corp.

IID will harness opportunities for synergies with RLC's other business units: Commercial, Residential, Hotel, and Office Division. RLC, having years of experience in these real estate components, will thus have a competitive advantage. With efficient master planning, innovative designs, and quality construction, RLC is committed to sustainable and future-proof communities.

e) Sources and Availability of Raw Materials and 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) Customers

RLC has a broad base of customers, comprised of both local and foreign individuals, and institutional clients. The Company is not dependent on a single or a few customers, the loss or any of which would have a material adverse effect on the business taken as a whole.

g) Employees and Labor

As of December 31, 2020, RLC and its subsidiaries have a total of 6,831 employees, including 2,623 permanent full-time managerial and support employees and approximately 4,208 contractual and agency employees, grouped by business divisions as follows:

Business	Permanent Employees	Contract Employees	Total Employees
Commercial Centers Division	1,156	3,413	4,569
Office Buildings Division	120	288	408
Residential Division	506	230	736
Hotels and Resorts Division	827	217	1,044
Industrial and Integrated Developments Division	14	60	74
Total	**2,623**	**4,208**	**6,831**

The 2,623 permanent full-time managerial and support employees of RLC and its subsidiaries as of December 31, 2020 can be broken down by function as follows:

Function	No. of Permanent Employees
Operational	1,093
Administrative	966
Technical	564
Total	**2,623**

The Company foresees an increase in its manpower complement to 2,700 permanent employees in the ensuing twelve (12) months.

Some of the Company's Hotels and Resorts Division employees are covered by a collective bargaining agreement which will mature on September 30, 2021 for Summit Circle Cebu (formerly Cebu Midtown Hotel). Holiday Inn Manila Galleria has ongoing discussion for the new CBA perioed October 1, 2020 to September 30, 2025. The Company's other employees are not unionized or party to collective bargaining agreements with the Company.

Vacation leaves, sick leaves, 13th month pay and retirement benefits are provided to employees, among others, subject to company policies and procedures.

h) Industry Risk

The Company substantially conducts its business activities in the Philippines where majority of its assets are located.

Demand for and prevailing prices of shopping mall, office and warehouse leases, as well as the development of the Philippine hospitality sector are directly related to the strength of the Philippine domestic economy and the overall levels of business activity in the Philippines.

RLC's Commercial Centers Division is directly affected by level of consumption, demographic structure, social trends, changing spending patterns and consumer sentiments in the Philippines, which are in turn heavily influenced by economic, political and security conditions in the Philippines. The level of consumption is largely determined by the income levels of consumers which is supplemented by a large number of Overseas Filipino Workers (OFWs) and expatriate Filipinos employed in countries around the world. This exposes RLC to changes in the specific economies of the countries where OFWs are deployed.

As the fastest growing sector in the Philippine real estate industry, the Information Technology-Business Process Management (IT-BPM) outsourcing sector drives office space demand which fuels the performance and profitability of RLC's Office Buildings Division. The growth of the IT-BPM sector is heavily dependent on the availability of Information and Communications Technology (ITC) hubs across the country which provide sufficient labor supply and upgraded talent ecosystem, good ITC infrastructure and service capabilities, efficient cost and overall business environment as a product of sound macroeconomic fundamentals and geopolitical climate in the country.

RLC's Hotels and Resorts Division, on the other hand, is anchored on the development of Philippine tourism which is contingent on the rate of response of the Philippine government to address infrastructure challenges across the country.

On the development side of the Company's business, RLC is engaged in both domestic and international residential development. The property market has been cyclical where property values have been affected by confidence in the economy as well the interest rate environment.

Global pandemics (such as the COVID-19 outbreak) and economic/political uncertainties in the Philippines may have adverse effects on consumer spending habits, construction costs, availability of labor and materials and other factors affecting the Company and its businesses. Notably, global health outbreaks can also have a potential material impact on tourism and hospitality sector as well as the demand for shopping mall spaces given the travel restrictions and social-distancing protocols. 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 majority of RLC's businesses are 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 may materially adversely affect RLC's financial performance, position and profitability.

RLC operates in a highly competitive industry. The Company's future growth and development is dependent, in large part, on the availability and affordability of large tracts of land suitable for development. As the Company 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 commercial and residential real estate.

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.

As of December 31, 2020, the following are locations of the Company's properties:

Location	Use	Status
LAND		
Metro Manila		
Manila	Mixed-use (mall/residential/hotel)	No encumbrances
Quezon City	Residential/Office Building/Mixed-use (mall/residential/hotel/office)	No encumbrances
Pasay City	Residential	No encumbrances
Mandaluyong City	Mixed-use (mall/hotel/residential)	No encumbrances
Makati City	Office Building/Residential	No encumbrances
Pasig City	Residential/Mall/Office Building/ Mixed-use (mall/hotel/residential)	No encumbrances
Paranaque City	Residential	No encumbrances
Muntinlupa City	Residential	No encumbrances
Las Pinas City	Mall	No encumbrances
Taguig City	Residential	No encumbrances
Malabon City	Mall	No encumbrances
San Juan City	Residential/Hotel	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/Office Building	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/Mall	No encumbrances
Isabela	Mall	No encumbrances
Ilocos Norte	Mixed use (mall/office)	No encumbrances
Camarines Sur	Mall/Office Building	No encumbrances
Cagayan	Mall	No encumbrances
Laguna	Mall	No encumbrances
Luzon area	Land bank	No encumbrances
Visayas		
Iloilo	Mall	No encumbrances
Negros Occidental	Mall/Hotel	No encumbrances
Cebu	Hotel/ Residential/Mixed-use (mall/hotel/residential/office)	No encumbrances
Negros Oriental	Mixed-use (mall/hotel)	No encumbrances
Leyte	Mall/Mixed-use(mall/hotel)	No encumbrances
Capiz	Mall	No encumbrances

Antique	Mall	No encumbrances
Visayas area	Land bank	No encumbrances
Mindanao		
Agusan Del Norte	Mixed-use (mall/hotel)	No encumbrances
Misamis Oriental	Residential	No encumbrances
Davao Del Sur	Mall/Hotel/Office Building	No encumbrances
South Cotabato	Mall/ Residential	No encumbrances
Lanao Del Norte	Mixed-use (mall/hotel)	No encumbrances
Davao Del Norte	Mall	No encumbrances
Bukidnon	Mall	No encumbrances
Mindanao Area	Land bank	No encumbrances
BUILDING AND IMPROVEMENTS		
Metro Manila		
Manila	Mixed-use (mall/residential/hotel)	No encumbrances
Quezon City	Residential/Office Building/Mixed-use (mall/residential/hotel/office)	No encumbrances
Pasay City	Residential	No encumbrances
Mandaluyong City	Mixed-use (mall/hotel/residential/office)	No encumbrances
Makati City	Office Building/Residential	No encumbrances
Pasig City	Residential/Mall/Office Building/ Mixed-use (mall/hotel/residential)	No encumbrances
Paranaque City	Residential	No encumbrances
Muntinlupa City	Residential/Warehousing facility	No encumbrances
Las Pinas City	Mall	No encumbrances
Taguig City	Residential/Office Building	No encumbrances
Malabon City	Mall	No encumbrances
San Juan City	Residential/Hotel	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/Office Building	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	Mall/Residential	No encumbrances
Isabela	Mall	No encumbrances
Ilocos Norte	Mixed-use (mall/office)	No encumbrances
Camarines Sur	Mall/Office Building	No encumbrances
Cagayan	Mall	No encumbrances
Laguna	Mall	No encumbrances
Visayas		
Iloilo	Mall/Mixed-use (mall/hotel)	No encumbrances
Negros Occidental	Mall/Hotel	No encumbrances
Cebu	Hotel/Mixed-use (mall/hotel/residential/office)	No encumbrances
Negros Oriental	Mixed-use (mall/hotel)	No encumbrances
Leyte	Mall/Mixed-use (mall/hotel)	No encumbrances
Capiz	Mall	No encumbrances
Antique	Mall	No encumbrances
Mindanao		
Misamis Oriental	Mall/Residential	No encumbrances
Davao Del Sur	Mall/Hotel/Office Building	No encumbrances
South Cotabato	Mall/Residential	No encumbrances
Agusan Del Norte	Mixed-use (mall/hotel)	No encumbrances

Davao Del Norte	Mall	No encumbrances
Lanao Del Norte	Mixed-use (mall/hotel)	No encumbrances
Bukidnon	Mall	No encumbrances
China		
Chengdu	Residential	No encumbrances

The Company owns all the land properties upon which all of its existing commercial centers and offices are located, except for the following: (i) Robinsons Place Iloilo, (ii) Robinsons Cagayan de Oro, (iii) Robinsons Cainta, (iv) Robinsons Pulilan, (v) Robinsons Place Jaro, (vi) Cyber Sigma, and (vii) Robinsons Place Tuguegarao. These seven land 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, Pulilan, Cyber Sigma, and Tuguegarao properties are for 25 years each and commenced in December 2003, January 2008, August 2014, and January 2018, respectively. Renewal options for Cainta, Pulilan, Cyber Sigma and Tuguegarao are available to the Company, with an Option to Purchase the property and its improvements for Cyber Sigma. The lease for the Jaro, Iloilo property is for 30 years and commenced in March 2015. Operating leases of these land properties were accounted for under PFRS 16 in 2020 and 2019 and under PAS 17 in 2018. Total amortization of ROU assets and total interest expense on lease liabilities amounted to ₱59.80 million and ₱147.01 million, respectively, or a total ₱206.81 million expense in 2020 and ₱56.26 million and ₱145.56 million, respectively, or a total ₱201.82 million expense in 2019 while total rent expense amounted to ₱245.42 million in calendar year 2018.

For calendar year 2021, the Company has appropriated approximately ₱26.00 billion of its retained earnings for domestic capital expenditures which will be funded through internally generated cash from operations and borrowings. The earmarked amount is for the continuing capital expenditures of the Company for subdivision land, condominium, residential units and other real estate properties for sale, development and expansion of investment properties and property and equipment.

Item 3. Legal Proceedings

The Company and its subsidiaries and affiliates are not parties to, and their respective properties are not the subject of, any material pending legal proceeding that could be expected to have a material adverse effect on their financial results or operations.

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 calendar 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.

For the shopping malls owned by the Company, RLC has ensured that it is compliant with all of the above regulations.

b) Residential Condominium and Housing and Land Projects

Presidential Decree No. 957 (The Subdivision and Condominium Buyers' Protective Decree) as amended, is the principal statute which regulates the development and sale of real property as part of a condominium project or subdivision. The law 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. It also sets out standards for lower density developments.

Republic Act No. 4726 (The Condominium Act), on the other hand, is the primary law governing condominiums. The law covers the legal definition of a condominium, the rights of a unit owner, and the rules governing transfers, conveyances and partitions in condominiums.

The Housing and Land Use Regulatory Board (HLURB) is the administrative agency of the Government which, together with local government units, enforces these laws and has jurisdiction to regulate the real estate trade and business. Subdivision or condominium units may be sold or offered for sale only after a license to sell (LTS) has been issued by the HLURB. The LTS 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.

All subdivision and condominium plans are subject to approval by the relevant Local Government Unit (LGU) in which the project is situated and by the HLURB. The development of subdivision and condominium projects can commence only after the HLURB has issued a development permit. 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 LGU and HLURB.

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. Republic Act No. 9646 (The Real Estate Service Act of the Philippines) provides that real estate consultants, appraisers, assessors and brokers must pass the requisite exams and be duly registered and licensed by the Professional Regulation Commission (PRC), while real estate salespersons, or those who act of a real estate broker to facilitate a real estate transaction, only need to be accredited by the PRC.

Project permits and the LTS 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 after 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.

Residential subdivision developments must comply with applicable laws and 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, but the minimum parking area requirement may be further increased by ordinances promulgated by LGUs.

Republic Act No. 7279 (Urban Development and Housing Act of 1992), as amended by Republic Act No. 10884, requires developers of proposed subdivision projects to develop an area for socialized housing equivalent to at least 15% of the total subdivision area or total subdivision project cost and at least 5% of condominium area or project cost, at the option of the developer, 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 R.A.

No. 10884, income derived by domestic corporations from the development and sale of socialized housing is exempt from project related income taxes, capital gains tax on raw lands used for the project, value-added tax for the project contractor concerned, transfer tax for both raw completed projects, and donor's tax for lands certified by the LGUs to have been donated for socialized housing purposes. 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. The Philippine Department of Tourism is in the process of revising the current classification from Hotel Class System to Hotel Star Rating System.

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.

All hotels operated by the Company are compliant with the Hotel Code.

Since the onset of the COVID-19 pandemic in 2020, the Philippine hospitality industry has been subjected to various implementing rules and regulations set by the government's Inter-Agency Task Force (IATF) and Department of Tourism. These guidelines are regularly updated according to the requirements of community quarantine classifications intended to manage and curb the pandemic.

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 calendar year 2019, a number of RLC malls and office buildings are 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 aggregate cost of compliance with environmental laws covering all business segments including waste management, among others, amounted to ₱45.34 million, ₱44.83 million and ₱30.05 million in calendar years 2020, 2019 and 2018, respectively.

g) Effect of COVID-19 on the Business

RLC is cognizant of COVID-19's potential material impact on its financial performance, the execution of its plans and strategies, and its customers and employees should the situation persist in the longer-term. Nonetheless, its broad business footprint and diversified revenue stream helped cushion the blow of this unprecedented event on the Company.

PART II - OPERATIONAL AND FINANCIAL INFORMATION

Item 6. Market Information

The Company's common stock is traded in the PSE under the stock symbol “RLC”.

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

	2020			2019			2018		
Quarter	**High**	**Low**	**Close**	**High**	**Low**	**Close**	**High**	**Low**	**Close**
1	15.68	14.42	14.84	24.80	24.25	24.50	20.45	19.50	20.20
2	17.48	16.82	17.48	26.45	25.65	26.35	19.42	18.50	18.50
3	14.40	14.20	14.20	24.90	24.05	24.50	20.30	19.28	20.30
4	21.40	20.45	21.20	28.15	27.20	27.55	20.55	20.40	20.55

Additional information as of March 31, 2021 are as follows:

Market Price:	**Period**	**High**	**Low**
	Jan. to Mar. 2021	₱17.96	₱17.70

Item 7. Dividends

Effective 2019, the Company adopted a new dividend policy upon the approval of the Board. Under the dividend policy, the Company shall implement an annual cash dividend pay-out ratio of at least twenty (20%) of its recurring net income for the preceding year.

The payment of the Company’s dividends depends upon the earnings, cash flow and financial condition of the Company, legal, regulatory and contractual restrictions, loan obligations, and other factors that the Board of Directors may deem relevant.

RLC declared cash dividends for each of the calendar years 2020, 2019 and 2018.

For calendar year 2020, the Company declared a cash dividend of ₱0.50 per share from unrestricted Retained Earnings as of December 31, 2019 to all stockholders on record as of June 10, 2020 and October 1, 2020, which were paid out in two tranches on July 7, 2020 and October 27, 2020, respectively.

For calendar year 2019, the Company declared a cash dividend of ₱0.50 per share from unrestricted retained earnings as of December 31, 2018 to all stockholders on record as of June 18, 2019. The cash dividends were paid out on July 12, 2019.

On July 31, 2019, the Board of Directors of the Company approved the declaration of property dividend, of up to one hundred million (100,000,000) common shares of APVI in favor of the registered shareholders (the “Receiving Shareholders”) of the Company as of August 15, 2019. The SEC approved the property dividend declaration on November 15, 2019 and the Certificate Authorizing Registration was issued by the Bureau of Internal Revenue on December 6, 2019.

The Receiving Shareholders received a ratio of one (1) share of APVI for every 51.9384 shares of the Company, net of applicable final withholding tax. No fractional shares were issued and no shareholder was entitled to any fractional shares.

For calendar year 2018, the Company declared a cash dividend of ₱0.36 per share from unrestricted Retained Earnings as of December 31, 2017 to all stockholders on record as of April 26, 2018. The cash dividends were paid out on May 23, 2018.

For calendar year 2017, the Company declared a cash dividend of ₱0.36 per share from unrestricted Retained Earnings as of September 30, 2016 to all stockholders on record as of April 3, 2017. The cash dividends were paid out on May 2, 2017.

RLC's unappropriated retained earnings include accumulated equity in undistributed net earnings of subsidiaries amounting to ₱3.25 billion and ₱2.22 billion as of December 31, 2019 and 2018, respectively. These amounts are not available for dividend declaration until received in the form of dividends.

Furthermore, retained earnings are restricted for payment of dividends to the extent of the amount appropriated for expansion totaling ₱27.00 billion as of December 31, 2019.

Furthermore, retained earnings are restricted for payment of dividends to the extent of the amount appropriated for expansion totaling ₱26.00 billion as of December 31, 2020.

Item 8. Principal Shareholders

JG Summit, RLC's controlling shareholder, owns approximately 60.97% of RLC's outstanding shares as at December 31, 2020.

The following table sets forth the Company's top twenty (20) shareholders and their corresponding number of shares held as of December 31, 2020:

	Name of Stockholders	Number of Shares Subscribed	% of Total Outstanding Shares
1	JG Summit Holdings, Inc.	3,166,806,886	60.97%
2	PCD Nominee Corporation (Non-Filipino)	1,041,882,997	20.06%
3	PCD Nominee Corporation (Filipino)	958,770,233	18.46%
4	John Gokongwei, Jr.	8,124,721	0.16%
5	Cebu Liberty Lumber	2,203,200	0.04%
6	James L. Go	2,139,011	0.04%
7	Frederick D. Go	1,642,527	0.03%
8	Elizabeth Y. Gokongwei &/or John Gokongwei, Jr.	988,000	0.02%
9	Quality Investments & Sec Corp.	903,000	0.02%
10	Alberto Mendoza &/or Jeanie Mendoza	532,800	0.01%
11	Elizabeth Yu Gokongwei	499,500	0.01%
12	Robina Y. Gokongwei-Pe	360,000	0.01%
13	Samuel C. Uy	324,000	0.01%

14	John L. Gokongwei, Jr.	300,000	0.01%
15	Ong Tiong	204,996	0.01%
16	Lisa Yu Gokongwei	180,000	0.00%
17	FEBTC #103-00507	156,240	0.00%
18	Francisco L. Benedicto	150,000	0.00%
19	Ching Tiong Keng and/or Cynthia D. Ching	150,000	0.00%
20	Arthur C. Uy	144,000	0.00%
	OTHERS	7,368,574	0.14%
	Total	**5,193,830,685**	**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 96% of the Company's total revenues in 2020 and are derived from the lease of commercial spaces in the various malls, the lease of space in office buildings and industrial facilities, the sale of residential units from the Company's various housing projects and the sale of parcels of land. Approximately 4% of total revenues are derived from hotel operations.

i. Year ended December 31, 2020 versus same period in 2019

RLC generated total gross revenues of ₱25.40 billion for calendar year 2020, a decrease of 16.9% from ₱30.58 billion the previous year. EBIT and EBITDA declined by 30.9% to ₱8.49 billion and 20.7% to ₱13.68 billion, respectively. Meanwhile, net income ended at ₱5.26 billion, 39.5% lower compared to calendary year 2019.

The Commercial Centers Division accounted for 23% of total company revenues to close at ₱5.96 billion in 2020, 55.0% lower versus previous year. Rental concessions were provided to support the recovery of partner tenants affected by temporary mall closures and quarantine restrictions. To compensate, immediate actions were taken to rationalize operating expenses which helped EBITDA to decline at a slower pace than revenues by 53.4% to ₱4.11 billion. Meanwhile, additional depreciation from new malls that opened in 2019 dragged EBIT by 92.2% to ₱0.40 billion.

Office Buildings Division finished the year strong and contributed 23% to total company revenues. The success of leasing activities for new developments and rental escalations in existing office buildings grew revenues by 10.0% to ₱5.85 billion versus the same period last year. EBITDA accelerated 11.5% to ₱5.08 billion, while EBIT surged 12.2% to ₱4.18 billion.

In 2020, the Company adopted a new accounting treatment on revenue recognition for its Residential Division. Realized revenues were booked at 10% equity versus the previous threshold of 15% equity to be consistent with the practice of most property companies in the Philippines. As a result, realized revenues rose 32.8% to ₱12.13 billion, while EBITDA and EBIT surged 40.1% and 41.3% to ₱4.16 billion and ₱4.07 billion, respectively.

The Hotels and Resorts Division managed to post revenues of ₱1.08 billion or 4% of total company revenues as against last year's ₱2.43 billion. The 55.5% decrease in hotel revenues was due to the massive contraction in demand and limited operations as a result of the COVID-19 pandemic. EBITDA fell 78.2% to ₱0.15 billion on the back of fixed overhead cost; while additional depreciation from hotels opened in calendar year 2019 resulted to a negative EBIT of ₱0.26 billion.

The IID Division posted ₱0.39 billion of revenues, down by 14.0% from last year's ₱0.46 billion. Its industrial leasing business generated ₱0.26 billion revenues, up by 89.9% mainly from the additional revenues from its first Calamba warehouse. Meanwhile, developmental revenues dropped 58.7% drop to ₱0.13 billion in 2020 from ₱0.32 billion last year due to the high-base effect of the partial recognition in 2019 of the gain on sale of land to JV Company that was formed with DMCI. EBITDA and EBIT for calendar year 2020 ended at ₱0.24 billion and ₱0.19 billion, respectively.

Interest income was lower at ₱0.24 billion from ₱0.29 billion last year due to lower average balance of cash and cash equivalents during the calendar year 2020.

Cost of rental services was flat at ₱5.34 billion in calendar year 2020. On the other hand, real estate sales went up by 45.5% to ₱6.16 billion from ₱4.24 billion last year due to increase in realized sales brought about by the change in full equity threshold from 15% to 10%. Cost of amusement services declined by 90.3% to ₱0.9 billion following the temporary suspension of cinema operations as a result of lockdown measures implemented starting March 2020 due to COVID-19 pandemic. Other expenses under Real Estate Operations decreased by 75.6% due to lower level of activities in 2020 as a result of the implementation of community quarantine.

Hotel expenses dropped 35.5% to ₱1.35 billion attributable to limited operations as a result of the movement and travel restrictions implemented.

General and administrative expenses declined by 12.4% to ₱3.59 billion owing to the Company's cost rationalization initiatives to temper the impact on the Company's bottom line of the significant drop in revenues.

Gain or loss from foreign exchange mainly pertains to foreign currency denominated transactions of the Company's foreign subsidiary.

Gain on sale of property and equipment mainly pertains to sale of retired transportation equipment.

In 2020, the Company paid off all of its short-term loans. However, on July 17, 2020, the Company issued bonds with an aggregate principal amount of

₱13.19 billion which obtained the highest credit rating of “PRS Aaa with a stable outlook” and was well-received by the debt capital markets. Together with the availment of long-term bank loans, the bond issuance caused interest expense to surge by 49.8% to ₱1.58 billion from ₱1.05 billion last year.

As of December 31, 2020, total assets of the Group stood at ₱215.20 billion, a growth of 13.5% from ₱189.65 billion the previous year.

Cash and cash equivalents increased by 98.3% to ₱14.00 billion mainly from net cash flows provided by operations and net cash flows from financing activities on the back of the proceeds from the bond issuance and long-term loan availment; offset by capital expenditures.

Receivables (current and noncurrent-net) increased by 26.1% to ₱22.29 billion mainly due to increase in trade receivables by ₱5.05 billion or 32.5% as a result of additional revenues recognized from the change in the accounting treatment of residential sales.

Subdivision land, condominium and residential units for sale grew by 14.4% to ₱41.25 billion due to higher level of capital expenditures.

Other current assets increased by 23.5% to ₱9.27 billion from ₱7.50 billion last year mainly due to increase in cash under escrow which will mainly be used for the construction of real estate inventories and land acquisitions, increase in net input VAT and prepaid expenses.

Investment properties - net grew by 5.4% to ₱109.42 billion due to land acquisitions, ongoing construction and development of real estate properties, net of depreciation during the year.

Right-of-use (ROU) assets totaling ₱1.11 billion as of December 31, 2020 declined by 5.1% mainly due to amortization. ROU assets was initially recognized in 2019 following the Company’s adoption of PFRS 16 as a lessee. ROU assets represent the right to use the underlying asset during the lease term.

Other noncurrent assets jumped by 35.9% to ₱6.98 billion from ₱5.13 billion last year mainly due to higher level of advances to lot owners.

Loans payable (current and noncurrent) posted a net increase of 24.1% to ₱53.60 billion mainly due to the bonds issued and long-term bank loans availed during the calendar year as aforementioned in the previous paragraphs; offset by the payment of all short-term debts.

Deposits (current and noncurrent) and Other liabilities increased by 47.0% to ₱39.10 billion primarily due to additional deposits from real estate buyers and lessees for new malls and offices.

The increase in deferred tax liabilities - net of 9.7% to ₱4.79 billion is mainly attributed to the tax effect of the excess of real estate revenue based on percentage-of-completion over real estate revenue based on tax rules.

Equity attributable to equity of the Parent Company as of December 31, 2020 stood at ₱101.84 billion. It grew slightly by 2.3% from ₱99.51 billion last year due to earnings in 2020 amounting to ₱5.26 billion, tempered by the payment of cash dividends of ₱2.60 billion.

A summary of RLC's key performance indicators for the calendar year follows:

	2020	2019
Gross revenues	₱25.40 billion	₱30.58 billion
EBIT	8.49 billion	12.28 billion
EBITDA	13.68 billion	17.25 billion
Net income	5.26 billion	8.69 billion
Earnings per share	1.01	1.67
Net book value per share	19.61	19.16
Current ratio	1.49:1	1.37:1
Debt-to-equity ratio	0.53:1	0.43:1
Interest coverage ratio	3.70:1	6.98:1
Asset to equity ratio	2.10:1	1.90:1
Operating margin ratio	0.33:1	0.40:1

Capital additions and additions to subdivision land, condominium and residential units for sale for the calendar year ended December 31, 2020 amounted to ₱20.33 billion, funding of which was sourced from proceeds from borrowings and internally-generated funds.

ii. Year ended December 31, 2019 versus same period in 2018

RLC generated total gross revenues of ₱30.58 billion for calendar year 2019, an increase of 3.5% from ₱29.56 billion total gross revenues for calendar year 2018. EBIT grew 3.3% to ₱12.28 billion while EBITDA posted a 5.5% growth to ₱17.25 billion. Net income stood at ₱8.69 billion, up by 5.7% compared to last year.

The Commercial Centers Division accounted for ₱13.25 billion of the real estate revenues for the year versus ₱11.94 billion last year or an 11.0% increase. The increase in revenues was brought about by stable same mall rental revenue growth of existing malls, the full-year impact of new malls that opened in 2018, namely Robinsons Place Ormoc, Robinsons Place Pavia, Robinsons Place Tuguegarao and Robinsons Place Valencia, as well as the opening of Robinsons Galleria South and the expansion of Robinsons Magnolia in 2019. Cinema revenues also improved with the opening of new branches. The Division's EBIT and EBITDA grew by 21.8% and 15.1%, respectively.

Revenues of Office Buildings Division grew by 23.8% to ₱5.32 billion from ₱4.29 billion over the same period last year. Revenue growth was mainly attributable from a combination of rental escalation and higher renewal rates in existing offices, as well as contribution from the newly completed offices, namely Robinsons Cybergate Magnolia, Luisita 2, and Giga Tower in 2019. The Division's EBIT and EBITDA showed positive variances of 21.5% and 21.2%, respectively.

The Residential Division's realized revenues is at ₱9.13 billion this year versus ₱8.66 billion last year, an increase of 5.4%, due to higher level of buyers meeting the equity requirement in recognizing sales based on percentage of construction completion. EBIT and EBITDA increased by 32.8% and 32.3%, respectively.

The Hotels and Resorts Division registered gross revenues of ₱2.43 billion as against last year's ₱1.98 billion. The 22.7% increase in hotel revenues was due to higher occupancy rates of company-owned brands—Go Hotels and Summit Hotels, and increased system-wide average room rate. Hotels and Resorts Division's EBIT declined by 19.3% due to additional depreciation from the new hotels that were opened in 2019 namely Dusit Thani Mactan Cebu Resort and Summit Greenhills; while the decline in last year's EBITDA recovered with a 4.3% increase this year at ₱0.70 billion.

The IID Division accounted for ₱0.46 billion revenues, generated from lease of warehouse facilities and sale of commercial lots. Developmental revenues of IID registered an 87.4% drop to ₱0.32 billion in 2019 from ₱2.55 billion in 2018 following the partial recognition last year of the gain on sale of land to Shang Robinsons Properties, Inc. Revenues in 2019 mainly came from the gain on sale of land located in Las Pinas to Robinsons DMCI Properties Ventures, Inc., which yielded additional EBIT and EBITDA of ₱0.20 billion. Further gains will be realized from the selling of lots with joint ventures. EBIT and EBITDA for calendar year 2019 stood at ₱0.21 billion and ₱0.24 billion, respectively.

Interest income increased to ₱287.42 million from ₱156.97 million last year due to higher average balance of cash and cash equivalents during the calendar year 2019.

Cost of real estate sales went down by 14.1% to ₱4.24 billion from ₱4.93 billion last year due to recognition of sales from high-margin projects. Cost of rental services increased by 5.7% to ₱5.36 billion from ₱5.07 billion last year. The opening of new malls raised the level of depreciation expense of Commercial Centers Division by ₱196.62 million or 5.7%; while completion of new office buildings increased depreciation expense of the Office Buildings Division by ₱118.89 million or 17.1%. Furthermore, cinema expense rose by 5.6% or ₱50.46 million in line with the increase in cinema revenues.

Hotel expenses rose by 34.2% to ₱2.09 billion attributable to the increase in depreciation, salaries and wages, and contracted services, that were incurred prior the start of commercial operations of new and upcoming hotels.

Gain or loss from foreign exchange mainly pertains to foreign currency denominated transactions of the Company's foreign subsidiary. Gain on sale of property and equipment mainly pertains to sale of retired transportation equipment.

As a result of property dividend distribution, the Group lost control over APVI. Loss on deconsolidation amounting to ₱12.28 million resulted from the derecognition of related assets and liabilities of APVI.

Interest expense increased by 25.9% to ₱1.05 billion from ₱0.84 billion last year due to the availment of additional short-term loans and recognition of interest on lease liabilities as a result of the Company's adoption of PFRS 16 in 2019.

As of December 31, 2019, total assets of the Group stood at ₱189.65 billion, a growth of 8.9% from ₱174.16 billion last year.

Cash and cash equivalents increased by 177.6% or ₱4.52 billion due to the proceeds from availment of additional short-term loans, and cash generated from operations; offset by payments of income tax, dividends, loans, and capital expenditures for new and ongoing projects.

Receivables (current and noncurrent-net) increased by 57.7% or ₱2.50 billion to ₱6.82 billion mainly due to increase in receivable from affiliated companies by ₱1.15 billion or 452.7% and recognition of receivable for insurance recoveries arising from a fire incident in Robinsons Place Tacloban in the second half of the calendar year 2019.

Subdivision land, condominium and residential units for sale grew by 14.6% to ₱36.06 billion due to higher level of capital expenditures for new and ongoing projects under the Residential division.

Other current assets decreased by 36.1% to ₱7.50 billion from ₱11.74 billion last year mainly due to decrease in cash under escrow which will mainly be used for the construction of real estate inventories.

Property and equipment increased by 13.4% to ₱8.90 billion due to expansion projects from International Branded Hotels and Summit Hotels & Resorts. Investments in joint venture consist of investments in stocks of joint venture companies intended to acquire, develop, sell and lease real estate properties.

Right-of-use (ROU) assets totaling ₱1.17 billion was initially recognized in 2019 following the Company's adoption of PFRS 16 as a lessee. The ROU assets represents the right to use the underlying asset during the lease term.

Other noncurrent assets increased by 7.5% to ₱5.13 billion from ₱4.78 billion last year mainly due to higher level of advances to lot owners, suppliers and contractors.

Contract liabilities (current and noncurrent), deposits and other liabilities (current and noncurrent) totaling ₱26.61 billion increased by 11.3% from ₱23.91 billion last year mainly due to increase in reservation sales during the year and additional deposits from lessees for new malls and offices and the recognition of lease liabilities under PFRS 16 partially offset by the reversal of accrued rent expense under PAS 17 as a result of the adoption of PFRS 16. Contract liabilities consist of collections from real estate customers which have not reached the equity threshold to qualify for revenue recognition and excess of collections over the goods and services transferred by the Group based on percentage of completion.

Loans payable (current and noncurrent) increased by 15.6% to ₱43.21 billion due to availment of additional long term loans to fund the Group's property constructions and developments.

The increase in deferred tax liabilities - net of 22.0% to ₱4.37 billion is mainly attributed to the tax effect of the prepayment of rent for a 25-year operating lease agreement between the Province of Bulacan and the Parent Company.

Equity attributable to equity of the Parent Company as of December 31, 2019 stood at ₱99.51 billion. It grew by 6.4% from ₱93.51 billion last year due to earnings in 2019 amounting to ₱8.69 billion plus the transition adjustments on the initial adoption of PFRS 16, tempered by the payment of cash and property dividends of ₱2.60 billion and ₱0.64 billion, respectively.

A summary of RLC's key performance indicators for the calendar year follows:

	2019	2018
Gross revenues	₱30.58 billion	₱29.56 billion
EBIT	12.28 billion	11.89 billion
EBITDA	17.25 billion	16.35 billion
Net income	8.69 billion	8.22 billion
Earnings per share	1.67	1.62
Net book value per share	19.16	18.00
Current ratio	1.37:1	1.65:1
Debt-to-equity ratio	0.43:1	0.40:1
Interest coverage ratio	6.98:1	6.72:1
Asset to equity ratio	1.90:1	1.85:1
Operating margin ratio	0.40:1	0.40:1

Capital additions and additions to subdivision land, condominium and residential units for sale for the calendar year ended December 31, 2019 amounted to ₱20.19 billion, funding of which was sourced from proceeds from borrowings and internally-generated funds.

iii. Year ended December 31, 2018 versus same period in 2017

RLC generated total gross revenues of ₱29.56 billion for calendar year 2018, an increase of 31.3% from ₱22.52 billion total gross revenues for calendar year 2017. EBIT grew 38.9% to ₱11.89 billion while EBITDA posted a 31.0% growth to ₱16.35 billion. Net income stood at ₱8.22 billion, up by 39.8% compared to last year.

The Commercial Centers Division accounted for ₱11.94 billion of the real estate revenues for the year versus ₱10.79 billion last year or a 10.7% increase. The increase in rental revenues was brought about by the full year impact of new malls that opened during the second half of 2017, as well as the opening of four new malls in Ormoc, Iloilo, Tuguegarao and Bukidnon. Robinsons Galleria in Ortigas also contributed to the rental growth as tenants' occupancy and sales had started to pick up since the completion of its redevelopment. Cinema revenues also improved with the opening of new branches. The Division's EBIT and EBITDA grew by 6.2% and 8.9%, respectively.

Revenues of Office Buildings Division grew by 31.4% to ₱4.29 billion from ₱3.27 billion over the same period last year. Revenue growth was mainly attributable to rental escalations and high renewal rates, as well as contribution from the offices completed in 2017 namely Cyber Sigma, Cybergate Delta, Cybergate Naga and Robinsons Luisita office and offices completed in 2018 namely Exxa Tower, Zeta Tower and Cyberscape Gamma. The Division's EBIT and EBITDA showed positive variances of 33.3% and 28.3%, respectively.

The Residential Division realized revenues is at ₱8.66 billion this year versus ₱6.55 billion last year, an increase of 32.2%, due to higher level of buyers meeting the equity requirement in recognizing sales based on percentage of construction completion and sale of parcels of land. EBIT and EBITDA increased by 21.8% and 22.1%, respectively.

The Hotels and Resorts Division registered gross revenues of ₱1.98 billion as against last year's ₱1.89 billion. The 4.7% increase in hotel revenues principally came from the new hotels namely Summit Galleria Cebu, Summit Hotel Tacloban and Go Hotels Iligan. Hotels and Resorts Division EBIT and EBITDA declined by 21.6% and 6.9%, respectively, as the division continues to redevelop some of the existing hotels and incurrence of a much accelerated pre-operating expenses on hotels to be opened in 2019 as well as higher overhead expense in the Head Office.

The IID Division accounted for ₱2.68 billion revenues, with 95% attributed to the sale of the commercial lots and the remainder 5% is the revenue generated from lease of warehouse facilities. Further gains will be realized from the selling of lots with joint ventures. EBIT and EBITDA for calendar year 2018 stood at ₱2.05 billion and ₱2.07 billion, respectively.

Interest income increased to ₱157.0 million from ₱36.8 million last year due to higher average balance of cash and cash equivalents during the calendar year 2018.

Real estate costs went up by 30.6% to ₱12.11 billion from ₱9.28 billion last year. The higher level of realized sales of residential units and sale of parcels of land brought cost of real estate sales to increase by ₱1.79 billion or 56.9%. The opening of new malls raised the level of depreciation expense of Commercial Centers Division by ₱380.2 million or 12.5%; while completion of new office buildings increased depreciation expense of the Office Buildings Division by ₱64.2 million or 10.2%. Furthermore, cinema expense rose by 10.4% or ₱85.2 million in line with the increase in cinema revenues.

Hotel expenses rose by 15.3% to ₱1.56 billion due substantially to higher level of property and maintenance cost, depreciation, salaries and wages, contracted services, which were all due to higher level of operations brought about by higher room revenues and pre-operating expenses on hotels to be opened in 2019.

General and administrative expenses went up by 20.1% to ₱4.00 billion due to higher commission, rent, advertising and promotions and salaries, among others.

Gain or loss from foreign exchange mainly pertains to foreign currency denominated transactions of the Company's foreign subsidiary.

As of December 31, 2018, total assets of the Group stood at ₱174.16 billion, a growth of 17.6% from ₱148.13 billion last year.

Cash and cash equivalents increased by 22.6% or ₱0.47 billion due to the proceeds from the SRO, cash generated from operations; offset by payments of dividends, loans, and capital expenditures for new and ongoing projects.

Receivables (current and noncurrent-net) decreased by 53.7% or ₱5.01 billion to ₱4.33 billion due to reclassification to 'Contract assets' account amounting to ₱10.76 billion in 2018.

Subdivision land, condominium and residential units for sale grew by 9.0% to ₱31.46 billion due to higher level of capital expenditures for new and ongoing projects under the Residential division.

Contract assets (current and noncurrent) totaling ₱10.76 billion refer to the right to consideration in exchange for goods or services transferred to the customers. If the Company performs by transferring goods or services to a customer before the customer pays consideration or before payment is due, a contract asset is recognized for the earned consideration that is conditional. This is reclassified as installment contract receivables when the monthly amortization is already due for collection. The movement in contract asset is mainly due to new real estate sales contract recognized during the period, increase in percentage of completion, less reclassification of installment contract receivable.

Other current assets went up by 176.3% to ₱11.74 billion from ₱4.25 billion last year mainly due to increase in cash under escrow which will mainly be used for the construction of real estate inventories.

Investment properties and Property and equipment increased by 7.8% to ₱99.32 billion and 17.2% to ₱7.84 billion, respectively. Increase in Investment properties is due to reclassification of land from 'Subdivision land, Condominium and Residential units for Sale' account and costs incurred for the construction of new malls and office developments. On the other hand, the increase in Property and equipment is due to expansion projects from all three hotel segments namely Go Hotels, Summit Hotels, and International. Investments in joint venture consist of investments in stocks of joint venture companies intended to acquire, develop, sell and lease real estate properties.

Contract liabilities (current and noncurrent) totaling ₱15.31 billion consist of collections from real estate customers which have not reached the equity threshold to qualify for revenue recognition and excess of collections over the goods and services transferred by the Group based on percentage of completion. The movement in the 'Contract liability' account is mainly due to reservation sales and advance payment of buyers less real estate sales recognized upon reaching the equity threshold from increase in percentage of completion.

Loans payable (current and noncurrent) decreased by 27.2% to ₱37.39 billion due to settlement of a significant portion of short-term borrowings.

The increase in deferred tax liabilities - net of 25.0% to ₱3.58 billion is mainly attributed to excess of real estate revenues based on percentage-of-completion over real estate revenues based on collections.

Deposits (current and noncurrent) and Other liabilities went down by 29.0% to ₱8.60 billion primarily due to reclassification of deposits from real estate buyers to contract liabilities beginning 2018.

Equity attributable to equity of the Parent Company as of December 31, 2018 stood at ₱93.51 billion, up by 39.4% from ₱67.09 billion last year due to successful SRO during the year, current earnings of ₱8.22 billion, net of payment of dividends of ₱1.87 billion.

A summary of RLC's key performance indicators for the calendar year follows:

	2018	2017
Gross revenues	₱29.56 billion	₱22.52 billion
EBIT	11.89 billion	8.56 billion
EBITDA	16.35 billion	12.48 billion
Net income	8.22 billion	5.88 billion
Earnings per share	1.62	1.44
Net book value per share	18.00	16.39
Current ratio	1.65:1	1.20:1
Debt-to-equity ratio	0.40:1	0.77:1

Interest coverage ratio	6.72:1	4.72:1
Asset to equity ratio	1.85:1	2.20:1
Operating margin ratio	0.40:1	0.38:1

Capital additions and additions to subdivision land, condominium and residential units for sale for the calendar year ended December 31, 2018 amounted to ₱19.31 billion, funding of which was sourced from proceeds from borrowings and internally-generated funds.

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

There are no known trends, events or uncertainties that have had or that are reasonably expected to have a material effect on revenues or income from continuing operations.

The Company currently derives substantially all of its revenues and income from its property investment and development businesses in the Philippines. Their performance and profitability are anchored on the strength of the Philippine economy that is largely driven by private consumption, remittances from OFWs, growth of the IT-BPM sector, flourishing tourism industry, and a low interest rate environment.

There are (i) no significant elements of income or loss that did not arise from the registrant's continuing operations, (ii) no 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, or (iii) no event that may trigger direct or contingent financial obligation that is material to the company, including any default or acceleration of an obligation.

Except for income generated from retail leasing, there are no seasonal aspects that have a material effect on RLC’s financial conditions or results of operations, there are no seasonal aspects that had a material effect on the financial condition or results of operations.

Item 11. Financial Statements

The consolidated financial statements and schedules listed in the accompanying Index to Financial Statements and Supplementary Schedules (page 126) are filed as part of this Form 17-A (pages 127 to 266).

Item 12. Information on Independent Accountant and Other Related Matters

a) External Audit Fees and Services

<u>Audit and Audit-Related Fees</u>

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

Particulars	2020	2019
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................	**₱5,549,800**	**₱7,291,240**
All other fees..	**99,415**	**1,705,000**
TOTAL	**₱5,649,215**	**₱8,996,240**

There were no other significant professional services rendered by the external auditors during the period.

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

There were no disagreements with the external auditors of the Company on accounting and financial disclosures.

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

a) Security Ownership of Certain Record and Beneficial Owners

As of December 31, 2020, the following are the owners of the Company's common stock in excess of 5% of total outstanding shares:

Title of Class	Name and addresses of record owners and relationship with the Company	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	3,166,806,886	60.97%
Common	PCD Nominee Corporation [2] (Non-Filipino) 37/F Tower I, The Enterprise Center 6766 Ayala Ave. corner Paseo de Roxas, Makati City (stockholder)	PCD Participants and their clients (see note 2)	Non-Filipino	1,041,882,997	20.06%
Common	PCD Nominee Corporation (Filipino) 37/F Tower I, The Enterprise Center 6766 Ayala Ave. corner Paseo de Roxas, Makati City (stockholder)	PCD Participants and their clients (see note 2)	Filipino	958,770,233	18.46%

Notes:

1 The Chairman and the President of JG Summit Holdings Inc. (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 the PCD Nominee Corporation account, "Deutsche Bank Manila-Clients", "The HongKong and Shanghai Banking Corp. Ltd.- Clients Account" and "Citibank N.A." hold for various trust accounts the following shares of the Corporation as of December 31, 2020:

	No. of shares held	% to total outstanding
Deutsche Bank Manila-Clients	558,298,653	10.75%
Citibank N.A.	512,709,911	9.87%
The Hongkong and Shanghai Banking Corp. Ltd. - Clients Acct.	280,329,624	5.40%

Voting instructions may be provided by the beneficial owners of the shares.

b) Security Ownership Of Management as of December 31, 2020

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	Director, Chairman Emeritus	6,046,811	Filipino	0.12%
Common	2. Lance Y. Gokongwei	Director, Chairman	805,001	Filipino	0.02%
Common	3. Frederick D. Go	Director, President	3,300,000	Filipino	0.06%
Common	4. Faraday D. Go	Executive Vice President and General Manager	253,738	Filipino	*
Common	5. Jericho P. Go	General Manager	0	Filipino	*
Common	6. Arlene G. Magtibay	General Manager	0	Filipino	*
	Sub-Total		**10,405,550**		**0.20%**
B. Other Directors, Executive Officers and Nominees					
Common	7. Patrick Henry C. Go	Director	10,000	Filipino	*
Common	8. Robina Y. Gokongwei-Pe	Director	685,094	Filipino	0.01%
Common	9. Johnson Robert G. Go, Jr.	Director	1	Filipino	*
Common	10. Artemio V. Panganiban	Director (Independent)	164,118	Filipino	*
Common	11. Roberto F. de Ocampo	Director (Independent)	1	Filipino	*
Common	12. Emmanuel C. Rojas, Jr.	Director (Independent)	901	Filipino	*
Common	13. Omar Byron T. Mier	Director (Independent)	1	Filipino	*
Common	14. Henry L. Yap	Senior Vice President and General Manager	114,182	Filipino	*
Common	15. Arthur G. Gindap	Senior Vice President and General Manager	25,373	Filipino	*
Common	16. Kerwin Max S. Tan	Chief Financial Officer and Compliance Officer	400,000	Filipino	0.01%
	Subtotal		**1,399,671**		**0.03%**
C. All directors and executive officers as a group unnamed			**11,805,221**		**0.23%**

Note:
[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 December 31, 2020.

* less than 0.01%

c) **Voting Trust Holder of 5% or more - as of December 31, 2020**

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 December 31, 2020.

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 eleven members, of which four are independent directors.

The table below sets forth Board of Directors and Executive Officers of the Company as of December 31, 2020:

Name	Age	Position	Citizenship
James L. Go	81	Director, Chairman Emeritus	Filipino
Lance Y. Gokongwei	54	Director, Chairman	Filipino
Frederick D. Go	51	Director, President & Chief Executive Officer	Filipino
Patrick Henry C. Go	50	Director	Filipino
Johnson Robert G. Go, Jr.	55	Director	Filipino
Robina Y. Gokongwei-Pe	59	Director	Filipino
Artemio V. Panganiban	84	Director (Independent)	Filipino
Roberto F. de Ocampo.............	75	Director (Independent)	Filipino
Emmanuel C. Rojas, Jr.	85	Director (Independent)	Filipino
Omar Byron T. Mier……………	75	Director (Independent)	Filipino
Faraday D. Go………………….	45	Executive Vice President and Business Unit General Manager	Filipino
Kerwin Max S. Tan	50	Chief Financial Officer	Filipino
Henry L. Yap…………………..	57	Senior Vice President and Business Unit General Manager	Filipino
Arlene G. Magtibay	58	Senior Vice President and Business Unit General Manager	Filipino
Arthur Gerrard D. Gindap..…….	59	Senior Vice President and Business Unit General Manager	Filipino
Ma. Socorro Isabelle V. Aragon-Gobio…………………..	47	Senior Vice President and Business Unit General Manager	Filipino
Jericho P. Go.........................….	49	Senior Vice President and Business Unit General Manager	Filipino
Corazon L. Ang Ley……………	53	Business Unit General Manager	Filipino
Anna Katrina C. De Leon ……..	35	Vice President - Group Controller	Filipino

Name	Age	Position	Citizenship
Joanna N. Laiz.…………………	50	Vice President	Filipino
Ernesto B. Aquino………..……	52	Vice President	Filipino
Emmanuel G. Arce……………..	63	Vice President	Filipino
Constantino C. Felipe…………	58	Vice President	Filipino
Catalina M. Sanchez…………..	41	Vice President	Filipino
Jonathan P. Balboa..…………..	46	Vice President	Filipino
Sylvia B. Hernandez…………...	56	Vice President - Treasurer	Filipino
Ronald de Guzman Paulo…….	55	Senior Vice President and Head - Corporate Construction Management	Filipino
Elaine G. Miranda-Araneta........	56	Corporate Secretary	Filipino

The above directors and officers have served their respective offices since May 14, 2020. The independent directors of the Company are Roberto F. de Ocampo, Emmanuel C. Rojas Jr., Retired Chief Justice Artemio V. Panganiban, and Omar Byron T. Mier. Atty. Elaine G. Miranda-Araneta was appointed as Corporate Secretary effective October 1, 2020.

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

James L. Go, 81, is the Chairman Emeritus and member of the Board of Directors of RLC. He is the Chairman of JG Summit Holdings, Inc. and Cebu Air, Inc. He is also the Chairman and Chief Executive Officer of Oriental Petroleum and Minerals Corporation. He is the Chairman Emeritus of Universal Robina Corporation, JG Summit Petrochemical Corporation, and JG Summit Olefins Corporation. He is the Vice Chairman of Robinsons Retail Holdings, Inc. and a director of Marina Center Holdings Private Limited, United Industrial Corporation Limited and Hotel Marina City Private Limited. He is also the President and Trustee of the Gokongwei Brothers Foundation, Inc. He has been a director of the Philippine Long Distance Telephone Company (PLDT) since November 3, 2011. He is a member of the Technology Strategy Committee and Advisor of the Audit Committee of the Board of Directors of PLDT. He was elected a director of Manila Electric Company on December 16, 2013. Mr. Go received his Bachelor of Science Degree and Master of Science Degree in Chemical Engineering from Massachusetts Institute of Technology, USA.

Lance Y. Gokongwei, 54, is the Chairman of RLC. He is the President and Chief Executive Officer of JG Summit Holdings, Inc. and Cebu Air, Inc. He is the Chairman of Universal Robina Corporation, Robinsons Retail Holdings, Inc., JG Summit Petrochemical Corporation, JG Summit Olefins Corporation and Robinsons Bank Corporation. He is a director and Vice Chairman of Manila Electric Company and a director Oriental Petroleum and Minerals Corporation, and United Industrial Corporation Limited. He is a member of the Board of Global Reporting Initiative. He is also a trustee and Chairman 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.

Frederick D. Go, 51, is the President and Chief Executive Officer of RLC. He is the Chairman and President of Altus Property Ventures, Inc. and the President 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, Chengdu Ding Feng Real Estate Development Company Limited, Taicang Ding Feng Real Estate Development Company Limited, Taicang Ding Sheng Real Estate Development Company Limited, Chongqing Robinsons Land Real Estate Company Limited, and Chongqing Ding Hong Real Estate Development Company Limited. He is the Chairman of Luzon International Premier Airport Development Corporation. He is the Vice Chairman of the Board of Directors of Robinsons Bank Corporation and also serves as the Vice Chairman of the Executive Committee of the said bank. He also serves as a director of Cebu Air, Inc., Manila Electric Company, JG Summit Petrochemical Corporation, JG Summit Olefins Corporation, and Cebu Light Industrial Park. He is the Vice Chairman of the Philippine Retailers Association. He received a Bachelor of Science degree in Management Engineering from the Ateneo de Manila University.

Patrick Henry C. Go, 50, was elected as a director of RLC on January 17, 2000. He is also Executive Vice President of URC. He is the President and Chief Executive Officer of JG Summit Petrochemical Corporation, JG Summit Olefins Corporation. He is also a director of JG Summit Holdings, Inc., Robinsons Land Corporation, Robinsons Bank Corporation, Global Power Business Corporation and Meralco Powergen Corporation. He is a trustee and treasurer 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., 55, was elected as a director of RLC on May 29, 2005. He is currently a director of JG Summit Holdings, Inc., Universal Robina Corporation, Robinsons Bank Corporation and A. Soriano Corporation. 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, 59, was elected as a director of RLC on May 5, 2005. She is the President and Chief Executive Officer of Robinsons Retail Holdings, Inc. She is also a director of JG Summit Holdings, Inc., Robinsons Land Corporation, Robinsons Bank Corporation and Cebu Air, Inc. She is a trustee and the secretary of the Gokongwei Brothers Foundation, Inc. and a trustee of the Immaculate Concepcion Academy Scholarship Fund. She is also a member of the Xavier School Board of Trustees. She was also a member of the University of the Philippines Centennial Commission and was a former Trustee of the Ramon Magsaysay Awards Foundation. She attended the University of the Philippines-Diliman from 1978 to 1981 and obtained a Bachelor of Arts degree (Journalism) from New York University in 1984.

Artemio V. Panganiban, 84, 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 is a retired Chief Justice of the Philippines and was concurrently 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 thirteen (13) books. Retired Chief Justice Panganiban obtained his Bachelor of Laws degree, cum laude, from the Far Eastern University and placed 6th in the 1960 bar examination. 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, 75, was elected as an independent director of RLC on May 28, 2003. He is the former Secretary of Finance and former President of the Asian Institute of Management (AIM), one of Asia's leading international business management graduate schools based in the Philippines. He is among others, currently the Chairman of the Philippine Veterans Bank, and is Chairman of the Board of Advisors of the RFO Center for Public Finance and Regional Economic Cooperation (an ADB Regional Knowledge Hub), Vice Chairman of the Makati Business Club, Chairman of the Foundation for Economic Freedom (FEF) and past President of MAP. As Secretary of Finance of the Republic of the Philippines from 1994-1998 during the presidency of Fidel V. Ramos he was named Global Finance Minister of the year in 1995, 1996, and 1997. He was previously Chairman and Chief Executive Officer of the Development Bank of the Philippines during the presidency of Cory Aquino and Chairman of the Land Bank during the Ramos Administration. Dr. de Ocampo graduated from De La Salle College and Ateneo de Manila University, received an MBA from the University of Michigan, holds a post-graduate diploma in Development Administration from the London School of Economics, and has four doctorate degrees (Honoris Causa) conferred 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 was awarded by Queen Elizabeth the Most Excellent Order of the British Empire (OBE), by France as a Chevalier (Knight) of the Legion d'Honneur, and by the Vatican as Knight of the Holy Sepulchre of Jerusalem. He is the recipient of many other awards including Philippine Legion of Honor, ADFIAP Man of the Year, Ten Outstanding Young Men Award, CEO Excel 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, and The Global Reporting Initiative (GRI).

Emmanuel C. Rojas, Jr., 85, 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. Mr. Rojas is presently an independent director of Unicon Insurance Brokers Corporation. Mr. Rojas previously served as Independent Director of Robinsons Bank and Legaspi Savings Bank for about one year in 2013. He was also a Consultant and Corporate Secretary of JG Summit Holdings, Inc., Universal Robina Corporation, and CFC 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. before joining the Group in 1962. He was with IBM Philippines prior to becoming a CPA.

Omar Byron T. Mier, 75, was appointed as an Independent Director of RLC on August 13, 2015. He is also a Director of Robinsons Bank Corporation and Legaspi Savings Bank. He is also a director of Paymaya since 2016 and Chairman of the Board and Audit Committee and a director of RCBC Leading Corp. and a member of the Audit Compliance Committees since 2018. Prior to joining RLC, he was the President and CEO of Philippine National Bank from 2005-2010 then from 2012 to 2014. He also worked at Deutsche Bank Manila as Deputy General Manager and Head of the Corporate Banking Group. He also worked for Citibank Manila in various positions such as Head of the Multinational Corporations Group, Head of the Local Corporate Group, Head of the Risk Management Group, Headed the Remedial Management Group, and Senior Credit Officer. He was also a Senior Credit Officer at Citibank Malaysia (for both Kuala Lumpur and Penang branch). He is a lecturer for credit and corporate finance at the Citibank Training Center in Singapore, and Guest Risk Asset and Credit Reviewer for various branches in Malaysia, South Korea, Indonesia, Thailand, and Hongkong. He obtained his degrees in Bachelor of Science in Business Administration, Major in Accounting, Bachelor of Arts in Economics. He is a Certified Public Accountant.

Faraday D. Go, 45, was appointed as Executive Vice President of Robinsons Land Corporation effective June 1, 2018. Prior to joining RLC, he was Vice President of the Retail Management and Corporate Sales Division of Digitel Mobile Philippines, Inc. He has over fifteen years' experience in the following businesses: Apo Cement, JG Summit Petrochemical Corporation and Digitel Mobile Philippines, Inc. He received a Bachelor of Science degree in Management (Minor in Finance) from the Ateneo de Manila University in 1998. Mr. Faraday D. Go is a nephew of Mr. John L. Gokongwei, Jr.

Kerwin Max S. Tan, 50, is the Chief Financial Officer of RLC effective March 1, 2016. Previously, he was appointed as the Vice President - Treasurer of RLC on October 2014 and Vice President and Deputy Treasurer of RLC on January 2014. Before this assignment, he was the Vice President for Operations of Robinsons Luxuria, Robinsons Residences and Robinsons Communities effective March 1, 2007. Prior to working in RLC, he worked in various divisions of Citibank N.A. for nine years. His last position at Citibank N.A. was Assistant Vice President and Head of Cash Management Operations. He received a degree in Bachelor of Science in Industrial Engineering from the University of the Philippines, Diliman.

***Henry L. Yap**,* 57, is the Senior Vice President and Business Unit General Manager of RLC Residences (RLC Residential Division). Prior to assuming this post, he served the group/company as the Country Business Unit General Manager of Ding Feng Real Estate Companies (China), Business Unit General Manager of the Office Buildings Division, Vice President of RLC's Property Planning and Design Department and member of the Investors Relations Team. Before joining RLC, he headed the Property Planning and Design Group of Fort Bonifacio Development Corporation and sat 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 also lent 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 Art. He also taught at the University of the Philippines where he was Senior Lecturer at the School of Urban and Regional Planning and at the College of Architecture. 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 earned units for his Ph.D. in Urban and Regional Planning, both from UP. Henry Yap is Philippine-licensed Architect and Environmental Planner.

Arlene G. Magtibay, 58, is the Senior Vice President and Business Unit General Manager of the Commercial Centers Division of Robinsons Land Corporation. She has 31 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 Master's in Business Management, with distinction, from the Asian Institute of Management.

Arthur Gerrard D. Gindap, 59, is Senior Vice President and Business Unit General Manager of Robinsons Hotels & Resorts. Prior to joining RLC in 2018, he was Regional Vice President, Philippines & Thailand, and Vice President, Global Operations & Customer Service for The Ascott Ltd. For the period 1989 to 2004, he held various senior and general management positions with Mandarin Oriental Hotels, Shangri-La Hotels, Swiss-Belhotel International and The Mulia Group. He received a Hotel & Restaurant Diploma from Sheridan College in Brampton, Ontario, Canada in 1980.

Ma. Soccorro Isabelle V. Aragon-Gobio, 47, was appointed as Senior Vice President and Business Unit General Manager of Industrial and Integrated Developments Division effective October 1, 2016. She has been with RLC for 25 years and is concurrently director of Manhattan Building Management Corporation, Manchego Food Corporation, and various condominium corporations of the Company's projects. She received a degree in Bachelor of Science in Management Engineering with a minor in International Business from the Ateneo de Manila University and is a PRC licensed Real Estate Broker.

Jericho P. Go, 49, is Senior Vice President and Business Unit General Manager of Robinsons Offices. He is concurrently the President of Robinsons DoubleDragon Corp. and member of the Board of Directors of Robinsons Equitable Tower Condominium Corporation, Robinsons Summit Center Condominium Corporation and Galleria Corporate Center Condominium Corporation. He has over 28 years of experience in the field of real estate and was responsible for filing and registering the Philippines' very first IT park with the Philippine Economic Zone Authority (PEZA) way back in 1997. This ushered in the establishment of IT parks and buildings all over the country and aided the growth of IT & BPO in the Philippines. Prior to joining RLC in 2019, he was Senior Vice President of Megaworld Corporation for business development & office leasing, investor relations and public relations from 1997 to 2019. He also held various positions in Greenfield Development Corporation and Ayala Land, Inc. He received a Bachelor of Arts degree in Development Studies from the University of the Philippines and graduated Magna Cum Laude and Class Salutatorian in 1993.

Corazon L. Ang Ley, 53, is the Business Unit General Manager for Robinsons Homes concurrent to her role as Corporate Land Acquisition Head for RLC. She's held various positions and functions within RLC during her 27 years of service including her 3 year stint in China. She is also a Board Member of several companies namely Altus Mall Ventures, Inc., Robinsons Realty and Management Corp, Robinsons Recreation Corp, Robinsons Land Foundation Inc, and RL Logistix and Industrials, Inc. She graduated from the University of the Philippines - Asian Institute of Tourism in 1987.

Anna Katrina C. De Leon*,* 35, was appointed as Vice President - Group Controller of RLC. Concurrently, she handles RLC's subsidiaries and is an active member of RLC's Investor Relations Team since 2013. She was also appointed as Vice President - Group Controller of Altus Property Ventures, Inc. A Certified Public Accountant, she had a three-year stint in SGV & Co. (a member firm of Ernst & Young) as an external auditor with a broad audit client base including publicly-listed and privately-held real estate entities prior joining RLC in 2011. A consistent Dean's Lister, she received a Bachelor's Degree in Accountancy from the University of the East in 2008.

Joanna N. Laiz*,* 50, is currently taking the position of Vice President, Lease of RLC. She had over 25 years of experience in Real Estate covering the areas of Leasing, Tenant Relations and Networking, Business Development, Advertising and Promotions, Mall Operations, Asset Management and Site Development. Her most recent job before RLC was in Vista Malls between 2013 and 2018. Followed by Filinvest Land in 2012. She also worked for Viscal Development Corp (Metro Gaisano) briefly between 2010 and 2011. Additionally, she worked for Landco Pacific Corp and Golden Arches Development Corp between 1992 and 2009. She received a Bachelor of Science in Computer Science degree from AMA Computer College in 1991.

Ernesto "Boyong" Aquino, Jr.*,* 52, is Vice President of Corporate Property Planning Dept Project Office of RLC Commercial Center Division. He joined RLC in 2000 as the head of Store Planning, Visuals and Engineering department of Big R Stores Inc and was moved in 2004 to Hotels Division as Senior Project Director. Prior to joining RLC, he was a Creative Manager of Store Planning Department in Robinsons Retail Group for 8 years. He graduated in Mapua Institute of Technology in 1990 with a degree of BS Architecture.

Emmanuel G. Arce, 63, is the Vice President for Project Management Department effective June 2007. He started in RLC on August 2004 as Project Director then Assistant Vice President. Prior to joining RLC in 2004, he was the Estate Manager of the 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.

Constantino Felipe, 58, is the Vice President 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 by Egon Zehnder and action learning by the World Institute of Action Learning.

Catalina Mallari-Sanchez, 41, was appointed as Vice President for Business Development and Marketing for Office Buildings Division. She is also a member of the Investor Relations team of RLC and is handling the company's flexible workspace business, work.able. She has over 20 years of experience in the real estate industry particularly in the residential, office and flexible workspace segments. She holds a degree in Bachelor of Science in Economics minor in Communication Research from University of the Philippines, Diliman.

Jonathan P. Balboa, 46, is Vice President of Leasing from the Office Buildings Division of Robinsons Land Corporation. Before joining RLC, he was Vice President for Business Development and Leasing of Megaworld Corporation. From 2001 to 2011 he held corporate sales and account management positions with Digital Telecommunications Inc., and Helius Technologies. He received a Bachelor of Arts degree majoring in Organizational Communication from the University of the Philippines Manila in 1999.

Sylvia B. Hernandez, 56, was appointed as Vice President - Treasurer of RLC on February 1, 2016. She currently holds the position as Assistant Treasurer of other affiliate companies (Altus Angeles Inc, Altus San Nicolas Corp., Robinsons Recreation Corp., and Manhattan Building Management Corp.); Various Condominium Corporation, such as Rob. Equitable Tower Condo Corp., Rob. Summit Center Condo Corp.) Prior to joining RLC in 1996 as Assistant Treasurer, she was the Special Assistant to the VP - Treasurer of Robinsons Inn Inc. and Manila Midtown Hotel. She was also the Chief Accountant of Robinsons Inc. and Shrine Galleria Corporation. Sylvia has been with JGSHI since November 16, 1983. She graduated from Polytechnic University of the Philippines with a degree of Bachelor in Accountancy. She is a Certified Public Accountant.

Engr. Ronald de Guzman Paulo, 55, is currently Senior Vice President and Head - Corporate Construction Management of Robinsons Land Corporation. The Corporate

Construction Management Group was created under the office of the President/CEO. Its objective is to improve the overall project and construction management performance of all projects, from design management, procurement management, construction and post construction. Prior to rejoining RLC in 2019, Ronald's first stint with the Company was in 1997 as a project manager for one of RLC's mall project. He was involved in the development and completion of at least 20 commercial centers . He rose through the ranks and in 2007 was appointed as Corporate Project Director for Robinsons Land China, overseeing the project implementation of various mixed-use projects of the Company in several key cities in China. Ronald moved to Megawide Construction Corp. as its Vice President for Operations in 2012. In 2016, he was promoted as Executive Vice President and Head of Construction. He was instrumental in the successful completion of multiple residential, office and hotel projects. He was also involved in the implementation of several PPP projects of Megawide. Ronald is a licensed Civil Engineer and has a Masters Degree in Business Administration from the De La Salle University Graduate School of Business and Economics. He is a father to two daughters, Patricia and Isabelle, and is happily married to his wife Catherine.

Elaine G. Miranda-Araneta, 56, is the Corporate Secretary of Robinsons Land Corporation. Concurrent with her appointment, she is also the head of the Corporate Legal Affairs of Office Buildings Division of Robinsons Land Corporation. Atty. Miranda-Araneta has had extensive experience as a corporate lawyer having been the corporate legal counsel of the JG Summit Group of Companies since 1992. She attended the Ateneo de Manila University School of Law in 1989 and University of the Philippines in 1985, where she earned her Bachelor of Laws degree (Consistent Dean’s Lister and graduated Second Honors) and BA Economics, minor in Philosophy (Cum Laude), respectively. She was admitted to the Philippine Bar in 1990. She previously worked as a confidential attorney of Justice Gloria C. Paras of the Court of Appeals, and was an associate lawyer in Carag, Caballes, Jamora & Somera Law Offices.

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 nephew of James L. Go
Frederick D. Go is the nephew of James L. Go
Patrick Henry C. Go is the nephew of James L. Go
Johnson Robert G. Go, Jr. is the nephew of James L. Go
Robina Y. Gokongwei-Pe is the niece of James L. Go
Faraday D. Go, Jr. is the nephew of James L. Go

Item 15. Executive Compensation

a) Summary Compensation Table

The following table identifies RLC's Chief Executive Officer and the five (5) most highly compensated executive officers and summarizes their aggregate compensation as of calendar year ended December 31, 2020.

		Calendar Year 2020			
Name	*Position*	*Salary*	*Bonus*	**Others*	*Total*
A. CEO and five most highly compensated executive officers		P 55,856,422	P 1,500,000	P 725,000	P 58,081,422
Name	*Position*				
1. James L. Go	Director, Chairman Emeritus				
2. Frederick D. Go	Director, President and Chief Executive Officer				
3. Faraday D. Go	Executive Vice President and BU General Manager				
4. Jericho P. Go	Senior Vice President and BU General Manager				
5. Arlene G. Magtibay	Senior Vice President and BU General Manager				
6. Lance Y. Gokongwei	Director, Chairman				
B. All other officers and directors as a group unnamed		P 97,943,499	P 3,500,000	P 1,625,000	P 103,068,499

The following table identifies RLC's Chief Executive Officer and the four (4) most highly compensated executive officers and summarizes their aggregate compensation as of calendar year ended December 31, 2019.

		Calendar Year 2019			
Name	*Position*	*Salary*	*Bonus*	**Others*	*Total*
A. CEO and four most highly compensated executive officers		P 43,501,997	P 2,000,000	P 1,025,000	P 46,526,997
Name	*Position*				
1. James L. Go	Director, Chairman Emeritus				
2. Frederick D. Go	Director, President and Chief Executive Officer				
3. John L. Gokongwei, Jr.	Director, Chairman Emeritus and Founder				
4. Arlene G. Magtibay	Senior Vice President and BU General Manager				
5. Lance Y. Gokongwei	Director, Chairman				
B. All other officers and directors as a group unnamed		P 105,865,198	P 3,500,000	P 1,575,000	P 110,940,198

** Per diem*

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

		Calendar Year 2021**			
Name	*Position*	*Salary*	*Bonus*	**Others*	*Total*
A. CEO and five most highly compensated executive officers		P 58,983,953	P 1,500,000	P 725,000	P 61,208,953
Name	*Position*				
1. James L. Go	Director, Chairman Emeritus				
2. Frederick D. Go	Director, President and Chief Executive Officer				
3. Faraday D. Go	Executive Vice President and BU General Manager				
4. Jericho P. Go	Senior Vice President and BU General Manager				
5. Arlene G. Magtibay	Senior Vice President and BU General Manager				
6. Lance Y. Gokongwei	Director, Chairman				
B. All other officers and directors as a group unnamed		P 103,850,686	P 3,500,000	P 1,625,000	P 108,975,686

** Per diem*
*** 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 calendar 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 calendar 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 the real estate arm and a member of the JG Summit group. The JG Summit group is comprised of JG Summit and its subsidiaries. As of March 31, 2020, JG Summit held 60.97% of the outstanding shares of the Company. It 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. 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 Robinsons Bank and Cebu Pacific Air, Inc. Rental income paid to RLC by affiliates amounted to ₱2.10 billion and ₱3.00 billion for the years ended December 31, 2020 and 2019, respectively.

RLC and its subsidiaries also maintain savings and current accounts and time deposits with Robinsons Bank, an affiliated local commercial bank. These balances amounted to ₱1.56 billion and ₱1.92 billion as of December 31, 2020 and 2019, respectively.

In 2019, the Company has entered into contracts to sell parcels of land to the joint venture companies it had formed with Shang Properties, Inc., Hong Kong Land Group and DMCI Project Developers, Inc.

Furthermore, JG Summit also provides RLC with certain corporate services including corporate finance, corporate planning, procurement, human resources, 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 as well as details on the sale of land to joint venture companies, see Note 20 to the Company's financial statements as of and for the calendar years ended December 31, 2020 and 2019.

PART IV. CORPORATE GOVERNANCE

Robinsons Land acknowledges that good corporate governance is essential to build an environment of trust, transparency and accountability necessary for fostering long-term performance, financial stability, business integrity and sustainability of the company for the protection of the interests of shareholders and other stakeholders. Corporate governance is the framework of rules, systems and processes of the corporation that governs the performance by the Board of Directors and Management of their respective duties and responsibilities to the stakeholders.

In late 2003, the Board of Directors approved its Corporate Governance Compliance Evaluation System ("System") 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 ("ACGCEF") submitted to the SEC and PSE on or before January 30 of every year. RLC began making such submission of the ACGEF covering the previous calendar year to the SEC and PSE in 2004.

The Company continuously strives to strengthen and improve its corporate governance practices by adopting best practices that includes building a competent board, aligning strategies with goals, managing risk effectively, adhering to high standards of ethics and integrity, and promoting accountability by defining roles and responsibilities. In view of this, a Revised Corporate Governance Manual ("Revised Manual") was adopted to institutionalize corporate governance principles as a guide for the daily conduct of business.

Consistent with the Revised Manual and pursuant to the recommendations provided in the Code of Corporate Governance for Publicly Listed Companies ("PLCs"), the Company strengthened its policies on Board Diversity, Board Nomination and Election, Succession Planning and Remuneration, Material Related Party Transactions and Whistleblowing to reinforce the governance framework of the Company. There has been no deviation from the Company's Revised Manual since it was adopted.

Furthermore, the Company ensures compliance with the reportorial requirements for PLCs such as the submission of the Integrated Corporate Governance Report ("I-ACGR") to the SEC and the PSE. The I-ACGR is a reportorial requirement under SEC Memorandum Circular No. 15 series of 2017 to all PLCs to disclose the Company's compliance/non-compliance with the recommendations provided under the Corporate Governance Code for PLCs. With the "comply or explain" approach, voluntary compliance to recommended corporate governance best practices is combined with mandatory disclosure. The Company submitted its I-ACGR for calendar year 2019 on May 30, 2019. The Company also submitted the Material Related Party Transactions Policy to the SEC on October 28, 2019 as required under SEC Memorandum Circular No. 10 series of 2019.

Part V: Robinsons Land Corp. (RLC) Sustainability Report

Contextual Information

Company Details	
Name of Organization	Robinsons Land Corporation
Location of Headquarters	Level 2, Galleria Corporate Center, EDSA corner Ortigas Avenue, Quezon City, Metro Manila
Location of Operations	We have 52 commercial centers, 119 residential buildings and subdivisions, 25 office buildings, 5 flexible spaces, 20 hotels and resorts, 4 industrial facilities and 3 integrated developments – distributed in 49 cities and 11 municipalities in 29 provinces across the Philippines. Attached in Annex A is the list of properties and respective locations.
Report Boundary: Legal entities (e.g. subsidiaries) included in this report	Robinsons Land Corporation, covering the following divisions: 1. Robinsons Malls 2. Robinsons Hotels and Resorts 3. Robinsons Offices 4. Robinsons Residential 5. Robinsons Industrial and Integrated Developments
Business Model, including Primary Activities, Brands, Products, and Services	**Robinsons Land Corporation (RLC)** is a leading real estate developer in the Philippines with a well-diversified portfolio. We are mainly engaged in the development and operation of shopping malls, office buildings, hotels, and logistics facilities. We are also strongly involved in residential developments both in vertical and horizontal projects located in key cities and urban areas nationwide. Key brands for malls include Robinsons Galleria, Robinsons Place, Robinsons Metro. For residential, we have now RLC's Residences as our brand for vertical projects and Robinsons Homes for our horizontal developments. For Hotels and Resorts: Go Hotels and Summit Hotels. For Industrial and Integrated Developments: Robinsons Land Logistics and Facilities (RLX). Details of each key brand are provided in Annex 1.
Reporting Period	January 1, 2020 – December 31, 2020
Highest Ranking Person responsible for this report	Mr. Rommel L. Rodrigo, Head of Investor Relations

Materiality Process

We conducted a series of workshops and discussions with key persons in our company and a cross-section of our stakeholders to help us identify what truly matters to us and to our stakeholders. This process helped widen our business perspective and enabled us to set approaches to improve our performance in both financial and non-financial aspects.

The following specific steps were undertaken:

1. Understanding the Sustainability Context. Understanding societal needs was the first step we took to determine the contributions of our core business to sustainable development. This also allowed us to identify which impacts are most material from the societal point of view.

2. Engaging our Stakeholders. Our stakeholders' inputs helped us validate and enhance our list of material topics. The process also helped us put emphasis on topics that are most important to them. We captured our stakeholders' perspectives through regular meetings, surveys, interviews and focus group discussions.

3. Identifying Material Topics. We looked at the entire value chain of our different property types, both in construction and operations, identifying key sustainability topics that matter to us and to our stakeholders. We determined the economic, environmental, and social topics that we should monitor and continually improve on moving forward. We considered the key impacts of each of our activities, relevant risks and opportunities including the key capitals we rely on to sustain and grow our business. We identify focus by looking into aspects that we are best positioned to effect positive change.

4. Measuring Performance and Defining Management Approaches. In 2019, we obtained baseline data (2018) as basis for measuring our performance on each of the material topics identified. Following the GRI reporting standards and consolidation guidance, we ensured that the metrics used were right, and the data collected were accurate and comparable. This year, we did an analysis of gaps in data in each performance areas. We began setting up a procedure to systematically collect more data to better measure our sustainability performance. We have also defined management approaches that will help us improve our performance on these areas.

We also referred to the UN Sustainable Development Goals to see how our impacts to environment, economy, and society is linked to delivering on specific SDG targets.

Materiality is an iterative process for us. We will continue to review how we impact the environment and society, how we measure our performance on these impact areas, and how we can better communicate these to our stakeholders.

Important Note: The discussion of impacts, risks, and opportunities are made per topic, instead per metric, since the risks and opportunities apply to the topic rather than the individual metrics under one topic. For example, for topic on Anti-corruption, only one discussion on Impacts, Risks, and Opportunities is made that covers both metrics: a) Training on Anti-corruption Policies and b) Procedures and Incidents of Corruption. This makes the disclosure on management approach more focused and not repetitive.

ECONOMIC

Economic Performance

Direct Economic Value Generated and Distributed (in Billions)

Disclosure	Amount (2019)	Amount (2020)	Units
Direct economic value generated (revenue)	30.58	25.40	PhP
Direct economic value distributed:			
a. Employee wages and benefits	1.19	1.33	PhP
b. Payments to suppliers, other operating costs	16.24	14.92	Php
c. Dividends given to stockholders and interest payments to loan providers	4.92	4.89	PhP
d. Taxes given to government	3.18	1.91	PhP
e. Investments to community (e.g., donations, CSR)	0	0	PhP

Procurement Practices

Proportion of spending on local suppliers

Disclosure	Quantity	Units
Percentage of procurement budget used for significant locations of operations that is spent on local suppliers	Not available yet[1]	%

[1]*We do not currently tag our payments to suppliers according to our definition of what is local. We are still developing the system and will be able to report in 2022.*

Economic Performance and Procurement Practices
Impacts and Risks: Where it occurs, RLC's involvement, stakeholders affected
Impacts. In 2020, about 91% of our revenue flows back to society, through our key stakeholder, our suppliers, employees, and government. Our impact to the economy is in terms of how we increase or decrease and distribute economic activity in the areas where we operate and in the locations of our suppliers. How we flow value to our different stakeholders determines whether we are equitable and inclusive and if we contribute to economic growth or diminish economic value. How we distribute economic opportunities to both urban and rural areas in the country also shapes our economic performance. 2020 revenues declined versus in 2019 as our malls and hotels have limited operations brought by the pandemic (COVID-19) which have adverse effects to our stakeholders' businesses. In 2020, eight percent of our revenue went to government in the form of taxes. Our employees got five percent, while investors and lenders got 19%. Our biggest value distribution went to suppliers (59%) and their suppliers who are supporting a significant number of jobs. The value we retained and reinvested for business growth was at 9%. Our key properties i.e. malls, office buildings, and hotels and resorts also host more than 9,000 businesses who also create and support around 140,390 decent jobs.
Risks. Since 59% of our revenue flows to our suppliers, the biggest risk of inequitable flow of economic value lies in our supply chain. Any unfair practice from our suppliers in the way they deal with their suppliers or employees could pose a risk to our ability to flow value to society in an equitable way. In addition, our inability to serve local businesses in our malls and offices may also severely affect their ability to compete and succeed in the market.

Management Approach for Impacts and Risks
Ensuring Equitable Flow of value. We ensure that we maintain highest standards of corporate governance, i.e., anti-corruption in all our transactions to safeguard that economic value flows to the right stakeholders. We make sure that we pay a fair price to all our stakeholders to ensure equitable distribution of economic value. Year-on-year, we monitor the total economic value distribution as percentage of our revenue. In the last five years, an average of 84% of our revenues has flowed back to the economy. The value that we retained is reinvested to drive future growth. **Fostering equitable distribution of economic opportunities.** In our properties we also hire locally. This provides locals access to economic opportunities wherever we locate. We prioritize sourcing goods and services locally if suppliers who meet our minimum standards are available in the locality. We only source in Metro Manila when qualified suppliers do not exist in local provincial areas. We also take an effort to source from MSMEs whenever possible. Currently, we are still challenged to find the right suppliers that will meet our supplier accreditation criteria, particularly in our Visayas and Mindanao locations. We are currently implementing initiatives to build our supplier base in areas outside the greater Metro Manila. **Ensuring equitable access to our products.** Our malls and offices enable businesses to grow and flourish by providing the right locations that affords them and their clients a space to transact their businesses. We ensure that we cater to the needs of local merchants and organizations and grow local businesses as well as foreign brands. **Ensuring fair compensation to our employees.** We benchmark our compensation packages against industry standards in the Philippines to ensure our compensation package remains competitive in the market, while ensuring our employees are paid at least a minimum wage and afford them social safety nets in cases of emergencies.

Opportunities & Management Approach
During the height of the pandemic, we have strengthened our on-line and e-commerce platforms (RShoppers and RDelivery) in support of our tenants' operations and have also partnered with the Department of Agriculture to promote locally sourced produce and gardening fair. For Hotels, we have developed innovative products (Just-Got-Home and Working-On-The-Go) designed for the evolving needs of consumers in the time of the pandemic. We see opportunities to improve our performance particularly on how we assess the economic performance of our suppliers on their policy and practice on anti-corruption, compensation and benefits. As a management approach, we will undergo a review of our accreditation and supplier assessment processes to incorporate criteria that measure the economic performance of our suppliers. We are also working on a strategy to ensure that all employees are paid, at least, a living wage.

Climate-related risks and opportunities

Being a real estate company, we recognize that climate related risks and opportunities are material to our organization. In 2020, we continue to assess and are still in the process of scoping and understanding the risks and opportunities related to climate impacts. At the same time, we are working on embedding this framework into our risk management processes to sufficiently and systematically produce a good basis for management to design effective approaches to manage them. When we get a strong understanding of the topic, we will elevate the same to the board and create a function in one of our board committees to look after this concern. We target to accomplish all this in the next 3-5 years, which is an ideal timeline recommended by TCFD[1] experts we consulted.

[1]The Task Force on Climate-Related Financial Disclosures

Anti-corruption

Training on Anti-corruption Policies and Procedures

Disclosure	Quantity (2020)	Units
Number of employees to whom the organization's anti-corruption policies and procedures have been communicated to	2,044	#
Number of business partners to whom the organization's anti-corruption policies and procedures have been communicated to	No available data	#
Number of directors and management that have received anti-corruption training1	32	#
Number of employees that have received anti-corruption training	2,022	#

[1]Upon boarding, the board of directors receives orientation on RLC's Code of Conduct which includes anti-graft corruption policy. The Company is committed to promoting transparency and fairness to all stakeholders. The Board sets the tone and make a stand against corrupt practices by adopting an anti-corruption policy and program. Some of the Company's Anti-Corruption programs are embodied in the Code of Business Conduct and Ethics, Conflict of Interest, Offenses Subject to Disciplinary Action (OSDA), among others.
Note: The Company initiated and organized an in-house Corporate Governance Seminar for its Directors and Key Officers on December 28, 2020. This was applied to SEC as Corporate Governance Training Program for the Company.

Incidents of Corruption

Disclosure	Quantity (2020)	Units
Number of incidents in which directors were removed or disciplined for corruption	0	#
Number of incidents in which employees were dismissed or disciplined for corruption	0	#
Number of incidents when contracts with business partners were terminated due to incidents of corruption	0	#

Anti-Corruption
Impacts and Risks: Where it occurs, RLC's involvement, stakeholders affected
Corruption undermines our ability to equitably flow value to our key stakeholders, i.e., suppliers, employees, government, and providers of capital. Risks can exist in key areas such as in procurement, and those functions that directly interfaces with government.

Management Approach for Impacts and Risks
The Company is committed to promoting transparency and fairness to all stakeholders. The Board sets the tone and makes a stand against corrupt practices by adopting an anti-corruption policy and program. Some

of the Company's Anti-Corruption programs are embodied in the Code of Business Conduct and Ethics, Conflict of Interest, Offenses Subject to Disciplinary Action (OSDA), among others. The same are disseminated to all employees across the Company through trainings to embed them in the Company's culture. New employees are oriented regarding policies and procedures related to Business Conduct and Ethics and similar policies. All employees are given periodic reminders. Further, all concerned employees are required to comply with the Annual Self-Disclosure Activity on an annual basis.

The following Business Conduct & Ethics Policies are in place:

- **Conflict of Interest -** The Company's Code of Business Conduct and Conflict of Interest Policy require employees to make a conscious effort to avoid conflict of interest situations that his judgment and discretion are not influenced by considerations of personal gain or benefit. A conflict of interest may also occur because of the actions, employment, or investments of an immediate family member of an employee.

- **Conduct of Business and Fair Dealings** – The Company's employees that recommend, endorse, or approve the procurement or sale of goods and services should make a conscious effort to avoid any conflict-of-interest situation in transactions that they are involved in.

- **Receipt of Gifts from Third Parties** – The Company discourages the acceptance of gifts. However, gifts like advertising novelties maybe given or accepted during the Christmas season. There is no restriction in the value of the gift accepted. However, accepted gift with an estimated value of over 2,000.00 PhP must be disclosed to the Conflicts of interest Committee.

- **Compliance with Laws and Regulations** - The Company ensures that all transactions comply with relevant laws and regulations. Any deficiencies are immediately rectified.

- **Respect for Trade Secrets/Use of Non-public Information** - The Company has policies that ensure proper and authorized disclosure of confidential information. Disclosures of material information to the public can only be done after the disclosure to SEC and PSE by the Company's authorized officers.

- **Use of Company Funds, Assets and Information** - Employees are required to safeguard the Company resources and assets with honesty and integrity. Employees must ensure that these assets are efficiently, effectively, and responsibly utilized.

- **Employment and Labor Laws and Policies -** The Company ensures the observance, strict implementation and compliance with Philippine employment, labor laws and policies with regards to recruitment, employment, retention and benefits of the employees. Minimum notice period regarding operational changes ranges from three to six months, dependent on the proponent of change.

- **Whistleblowing** – The stakeholders may discuss or disclose in writing any concern on potential violation of the Code of Business Conduct with the Conflicts of Interest Committee. Reports or disclosures can be made in writing or by email. All information received in connection with the reports or disclosures shall be strictly confidential and shall not be disclosed to any person without prior consent of CICOM. The Company commits to protect those who report in good faith from retaliation, harassment and even informal pressures. It will take the necessary and appropriate action to do so in enforcing the policy.

Violation of any provision of the Code of Business Conduct as determined through a due process may result in disciplinary action, including dismissal and reimbursement for any loss to the Company that result from the employee's action. If appropriate, a violation may result in legal action against the employee or referral to the appropriate government authorities.

The following shows the process of termination upon findings of Anti-Corruption:

1. In case an Offense is committed or supposed to have been committed by an employee or business partner, his immediate superior or transacting department must properly investigate the matter.
2. Establish and check facts that will serve as basis for decision, examining evidence physical or otherwise. Twin notices are to be sent. The concerned employee or business partner is asked to air side, while there will also be an employee conference.
3. Analysis and evaluation of the findings
4. Preserving the integrity and reliability of evidence
5. Recommendation of Penalty. If the recommended penalty is dismissal, the department head shall endorse the matter to HRD for further evaluation and will in turn endorse the matter to Corporate Legal for the conduct of Administration Investigation/hearing to determine whether or not the matter merit the imposition of dismissal
6. Imposing the penalty/dismissal will be documented using the appropriate forms
7. The concerned party will be informed verbally by explaining the findings and the penalty. All concerned parties/department must be notified of the disciplinary penalty.
8. Upon recommendation of Corporate Legal of dismissal, the Notice of Dismissal is subject to approval by the President or Company Officer authorized to do so. Upon approval of the Notice of Dismissal, the department head will serve the notice to the employee. If the employee refuses to acknowledge receipt copy of notice as such fact(s) will be annotated on all copies of the notice. The said Notice of Dismissal has to be sent via a registered mail or other accredited courier to the last known address of the employee. Proof of delivery must be kept as evidence to show that the notice was served. All concerned Departments must be noticed of the dismissal.

Opportunities and Management Approach
We are taking steps to evaluate the effectiveness of implementation of our anti-corruption policy. We are looking at opportunities to engage our employees more on this topic through conducting more regular formal trainings on anti-corruption and how to best ensure that incidences are better tracked and avoided in the company.

ENVIRONMENT

Resource Management

Energy consumption within the organization:

Disclosure	Quantity (2020)	Units
Energy consumption (renewable sources)[1]	83,300.96	GJ
Energy consumption (gasoline)	602.72	GJ
Energy consumption (LPG)	None	GJ
Energy consumption (diesel)[2]	31,741.06	GJ
Energy consumption (electricity)[3]	1,274,046.85	GJ

[1]These are generated from the rooftop solar facility of our malls.
[2]The boundary includes office buildings, commercial centers (stand-by generators) and residential construction activities.
[3]This covers all our properties

Reduction of energy consumption

We have conducted several energy-efficiency projects for our malls and office building including changing of light bulbs to LED and retrofit/replacement of electronic equipment and other measures to meet the green building standards. We have set-up the data management system to effectively track the savings and energy reduction from these initiatives.

Energy and Reduction of Energy Consumption
Impacts and Risks: Where it occurs, RLC's involvement, stakeholders affected
Energy generation in the Philippines is still primarily reliant on thermal technologies. These technologies impact the environment and people through GHG emissions, air pollution, water consumption, among others. Communities surrounding thermal power plants would have higher exposure to air pollutants (i.e., NOx, SOx, and Particulate matter). GHG emissions from these plants contribute to Climate Change that impacts vulnerable countries like the Philippines.

Management Approach for Impacts and Risks
To reduce our indirect impacts to the environment and people from our consumption of electricity, we have invested in rooftop solar power generation since 2015. In 2020, we have invested PhP290.7 million, to install a total of 18,554 panels, adding 7.1 MW power generation capacity that is used in our malls. To date, we have invested a total of PhP1.44 billion to build and operate a combined 26 MW capacity, which generated about 83,222 GJ of renewable power in 2020. Using the Philippine grid emission factor, we avoided a total of 16,345 Tonnes of CO_2, in 2020 from our renewable power generation. We continue to improve the design of our properties. In our malls for example, we have skylights and glass curtain walls that allow for natural lighting during daytime and LED lights which translate to considerable energy savings. For our office buildings, we have built LEED-certified buildings which are designed and constructed with energy efficient features such as double-glazed glass façade which reduce the need for cooling, as well as LED lights that reduce power consumption.

Opportunities and Management Approach
As prices of solar panels go down, we see more opportunities in scaling our rooftop solar generation. We also see opportunities of purchasing renewable power directly from renewable energy generators through retail electricity supply agreements, to bring down our emissions relevant to our consumption of electricity (scope 2). Solar panels in the commercial centers located in Santiago, Iligan and Butuan will be made fully-operational in 2021.

Water consumption within the organization

Disclosure	Quantity	Units
Water withdrawal	3,831,997.06	Cubic meters
Water consumption[1]	3,194,276.37	Cubic meters
Water recycled and reused[2]	14,835.40	Cubic meters

[1]This covers Office Buildings, Residential, and Commercial Centers. To calculate our water consumption, we need to gather our total water discharge volume in all of our properties. While water withdrawal data is already being consolidated centrally because of its cost implications, water discharge volume is only being tracked at the property level. We will put together the data management system to consolidate discharge data from our 220 properties across the country, and be able to report by 2022.

[2]This covers only Commercial Centers. To calculate our recycled and reused, we need to gather our total water recycled and reused in all of our properties. We will put together the data management system to consolidate discharge data from our 220 properties across the country, and be able to report by 2022.

Water Consumption
Impacts and Risks: Where it occurs, RLC's involvement, stakeholders affected
Water is a vital element of our malls' operations. We work to ensure availability of water to provide our customers clean and well-maintained premises. Because of our constant need for water, we also recognize our responsibility to use this resource as efficiently as possible. We understand that for every litter of water that we consume, we could potentially deprive communities or agriculture the water that they need, given the limited freshwater availability in many cities in the Philippines where we locate.

Management Approach for Impacts and Risks
To the extent that we can, we tap with the local water utility to take advantage of surface water sources. In some areas however, it is currently inevitable that we source from ground water. The water that we use in our operations are treated well before they are discharged. We put in place measures to reduce water consumption in our facilities, such as water saving fixtures in restrooms. We also educate our customers and employees on the importance of water conservation. Thirty-one (31) of our fifty-two (52) Robinsons' malls are designed with either/and (i) rainwater collection system, and (ii) wastewater treatment and recycling facility to reuse water for non-potable uses. Even as we continue to expand our malls, our water consumption has gone down, showing that our efforts on water management are effective. Today, our malls use recycled wastewater for toilets and for garden use. Our wastewater recovery program has reduced our wastewater discharge to public sewers. In our construction activities particularly in residential properties, we conserve water by water rationing for masonry and testing activities onsite. For our Hotels and Resorts Division, water is an essential part of our operations and maintenance. Long and frequent hotel showers and use of pool amenities are a few of the many ways our guests enjoy in their stay in our hotels. Hotel guests expect clean bedsheets, well-maintained amenities, and facilities such as the garden and pool area. Our options for water efficiency are limited to periodic checking of leaks and investment in water-efficient fixtures and water-conserving reminders to our guests. In 2021, we will be installing water softeners for our provincial properties that experience hardness of water supply. This will improve efficiency and reduce high consumption of water. For our properties under development, we

are installing indirect heat exchangers. By doing this, we will save in our maintenance costs by protecting pipes from scaling and also preventing high consumption of water and energy.

Opportunities and Management Approach
We see an opportunity to conserve more water by increasing our wastewater recycling capacity and rainwater harvesting in our different properties. Water catchments and water impounding areas are also good measures we are exploring to help recharge the aquifer and reduce impact of ground water extraction.

Materials used by the organization

Disclosure	Quantity (2020)	Units
Materials used by weight or volume		
• renewable	0	
• non-renewable[1]		
• Cement	73,990,385	Kg
• Glass	148,777	Kg
• Rebars	23,327,703	Kg
Percentage of recycled input materials used to manufacture the organization's primary products and services	0	%

1This covers office buildings, residential properties and the malls/commercial centers.

Materials
Management Approach for Impacts and Risks
Our business entails the use of a considerable number of materials to construct buildings, malls, houses, and paved roads in our subdivisions, mixed-use developments, and townships. We recognize that materials such as cement, rebars, and glass are non-renewable, and it requires high amounts of energy and emissions to produce them. We also recognize that the mining of minerals needed for glass, steel, and cement production could impact biodiversity. Our limestone deposits in the Philippines are also finite, hence conserving the use of minerals will help extend the life of these finite resources for future generations. Materials use impacts all stakeholders in general. Scarcity of materials also impacts pricing which indirectly affects our own competitiveness.

Management Approach for Impacts and Risks
To ensure it remains within a manageable level, we regularly monitor our materials consumption and intensity. We work with our contractors who build our properties to continually improve on designs and construction practices to ensure our buildings are designed and constructed with most optimized use of materials, without compromising quality and durability.

Opportunities and Management Approach
A large part of the cost of constructing a property is the materials. Reducing material use has equivalent financial benefits. We continue to analyze materials efficiency and will use this information to look into better designs and construction systems to increase our efficiency in the use of materials, use more renewable materials and opt to use materials with recycled content.

Ecosystems and biodiversity (whether in upland/watershed or coastal/marine)

This is considered not material for our company since we do not have operations within or adjacent to biodiversity-rich areas.

Environmental impact management

Air Emissions

GHG

Disclosure	Quantity	Units
Direct (Scope 1) GHG Emissions[1]	2,183.31	Tonnes CO2e
Energy indirect (Scope 2) GHG Emissions[2]	252,048.94	Tonnes CO2e
(only required if 80% emission) Indirect Emissions (Scope 3) [3]	N/A	Tonnes CO2e
Emissions of ozone-depleting substances (ODS) R-22 (has ODP of 0.05)[4]	N/A	Kg

[1]Scope 1 includes diesel consumption in operations of office buildings. This excludes direct emissions from other properties such as malls, and Hotels and Resorts.

[2]Boundary covers Hotels and Resorts, Office Buildings, Commercial Centers, and Residential Properties. This excludes industrial facilities – warehouses.

[3,4]We have yet to set-up the system to collect data from the properties.

Greenhouse Gas (GHG) Emissions
Impacts and Risks: Where it occurs, RLC's involvement, stakeholders affected
Most of our emissions come from electricity consumption. The impacts of this activity occur at the power generation facilities. See discussion on impacts for energy, above. For scope 3, while these emissions are owned by our suppliers, they occur in our owned and controlled facilities. Since GHG emissions has global warming and climate change impacts, all stakeholders are generally affected, primarily those that are most vulnerable to climate impacts.

Management Approach for Impacts and Risks
Since our biggest emissions is generated at the power generation, our options for emission reduction are limited to choosing where to buy power while ensuring our efficiency is continually improved. The section on Energy above describes our investments in solar rooftop that has measured impacts in reducing our scope 2 emissions. Most of the emissions that occur in our facilities are contributed by our suppliers. We continue to collect consumption data from our suppliers. We aim to use the data to map the strategies that we will implement in partnership with our suppliers to reduce our overall emissions at the construction.

Opportunities and Management Approach
We see opportunities for reducing carbon emissions through purchase of renewable energy for our malls and office buildings from Retail Electricity Suppliers that can provide RE at a competitive price. This has a potential to significantly reduce our Scope 2 emissions. Moving forward, we will explore this option and find financially viable models for this mitigation strategy.

Air pollutants

Disclosure	Quantity	Units
NOx	3.33	kg
SOx	1.16	kg
COx	4.28	kg
Particulate matter (PM)	6.19	kg

[1] *Data covers only Commercial Centers Division In 2021, we will set-up the right data management system and will report our consolidated results.*

Air Pollutants
Impacts and Risks: Where it occurs, RLC's involvement, stakeholders affected
During operations, the major source of air pollutants is from our properties that have stand-by generators. Since they're stand-by power only, its use is limited only in times of power interruption, which has become very rare in recent years. Unlike bunker C fuel, the generating sets are fueled by diesel oil, which could easily be burnt without the release of soot. Importantly, the air to fuel ratio is optimized during the operation of the generating power units. The impact of operating the generating sets on air quality is expected to be tolerable and will not cause a significant adverse impact to environment or people.

Management Approach for Impacts and Risks
We ensure that we comply with clean air standards of the Department of Environment and Natural Resources (DENR). Our gensets are being tested twice a year by third-party consultants to ensure that it remains within DENR standards.

Opportunities and Management Approach
We see opportunities for reducing our Air Pollutants. We make sure that mitigating measures are properly implemented in all the APCS (Air Pollution Control Systems), installing and properly regular monitoring and maintenance of the generator sets and the air pollution control facilities, such as, mufflers exhausts, and air conditioning systems filters.

Solid and Hazardous Wastes

Solid Waste[1]

Disclosure	Quantity	Units
Total solid waste generated	9,774,971.79	kg
Reusable	131,922.30	kg
Recyclable	3,181.00	kg
Composted	6,306,283.49	kg
Incinerated	none	kg
Residuals/Landfilled	3,333,585.00	kg

[1]*Covers only the waste generated at Commercial Centers/Malls, Hotels and Resorts and Office Buildings upon operations.*

Hazardous Waste[1]

Disclosure	Quantity	Units
Total weight of hazardous waste generated	48,411.84	Kg
Total weight of hazardous waste transported	16,858.26	Kg

[1]*Covers only the hazardous waste generated at our Office Buildings and Commercial Centers/Malls. We have yet to collect data from other properties and will disclose in 2022.*

Solid and Hazardous Wastes
Impacts and Risks: Where it occurs, RLC's involvement, stakeholders affected
Waste generated from our facilities are collected by our accredited waste haulers and disposed properly in the landfills closest to our locations. We recognize gaps in this system because we are unable to fully monitor how much of the wastes are being collected from our facilities and are being recycled versus how much end up in landfills. Landfills may not be ineffective in storing wastes; hence it could potentially contribute to marine litter. This could affect us and our stakeholders, including government, communities, waste pickers, and the environment. Biodegradable wastes in landfills are also a major source of GHG emissions.

Management Approach for Impacts and Risks
We assess the capability of our waste haulers to manage our wastes, including making sure that they dispose of our wastes in a legally operated landfill that meets the standards of DENR. In our properties, we allocate a space for our materials recovery facility. We designate key people to effectively manage and operate the MRFs according to DENR standards. We provide training to our housekeeping staff who handles the wastes to ensure wastes are properly managed, and hauling is done regularly. For hazardous wastes, we engage with DENR accredited transporter and treater. We allocate a separate space to store these wastes in our facilities before they are collected.

Opportunities and Management Approach
With increasing awareness on the issue on marine litter we see an opportunity to be part of the solution and position our properties to have the best waste management system in the country. We are currently improving our waste management system by working with our merchants to replace non-recyclables with recyclables to reduce total residual wastes that are more difficult to manage. We are also working with recyclers to link them with our waste collectors to ensure the recyclable waste we generate are recycled. We are also exploring ways to process our biodegradable waste into compost or energy to reduce the total waste sent to landfills. We are piloting the system in our two malls and if proven to be successful it will be scaled-up to all our commercial centers. Moving forward, this will give us an opportunity to collaborate with our stakeholders. We will innovate on waste flows by providing training and learning opportunities to both our employees and customers.

Effluents

Effluents is relevant in all our properties. By design all our commercial, office, and hotels have been fitted with wastewater treatment facilities to meet with the regulatory requirements of DENR.

Environmental compliance

Environmental Compliance
Impacts and Risks: Where it occurs, RLC's involvement, stakeholders affected
The activities that we do in our value chain such as in construction involves movement of soil, materials, and potential disruption of the environment. Operating large properties like office buildings and malls also consume significant quantities of resources and produce large volumes of wastes. Hence, risk to non-compliance to environmental laws exist across our value chain.

Impacts of non-compliance to environmental laws and regulations could grossly impact our operations and costs, including reputation. Non-compliance could affect a lot of stakeholders from our own employees, to those in the surrounding communities, including the environment itself.

Management Approach for Impacts and Risks
Compliance to environmental laws is fundamental to our operations. We have a designated unit that ensures all aspects of our operations are compliant with relevant laws. We ensure our gensets are maintained well to meet air quality standards and that our sewage treatment facilities are fully operational to ensure our effluents meet the Clean Water Act.

Opportunities and Management Approach
We plan to step-up our internal capability building and improve our systems so that all activities that we will do will remain compliant to regulations. We will invest in training and monitoring activities to correct any non-compliance issues in our operations internally to reduce findings from audits of government and third - party consultants.

SOCIAL

Employee Management

Employee Hiring and Benefits

Employee data

Disclosure	Quantity (2020)	Units
Total number of employees	2,132	#
a. Number of female employees	1,240	#
b. Number of male employees	892	#
Attrition rate[1]	13%	rate
Ratio of lowest paid employee against minimum wage	1:1	ratio

[1]New Hires in 2020 = 217; Turn-over = 508; 2019-2020 average employee count: 2,270
Attrition computation: Total New Hires – Turn-over / Average Total # of Employees last year & current year
(217-508) / (2,408+2,132 / 2)

Employee benefits

List of Benefits	Y/N	% of female employees who availed for the Year (2020)	% of male employees who availed for the Year (2020)
SSS[1]	Y	13%	13%
PhilHealth[1]	Y	6%	4%
Pag-ibig[1]	Y	9%	3%
Parental leaves[2]	Y	5%	5%
Vacation leaves[2 6]	Y	73%	67%
Sick leaves[2]	Y	82%	75%
Medical benefits (aside from PhilHealth)[3]	Y	No data provided by HMO	No data provided by HMO
Housing assistance (aside from Pag-ibig) [4]	N	none	none
Retirement fund (aside from SSS)	N	2%	2%
Further education support	N	5	3
Company stock options	Y	-	-
Telecommuting	Y	No data available	No data available
Flexible-working Hours	Y	No data available	No data available
Rice Subsidy [5]	Y	100%	100%

[1]Based on total number of employees – 2132. Note that 100% of our regular employees are covered by mandatory benefits.
[2]Based on total number of regular employees who are entitled to leaves and the actual number of employees who availed the leaves.
[3]100% of regular employees are covered with at least PhP 60k/month for entry level but availment of HMO benefits is not yet being logged.
[4] We only provide discount privileges to employees
[5] Based on permanent employees only
[6] Unclaimed Vacation and Sick Leaves for non-executive positions are convertible to cash 100% and 50% of daily rate respectively. Unclaimed Sick leaves for executives are convertible at 50% of daily rate.

Diversity and Equal Opportunity

Disclosure	Quantity (2020)	Units
% of female workers in the workforce	58	%
% of male workers in the workforce	42	%
Number of employees from indigenous communities and/or vulnerable sector* Solo Parents only [1]	75	#

**Vulnerable sector includes, elderly, persons with disabilities, vulnerable women, refugees, migrants, internally displaced persons, people living with HIV and other diseases, solo parents, and the poor or the base of the pyramid (BOP; Class D and E).*

[1] *Based on solo parents entitled to solo parent leaves only*

Employee Hiring and Benefits, Diversity and Equal Opportunity
Impacts and Risks: Where it occurs, RLC's involvement, stakeholders affected
Our policy and practice in hiring determines our ability to foster equal distribution of opportunities across diverse set of peoples. For example, setting a policy on gender equality or hiring people coming from vulnerable groups will determine how much opportunity we are able to distribute to the male and female population or vulnerable groups given their nuanced needs and circumstances. Hence, we take our hiring policy seriously to provide everyone a level plane field to access the employment opportunities that we create through our business. The benefits we provide our employees deliver a lasting effect to our employee's quality of life. For example, providing health care coverage to our employees determines their resilience to medical emergencies, which is key to maintaining quality of life. Employees who enjoy good quality of life will tend to be more engaged and productive in the workplace, which impacts our business positively.

Management Approach for Impacts and Risks
Hiring, Benefits, Diversity and Equal Opportunity. We hire based on capability and alignment with the requirements of the job. In our hiring process, we do not discriminate against any person in terms of gender, ethnicity, age, and other circumstances. We apply anticipatory hiring strategy looking at our needs in the next 3-5 years based on our long-term business strategy. We have an intake program to hire early on and better prepare our new hires even before the actual needs arises. In terms of gender diversity, we currently have about 58% female and 42% male. We are working towards striking a better balance in terms of gender. RLC was included in the 2020 Bloomberg Gender Equality Index for scoring at or above global threshold established by Bloomberg to reflect high level of disclosure and over-all performance across the frameworks' five pillars: Female Leadership and Talent Pipeline; Equal pay and Gender Pay Parity; Inclusive Culture; Sexual Harassment Polices; and Pro-Women Brand. In particular, RLC scored high in Female Leadership and Talent Pipeline or equal representation and opportunities in the workplace. RLC's employees are 58% women. It can also be noted that 56% of promoted employees are Female. **Benefits.** We benchmark our benefit structure with the industry standards and adjust accordingly to stay within the industry average. On top of government-mandated benefits, we provide other benefits as part of our engagement initiatives such as healthcare coverage (HMOs), life insurance, medical allowance, rice subsidy, bereavement assistance, discounts to our products, and access to affordable emergency loans. We also take advantage of our business ecosystem in the JG Summit Group by linking our employees to

Robinsons Bank for access to affordable loans tailor fitted for our employees.

Attrition Rate. Our attrition rate is currently at 13%. In exit interviews, we see offers for better employment opportunities remain the biggest reasons for attrition.

Opportunities and Management Approach

Attrition. The COVID Pandemic has made 2020 an exceptional year for RLC due to the reduction of work operations as compliance to the strict health protocols imposed by the government. RLC aims to reduce its attrition rate by 5 percentage points in the next 5 years. The management aims to improve the following, (i). training/ workshops, (ii). increase mentorship and guidance from supervisors, (iii). more discussion with employees and managers on employee's career growth, (iv). as well as review of our benefits and total rewards policy.

Benefits. To improve our talent retention and employee engagement, we see an opportunity to assess the benefit availment rates of our employees across our different benefit types to determine overall effectiveness of our benefit structure. We will continue to innovate on structures that better responds to the real needs of our employees.

Employee Training and Development

Disclosure	Quantity 2020	Units
Total training hours provided to employees		
a. Female employees	1,746	hours
b. Male employees	4,656	hours
Average training hours provided to employees[1]		
a. Female employees	2.61	hours/employee
b. Male employees	3.09	hours/employee

[1]*Training hours indicated here are the Instructor-led classroom internal trainings and online one-on-one/group trainer-led trainings. Not reflected are trainings attended by employees outside the organization, hands-on/on-the job trainings and coaching and mentoring.*

[2] *There are 668 female employees and 1,509 male employees who underwent training in 2020.*

Employee Training and Development

Impacts and Risks: Where it occurs, RLC's involvement, stakeholders affected

The level of training hours is an important driver to employee growth and development. Our ability to meet our employees training needs impacts their overall growth as a professional. Highly trained and highly engaged employees tend to be more productive, which also benefits the company. This year about 1,746 and 4,656 training hours were provided to female and male employees, respectively.

Training hours significantly decreased in number last year compared from 2019 due to the limitations on face-to-face training set-up brought about by the pandemic. For example, the typical whole day on-boarding training that includes classroom workshops and lectures was reduced to 1.5hrs of online training instead.

With this regards, virtual programs and linked-in trainings for self-enrichment and adapting to the new normal situation were made available to employees during the pandemic.

Management Approach for Impacts and Risks
We adopt a centralized learning framework that is anchored on the Core Values of the organization. RLC follows curriculum consistent with the standards of JG Summit group of companies, which are categorized into internal learning courses as follows: 1. **Core Development Programs -** enhances the soft skills of employees. This includes programs on customer service, communication, and professional image. **Management Development Programs** aim to provide a strong leadership and coaching culture in the organization, hence programs aimed to develop these competencies fall under this. **Executive Development Programs** target high potential and high performing leaders. This covers programs on problem solving, negotiation, finance, and strategic communication. 2. **Functional Training Programs.** There are Functional Training Programs that are customized per department that address the gaps of different functions. These programs include development plans for Engineering, Leasing, Marketing, Construction Management, and Operations. There is a continuous development of in-house SMEs (subject matter experts) who continue to impart learning on the job to their colleagues via share and learn sessions that allows for sharing of best practices while learning new technology and trends at the same time. RLC promotes the development of employees by continuously providing relevant and timely training programs anchored on the training needs of the company and the employees.

Opportunities and Management Approach
We continue to anticipate new skills and capability needed by our employees to help us prepare for the future in terms of new technologies and industry practices in real estate. For example, we are continually on the look-out for new and better technologies and practice in managing malls and hotels or in the design and construction of different property formats. Being continually informed on new industry developments enable us to take leadership in the market.

Labor-Management Relations

Disclosure	Quantity 2020	Units
% of employees covered with Collective Bargaining Agreements[1]	1	%
Number of consultations conducted with employees concerning employee-related policies[2]	No data available	#

[1]*The 1% is comprised of the covered rank and file employees of 2 properties, specifically, Holiday Inn Manila Galleria and Summit Circle Cebu.*

[2]*In general, we consult our employees on any new policy that affects our them. Based on our corporate governance we afford ample time for employees to provide their inputs and feedback before we put policies in effect.*

Labor – Management Relations
Impacts and Risks: Where it occurs, RLC's involvement, stakeholders affected
Good labor-management relations create a healthy workplace for us. It enables our employees to raise their concerns to the management. It helps the management find ways to refine its policies and systems that improve our workplace conditions in both construction and in operations particularly in our malls and hotels and resorts. Good workplace conditions help reduce health and safety risks and provide social safety nets for our employees in times of crisis. Poor Labor-Management relations grossly affect performance and inherently has high reputational risk especially when labor unions resort to actions beyond close-door dialogues.

Management Approach for Impacts and Risks
We are committed to providing decent workplace for our employees and provide their needs to be effective in their work. We practice an open-door policy. Employees may directly communicate to their immediate superior or to HR department. We also listen to our employees through employee engagement surveys and other ad Hoc surveys that are conducted by our HR. We also provide informal avenues for employees to raise their concerns to the management, such as lunch meetings and get together activities. Digital tools such as video meetings and group chats were utilized to frequently update our employees of changes at work. This included work protocols in line with the pandemic which provided opportunities for our employees to communicate their concerns to management. However, open lines were established due to limited face-to-face interaction during the pandemic The safety and welfare of our employees are important, protocols were placed to meet the needs of the employees during the pandemic such as the provision of healthcare monitoring system of employees, work from home arrangements, provision of shuttle service for employees, shifting schedules, postponement of construction works, essential health kit etc. The Company ensures the observance of strict implementation and compliance with employment, labor laws and policies with regards to recruitment, employment, retention and benefits of employees. Minimum notice period regarding operational changes ranges from three to six months, dependent on the proponent of change.

Opportunities and Management Approach
We continually look for better ways to solicit feedback from our employees through formal and informal feedback sessions. In November 2020, we received an average score of 76% when we conducted a pulse survey to assess the impression of the employees towards management. This is in terms of employee engagement, collaboration, communication, company leadership, customer focus, personal career growth & development potential, job enablement, pay & benefits, performance & accountability, strategic alignment and work process. In 2021, we aim to create a deliberate approach to account and assess the employees' feedback in a more systematic way.

Workplace Conditions, Labor Standards, and Human Rights

Occupational Health and Safety[1]

Disclosure	Quantity 2020	Units
Safe Man-Hours	4,580,215.80	Man-hours
No. of work-related injuries	10	#
No. of work-related fatalities	0	#
No. of work-related ill-health	8	#
No. of safety drills	60	#

[1]*This disclosure includes the Robinsons Construction Management unit.*

Labor Laws and Human Rights

Disclosure	Quantity 2020	Units
No. of legal actions or employee grievances involving forced or child labor	0	#

Do you have policies that explicitly disallows violations of labor laws and human rights (e.g. harassment, bullying) in the workplace?

Topic	Y/N	If Yes, cite reference in the company policy
Forced labor	Y	Indicated in the Employee Discipline Policies and Guidelines; "Notwithstanding the express enumeration of acts, omission or incidents in the Offenses Subject to Disciplinary Action (OSDA), the pertinent provisions of the Labor Law and allied laws, rules, and regulations are deemed incorporated in the OSDA. For acts or omission not specifically treated in the OSDA, the pertinent provision of law shall apply"
Child labor	Y	
Human Rights	Y	Indicated in OSDA; (1) Sections 3- Acts or Omissions Concerning Relationships with Superior, Attendance to and Performance of Assigned Duties, (2) Section 4- Acts or Omissions Concerning Harmony and Good Order, Safety and Decency at Work • Policy on Sexual Harassment • Policy on Health, Safety and Welfare • Corporate Environment, Health and Safety Policy • Drug Free Workplace Policy • Workplace Policy on Prevention Control of HIV and AIDS, Hepatitis B and Tuberculosis • Special Benefits for Women/Magna Carta for Women • Leave Benefits Policy (includes Expanded Maternity Leave, Solo Parent Leave, Vacation Leave, Sick Leave, Service Incentive Leave, Nuptial Leave, Emergency Leave, Bereavement Leave)

		• Whistleblowing Policy • Data Privacy Policy • Flexible Work Arrangement Policy • Work from Home Program • Mental Health and Wellness Policy • Environment Health and Safety Policy • Retirement and Separation Benefits Policy

[1]*We do not have explicit written corporate policies relating to these topics since these are expressly defined in our Philippine labor laws, which we ensure compliance in all our operations.*

Workplace Conditions, Labor Standards, and Human Rights
Impacts and Risks: Where it occurs, RLC's involvement, stakeholders affected
Compliance to labor laws and human rights standards, as well as safe operation and accident prevention are fundamentals to running a good business. Threats to the rights, health, and safety of our employees impacts our productivity, employee retention, and employee engagement. More importantly, it impacts the wellbeing and quality of life of our employees. Risks to health and safety are greater in construction sites than in operations.

Management Approach for Impacts and Risks
OSH management system is primarily designed to protect the health and safety of individual workers or members of the company. OSH Trainings are regularly conducted for the Lead Persons – Engineers, Security, Operations personnel. Health and safety risks are regularly assessed to identify ways to eliminate or minimize incidence. We set standards for safe working practices and ensure they are practiced by all our employees, especially those involved in construction and operations. In-house auditing and inspections are being conducted by facility's/property engineers and operation's personnel. Documentations is done by engineering and security and validated by the JG Summit Engineering group. Protocols were put in place to ensure protection of the employees from exposure of COVID-19 virus. These included mandatory submission of health declaration, physical distancing in the workplace, work-from-home arrangements, shifting schedules, restrictions on physical meetings & gatherings and strict implementation of sanitation protocols. We established a healthcare team to check and assess conditions of our employees when they have been exposed or display symptoms of the virus. We regularly submit our safety records to the Department of Labor and Employment (DOLE) to comply with their safety, health, and welfare standards and policies. In addition, all properties/facilities of RLC's have clinics to cater to employees and workers. Beyond safety, we ensure all our operations comply with labor laws, including those relevant to forced labor, child labor, and human rights. We conduct periodic internal audits to monitor these risks in all our operations. The findings are discussed in the top management.

Opportunities and Management Approach
We continue to work with our contractors to build a culture of safety in all our construction and operations. More frequent and deliberate activities will be done to educate and remind our employees on safety standards and protocols to strengthen our safety culture and make safety a second nature to our employees not just in the workplace but even in their homes.

Supply Chain Management

Do you have a supplier accreditation policy? If yes, please attach the policy or link to the policy:

Yes. Pertinent portion is re-stated in column no# 3 below.

Do you consider the following sustainability topics when accrediting suppliers?

Topic	Y/N 2020	If Yes, cite reference in the supplier policy
Environmental performance	N[1]	
Forced labor	N[1]	
Child labor	N[1]	
Human rights	N[1]	
Bribery and corruption	Y	4. **As stipulated in Supplier Accreditation Policy,** "…Without the written consent of the company, directly or indirectly offers or gives any benefit or compensation in cash or otherwise, to a company employee because of the employee's association, engagement or duties with the company.

[1]*We do not have explicit written corporate policies relating to these topics since these are expressly defined in our Philippine labor laws, which we ensure compliance in all our operations.*

Supply Chain Management
Impacts and Risks: Where it occurs, RLC's involvement, stakeholders affected
About 59% of our revenue flows to our suppliers. Most of the activities we do in the value chain is carried out by suppliers from construction to property management. Hence the impact of our suppliers to environment, society, and economy (ESE) is a significant portion of our impact. Our supplier's success in delivering their output determines our own success. Their impacts to ESE affect essentially all our stakeholders.

Management Approach for Impacts and Risks
Our current supplier accreditation policy ensures that all our suppliers meet the minimum standards to deliver quality output for us. Through our accreditation process, we assess their capability and compliance to all relevant laws and regulations. **Our supplier accreditation process are as follows:** 1. **Application** - All suppliers intending to do business with any BU must apply for accreditation through the submission of an accomplished Supplier Accreditation Application (SAA) together with the required documents. SAA contains the basic information about the supplier's company, organization, products or services offered and other relevant information necessary to evaluate the supplier's overall competencies.

2. **Appraisal** - RLC shall appraise all suppliers applying for accreditation using a rating system for both the company and the product or service. The Rating System for each accreditation criteria may vary by commodity group. The supplier must meet at least 75% to be recommended for accreditation approval.
3. **Accreditation Approval** – Approval will be done by the corporate supplier accreditation team of the JG Summit group.

On top of accreditation process, the following processes are being done to assess the performance of suppliers.

1. **Maintenance –** All accredited suppliers shall be included and maintained in the supplier information database.
2. **Review and Evaluation** – on a periodic basis, a complete reassessment of the supplier performance like the initial accreditation process will be conducted based on key performance metrics.

Any supplier that fails to comply with minimum standards go through the following recourse: 1) Suspension, 2) Debarment, 3) Appeal Process, and 4) Reinstatement if the supplier is able comply with our minimum standards.

Opportunities and Management Approach
We are reviewing our supplier accreditation policy to include relevant to environment, social, and economic criteria to ensure that our sustainability standards and practices is also applied to the supplier.

Relationship with Community

Significant Impacts on Local Communities

1. Operations with Significant impacts on local communities: ***Lingkod Pinoy Centers***
The *Lingkod Pinoy Centers* emerged from the RLC's desire to ease the delivery of essential government services to every Filipino. It is a one stop shop where people can access a variety of public services. Started in 2011, the *Lingkod Pinoy Center* is now present nationwide to provide convenience and comfortable venues to make transactions. The centers average daily transaction in 2020 is at 31,883. It hosts 19 Government Agencies and offices. By hosting select government satellite offices RLC reduces the need for people to take multiple trips and in process reduce carbon emissions from vehicle use. Location: Available in 45 malls across the country Vulnerable groups: Everyone including vulnerable groups are served. Impact on Indigenous peoples: No particular negative impacts to indigenous groups. Community rights and concerns of communities: It allows the citizens to exercise their rights to access government services. Mitigating Measures: The operations have no significant negative impact, hence it requires no mitigating measures.

2. Operations with Significant impacts on local communities: **Transport Hubs**
RLC presence in several communities makes it a strategic hub for transport connectivity. By providing terminal spaces for public utility vehicles, the malls improve accessibility to several destinations for commuters. Robinsons Malls host a variety of transport services: from P2P buss, UV Express Services and vans, electric and regular jeepneys and tricycles. Some of the Malls also provide loading bays to ensure a safe and systematic way for commuters to board and alight from public transport vehicles. In total, 63,003 sqm of space in Robinsons Malls were allotted for public transport terminals **Location:** Available in 24 malls across the country **Vulnerable groups:** Everyone including vulnerable groups are served. **Impact on Indigenous peoples:** No particular negative impacts to indigenous groups. **Community rights and concerns of communities:** It allows the citizens to exercise their rights to access government services. **Mitigating Measures:** The operations have no significant negative impact, hence it requires no mitigating measures.

3. Operations with Significant impacts on local communities: **Go Hotels Operations & Children's Rights**
Location: All Go Hotels in the country Our hotels are exposed to risks of child abuse that may be committed by some of our customers. **Vulnerable groups:** Yes. Children and Youth **Impact on Indigenous peoples:** No particular negative impacts unique to indigenous groups. **Community rights and concerns of communities:** Children's Rights. **Mitigating Measures:** To manage the risks, we have set-up a Child Safeguarding and Protection policy and practice in our hotels. Go hotels is committed to implement child protection through establishing framework for staff development and capacity-building of tourism professionals and front liners.

4. Operations with Significant impacts on local communities: **Typhoon Ulysses Relief Operations**
In times of crisis that impact jobs and livelihoods, immediate aid and support make a huge difference in helping alleviate the struggles of disadvantages populations. In 2020, RLC took part in extending emergency assistance to address the most urgent humanitarian needs after the Typhoon Ulysses. RLC distributed food relief packs to the affected communities. **Location:** Bulacan **Vulnerable groups:** Communities affected by the typhoon

Impact on Indigenous peoples: No particular negative impacts to indigenous groups.

Community rights and concerns of communities: It provided immediate assistance to the vulnerable group

Mitigating Measures: The operations have no significant negative impact, hence it requires no mitigating measures.

5. Operations with Significant impacts on local communities: **"Working On-The-Go" and "Just-Got-Home":** Go Hotels and Summit Hotels' Flexible Workspaces during COVID
In the time of pandemic, Go Hotels & Summit Hotels opened its doors to accommodate guests who are looking for discounted flexible and convenient work and home spaces strategically located inside Go Hotels. Spaces provided Wi-Fi, cleaning service and a common pantry area with microwave oven, toaster, refrigerator and water dispenser. This provided options to the working community to go about with the transportation challenges and limitations during the community quarantine period. **Location:** Ortigas, Mandaluyong, Quezon City (Magnolia), Cebu **Vulnerable groups:** Communities affected by the community quarantine **Impact on Indigenous peoples:** No particular negative impacts to indigenous groups. **Community rights and concerns of communities:** It provided options for a convenient and work & home arrangements to workers & travelers during the COVID pandemic. **Mitigating Measures:** The operations have no significant negative impact, hence it requires no mitigating measures.

6. Operations with Significant impacts on local communities: **"Locally Sourced"**
RLC hosted Locally Sourced exhibits in 32 malls nationwide to promote local sustainable businesses offering agriculture products. Executed in partnership with the Department of Agriculture and other various agencies, the series of exhibits helped local entrepreneurs showcase and promote their products thereby promoting the local economy and sustainability. **Location:** North Tacloban, Cebu, Iloilo, Jaro, Pavia, Bacolod, Dumaguete, Antique, Roxas, Gensan, Tagum, Butuan, CDO, Iligan, Valencia, Quezon City, Pasig, Magnolia, Malabon, Malolos, Mandaluyong, Antipolo, San Fernando, Angeles, Tuguegarao, Santiago, Imus, Dasmarinas, Manila, Laguna, Imus **Vulnerable groups:** Local communities **Impact on Indigenous peoples:** No particular negative impacts to indigenous groups. **Community rights and concerns of communities:** It allows the local entrepreneurs to exercise their rights to conduct business **Mitigating Measures:** The operations have no significant negative impact, hence it requires no mitigating measures.

7. Operations with Significant impacts on local communities: **"Oplan Kalinga"**
In the time of the pandemic, Go Hotels & Summit Hotels in cooperation with the Department of Health, converted its rooms into quarantine facilities for COVID positive patients. This provided isolation facilities to COVID-positive patients who are incapable of following the latest home quarantine rules. This allowed COVID-positive patients to recuperate in isolated and safe accommodation spaces that practices strict health protocols for theirs and other hotel guests' safety. **Location:** Greenhills, Mandaluyong, Davao, Tagaytay **Vulnerable groups:** COVID positive patients **Impact on Indigenous peoples:** No particular negative impacts to indigenous groups. **Community rights and concerns of communities:** It allows COVID positive patients to exercise their right to a standard living adequate for health & well-being of himself and of his family. **Mitigating Measures:** The operations have no significant negative impact, hence it requires no mitigating measures.

Disclosure on Free and Prior Informed Consent (FPIC) is not material given that there are no operations that is within or adjacent to ancestral domains of indigenous peoples.

Relationship with Communities
Impacts and Risks: Where it occurs, RLC's involvement, stakeholders affected
Community could get impacted positively or negatively ranging from physical risks to social and economic risks. For example, displacement can be both physical displacement or economic displacement due to our presence. Negative impacts in the community could have significant impact to our reputation and social license to operate. Conversely, delivering positive benefits to community enable us to build stronger partnerships such as in local sourcing of goods and talents.

Management Approach for Impacts and Risks
Our social/community impact assessment and risk management process is a mandatory process that guides sustainability-related risk management and integrates a risk register into operating plans. As part of that process, exploration, production and major projects are examined against the physical, social and political settings of our operations. Local concerns may influence the potential importance of these stakeholder and environmental matters including long-term risks and cumulative impacts. Risks are identified and described by a diverse group of subject matter experts in each business unit (BU) and project. To help Business Units in Community Assessment and affairs a System Management Approach is developed: 1. Impact and Risk Assessment- Assessment is basically the identification of potential and likely risks within a particular community, and the process of prioritizing those risks. The community risk assessment process can be as complex and detailed as local resources permit. Or, using basic skills and resources available to most organizations, can be a more simplified process that will produce basic information that can be used effectively for intervention/enhancement projects.

2. Mapping Stakeholders and Prioritizing Risks- Identifying the people related to the project, those who will be affected by the development and those than can influence, and to help develop strategies to engage these people in the right way. In most contexts community development projects will have a wide-variety of actors. Also, during this process, a risk register is developed looking at the long term and short term, and also looking at the probability and severity. 3. Addressing the Risk- A structured and coherent approach to managing the identified and ranked risk. 4. Engage Stakeholders- Communicate and collaborate on strategies and action plans in addressing risks and impacts. 5. Measure and Monitor- Tracking and assess actions to ensure ongoing adequacy and effectiveness of the management system. Over-all, incorporating community affairs strategy into business brings transformative power through business excellence. Our philosophy is based on the idea that corporate success and social welfare are interdependent. A business needs a healthy, educated workforce, sustainable resources and adept government, to prosper and compete effectively. Also, for society to thrive, profitable and competitive business must be developed and supported to create income, wealth, tax revenues and opportunities for engaged social development.

Opportunities and Management Approach
RLC is currently cascading the Community Assessment tool to be used during the different phases of development; from Business development, construction and operations of projects and properties. Done properly, commercial development can improve a local community in more ways than one, by adjusting, innovating and continuously improving systems, services and products being put-out by the company. Accordingly, since engagement and transparent reporting and disclosure of how we minimize and mitigate risks associated with construction and operations is a top business priority and key concern of our stakeholders; periodic communication and reporting is to be enhanced.

Customer Management

Customer Satisfaction

Disclosure	Score	Did a third-party conduct the customer satisfaction study (Y/N)?
Customer satisfaction [1]	63%	N

[1]This is based on survey conducted in 2 business units only: Robinsons Residences and Robinson Hotels & Resorts. The other business units are still developing their customer satisfaction surveying system.

Health and Safety

Disclosure	Quantity	Units
No. of substantiated complaints on product or service health and safety [2]	263	#
No. of complaints addressed [3]	270	#

[2] Residential Division: 263 + Hotels & Resorts Division: 0

[3] Residential Division: 254 + Hotels & Resorts Division: 16

Marketing and labelling

This topic is not material to our company, since we do not sell fast-moving consumer products.

Customer Privacy

Disclosure	Quantity	Units
No. of substantiated complaints on customer privacy [1]	0	#
No. of complaints addressed	0	#
No. of customers, users and account holders whose information is used for secondary purposes	0	#

[1] *Substantiated complaint include complaints from customers that went through the organization's formal communication channels and grievance mechanisms as well as complaints that were lodged to and acted upon by government agencies.*

Data Security

Disclosure	Quantity	Units
No. of data breaches, including leaks, thefts and losses of data	0	#

Customer Management - Health and Safety, Customer Privacy and Data Security

Impacts and Risks: Where it occurs, RLC's involvement, stakeholders affected

Customer management is fundamental to corporate success and sustainability. Our ability to keep our customers satisfied is at the core of our performance as a corporation. Ensuring their health and safety in the use of our products, and protecting their information are ways to deliver customer satisfaction.

Our inability to meet their expectation poses a significant risk to our viability in both the short-and-long term horizons.

Management Approach for Impacts and Risks

Customer Satisfaction. We conduct periodic market research to gauge customer expectations and build the right products and services to meet their expectations, needs, and capabilities. Our customer satisfaction surveys tell us whether the products and services as designed has indeed met their requirements. We continually iterate and improve our performance through these processes.

Health and Safety. We ensure that our properties do not pose any risk to health and safety of our employees. This is assured from the design process to construction as well as operations that it meets the highest building standards that ensures it is resilient to any structural threats. In our properties, we continue to assess risks to our customers such as slippage and fall and periodically audit to ensure compliance to our standards.

Protocols were put in place to ensure protection of the employees from exposure of COVID-19 virus. These included mandatory submission of health declaration (i.e. Fit To Work Certification), physical distancing in the workplace, work-from-home arrangements, shifting schedules, restrictions on physical meetings & gatherings and strict implementation of sanitation protocols. We established a healthcare team to check and assess conditions of our employees when they have been exposed or display symptoms of the virus.

Customer Privacy and Data Security. All customer personal information of our transactions is collected and handled in accordance with the Data Privacy Act of 2012. The contact details of our Data Protection Office are visible on our company website and various privacy notices to receive data privacy inquiries and complaints.

To protect customer data as well as all our other confidential information, we have implemented a strong security policy, put in place advanced network security protection and monitoring process in the following aspects of our data management system:

- Secured Email System. RLC is using advanced security protection thru Microsoft Office 365 as employee's corporate email. It provides URL filtering, screening of attachments and links to be protected from spam and phishing.
- End-point Security Protection. RLC installed Symantec Endpoint Protection as last defense layer to protect end-user from malware, spam and phishing.
- Protection of RLC's edge network. RLC used a strong network firewall rules that serve as a network gateway to only allow authorized and specific ports to pass through. It also includes URL filtering and secured VPN connections among its remote sites.
- Disallowed the use of external storage by employees.
- We have corporate information security team that performs Security Vulnerability Assessment and Penetration Testing (SVAPT) on regular and on-demand basis specially before we launch a new website
- 24x7 IT Service Desk that also monitors all our network, systems and applications thru our monitoring system which could detect performance degradation, capacity threshold breach and availability faults. The team is alerted and performs remediation actions following incident management process and service level targets.

Opportunities and Management Approach
Customer management is a continual improvement process. We continually assess our customer experience journey and find ways to better meet their expectations. Moving forward, we aim to define more precise metrics for measuring our performance on these areas. Beyond customer satisfaction, we intend to measure the real economic and social value we contribute to our customers and their stakeholders, such as how our malls are able to increase their access to market through increased foot traffic to our malls to better understand how our product enable them to grow as they locate with us. A more systematized measurement of economic and social value will enable us to better optimize our products for increased value to the customers we serve and to society in general.

UN SUSTAINABLE DEVELOPMENT GOALS

Product or Service Contribution to UN SDGs

Key products and services and its contribution to sustainable development.

Key Products and Services	Societal Value / Contribution to UN SDGs	Potential Negative Impact of Contribution	Management Approach to Negative Impact
Office Space	We provide a suitable location where businesses can operate and grow contributing to job creation and increased economic activity in the areas where we locate. To date we have 666,448 square meters of gross floor area.	Apart from the environmental, social, and economic impacts identified above, we see no further material negative impacts of this product to SDGs.	Nothing material that we could identify
Mall Space	We provide a space where our customers (merchants) benefit from the foot traffic to the malls. It allows foreign and local enterprises to access key markets and scale their businesses. People around our locations can access quality products that meets their needs from food, medicine, clothing, and other needs that improve their quality of life. To date, we have a total of 2,989,931 square meters of gross floor area. In addition, 21 of our malls offer low-carbon malls spaces, as they're fitted with solar panels that meets a significant part of their power requirement.	Current businesses could be negatively affected through reduced customers. Increased consumerism could reduce savings of citizens. May cause traffic congestion that reduces productivity of population.	When we enter a location, we map which local enterprises could be negatively affected by our entry. We assess the impact and provide opportunities for the affected parties to locate in our mall, or their household members to given employment opportunities.
Hotel Rooms	We provide affordable, quality accommodation options for tourists who contribute economic value to the local areas where we operate. People who travel to offsite locations on business are also able to access quality rooms that meets their budget. Currently, we have 2,368 rooms in our Go Hotels and Summit Hotels Brands.	Apart from the environmental, social, and economic impacts identified above, we see no further material impacts of this product to SDGs.	Nothing material that we could identify
Vertical and Residential Products	We help families achieve their dreams of owning a home. We have a deep understanding of the needs of	Apart from the environmental, social, and economic impacts	Nothing material that we could identify

	our customers and build for them a house that meets their needs wherever they are in their journey towards financial freedom. In 2020, we have a total of 50,166 residential units.	identified above, we see no further material impacts of this product to SDGs.	
Logistics (Storage)	We provide storage space that help product-based businesses make their distribution system more efficient, ensuring that their goods are well secured. To date we have 93,000 square meters of warehouse space.	Apart from the environmental, social, and economic impacts identified above, we see no further material impacts of this product to SDGs.	Nothing material that we could identify
Master planned mixed-use developments and townships	Our master planned properties are designed to foster resilience, mobility, security, connectivity, and comfort. With well-designed combination of office space, commercial and residential areas, we create an urban environment that supports economic growth in a manner that protects the environment and puts people's needs at the heart of it. With efficient master-planning, innovative designs, and quality construction, our townships will raise the standards of mixed-use developments in the country. Overall, the locations and design will attract foreign investments that will increase our country's overall economic pool. The compact communities that we built also helps reduce the need to travel by car, fosters walkability, that has long term benefits to air quality, health, and climate mitigation. Currently, we have a total of 256 hectares of township developments.	Apart from the environmental, social, and economic impacts identified above, we see no further material impacts of this product to SDGs.	Nothing material that we could identify

Annex A. Location of Operations

Robinsons Malls (Total of 52)

Robinsons Malls	Address	Year Opened
Metro Manila (9)		
Robinsons Galleria	EDSA corner Ortigas Avenue, Quezon City	1990
Robinsons Place Manila	M. Adriatico Street, Ermita, Manila	1997
Robinsons Novaliches	Quirino Highway, Novaliches, Quezon City	2001
Robinsons Metro East	Marcos Highway, Brgy. Dela Paz, Pasig City	2001
Forum Robinsons	EDSA Corner Pioneer Road, Mandaluyong City	2004
Robinsons Otis	P.M. Guanzon St., Paco, Manila	2007
Robinsons Magnolia	Aurora Blvd. corner Doña Hemady St., Quezon City	2012
Magnolia Expansion	Aurora Blvd. corner Doña Hemady St., Quezon City	2019
Robinsons Town Mall Malabon	Gov. Pascual Ave. cor. Crispin St., Tinajeros, Malabon	2013
Robinsons Place Las Piñas	Alabang-Zapote Road, Brgy. Talon, Las Piñas City	2014

Outside Metro Manila Robinsons Malls	Address	Year Opened
Luzon ex-Metro Manila (22)		
Robinsons Place Imus	Aguinaldo Highway, Tanzang Luma V, Imus, Cavite	1998
Robinsons Town Mall Los Baños	Lopez Avenue, Batong Malaki, Los Baños, Laguna	2000
Robinsons Star Mills Pampanga	San Jose, San Fernando, Pampanga	2002
Robinsons Santa Rosa	Old Nat'l Hi-way, Brgy Tagapo, Sta Rosa, Laguna	2002
Robinsons Place Dasmariñas	Pala-Pala, Dasmarinas, Cavite	2003
Robinsons Place Lipa	Mataas Na Lupa, Lipa City, Batangas	2003
Robinsons Cainta	Ortigas Avenue Extension, Junction, Cainta, Rizal	2004
Robinsons Place Angeles	McArthur Highway, Balibago, Angeles City, Pampanga	2004
Robinsons Luisita	McArthur Highway, Brgy. San Miguel, Tarlac City	2007
Robinsons Cabanatuan	Km. 3, Maharlika Highway, Cabanatuan City	2008
Robinsons Pulilan	Trinidad Highway, Brgy. Cutcot, Pulilan, Bulacan	2008
Summit Ridge Tagaytay	Km. 58, Tagaytay-Nasugbu Road, Tagaytay City	2008
Robinsons Ilocos Norte	Brgy. 1 San Francisco, San Nicolas, Ilocos Norte	2009
Robinsons Place Pangasinan	McArthur Highway, Brgy. San Miguel, Calasiao Pangasinan	2012
Robinsons Place Palawan	National Highway, Brgy. San Miguel, Puerto Princesa City	2012
Robinsons Place Malolos	MacArthur Highway, Brgy. Sumapang Matanda, Malolos City, Bulacan	2013
Robinsons Place Santiago	Maharlika Highway, Brgy Mabini, Santiago City, Isabela	2014

Robinsons Place Antipolo	Sumulong Highway, cor. Circumferential Road, Antipolo City	2014
Robinsons Place General Trias	Governor's Drive, General Trias, Cavite	2016
Robinsons Place Naga	Roxas Ave., cor. Almeda Highway, Brgy. Triangulo, Naga City, Camarines Sur	2017
Robinsons Place Tuguegarao	Brgy. Tanza, Tuguegarao City, Cagayan	2018
Galleria South	San Pedro, Laguna	2019

Robinsons Malls	**Address**	**Year Opened**
Visayas (14)		
Robinsons Place Bacolod	Lacson Street, Mandalagan, Bacolod City	1997
Robinsons Fuente Cebu	Fuente Osmena, Bo. Capitol, Cebu City	2000
Robinsons Place Iloilo	Quezon-Ledesma Street, Rojas Village, Iloilo City	2001
Robinsons Cybergate Bacolod	Barrio Tangub, National Road, Bacolod City	2004
Robinsons Place Tacloban	National Highway, Marasbaras, Tacloban City	2009
Robinsons Place Dumaguete	Calindagan Business Park, Dumaguete City	2009
Robinsons Cybergate Cebu	Don Gil Garcia St., Capitol, Cebu City	2009
Robinsons Place Roxas	Immaculate Heart of Mary Avenue, Pueblo de Panay, Brgy. Lawa-an, Roxas City, Capiz	2014
Robinsons Place Antique	Brgy. Maybato, San Jose, Antique	2015
Robinsons Galleria Cebu	Gen. Maxilom Ave. Ext, Cebu City, Cebu	2015
Robinsons Place Jaro	E Lopez St. Jaro, Iloilo City, Iloilo	2016
Robinsons North Tacloban	Brgy. Abucay, Tacloban City, Leyte	2017
Robinsons Place Ormoc	Brgy. Cogon, Ormoc City, Leyte	2018
Robinsons Place Pavia	Brgy. Ungka 2, Pavia, Iloilo	2018

Robinsons Malls	**Address**	**Year Opened**
Mindanao (7)		
Robinsons Cagayan de Oro	Limketkai Complex, Lapasan, Cagayan De Oro City	2002
Robinsons Cybergate Davao	J. P. Laurel Avenue, Davao City	2009
Robinson Place General Santos	Jose Catolico Sr. Ave., Lagao, General Santos City	2009
Robinsons Place Butuan	J.C. Aquino Avenue, Brgy Libertad, Butuan City	2013
Robinsons Place Tagum	Tagum City, Davao del Norte	2016
Robinsons Place Iligan	Macapagal Ave., Brgy. Tubod, Iligan City, Lanao del Norte	2017
Robinsons Place Valencia	Sayre Highway, Brgy. Hagkol, Bagontaas Valencia, Bukidnon	2018

Office Buildings (Total of 25)

Office Building

Name	Location	Address	Size & designation
Metro Manila (16)			
Galleria Corporate Center	Quezon City	Along EDSA corner Ortigas Ave, Quezon City	30-storey
Robinsons-Equitable Tower	Ortigas Center, Pasig City	Corner of ADB Ave and Poveda St., Ortigas Center, Pasig City	45-stroey
Robinsons Summit Center	Makati City	Ayala Avenue, Makati City	37-storey
Robinsons Cybergate Center Tower 1	Mandaluyong City	Pioneer St., Mandaluyong City	18-storey
Robinsons Cybergate Center Tower 2	Mandaluyong City	Pioneer St., Mandaluyong City	27-storey
Robinsons Cybergate Center Tower 3	Mandaluyong City	Pioneer St., Mandaluyong City	27-storey
Robinsons Cybergate Plaza	Mandaluyong City	EDSA, Mandaluyong City	12-storey
Robinsons Cyberscape Alpha	Ortigas Center, Pasig City	Sapphire and Garnet Roads, Ortigas Center, Pasig City	26-storey
Robinsons Cyberscape Beta	Ortigas Center, Pasig City	Ruby and Topaz Roads, Pasig City	37-storey
Tera Tower	Bridgetowne West, Quezon City	Bridgetowne, E. Rodriguez (C5) Avenue, Quezon City	20-storey
Cyber Sigma	Fort Bonifacio, Taguig City	Lawton Avenue, McKinley West, Fort Bonifacio, Taguig City	21-storey
Robinsons Cyberscape Gamma	Ortigas Center, Pasig City	Ruby and Topaz Roads, Pasig City	37-storey
Exxa Tower	Bridgetowne West, Quezon City	Bridgetowne, E. Rodriguez (C5) Avenue, Quezon City	20-storey
Zeta Tower	Bridgetowne West, Quezon City	Bridgetowne, E. Rodriguez (C5) Avenue, Quezon City	20-storey
Cybergate Magnolia	Cubao, Quezon City	Aurora Blvd. corner Doña Hemady St., Quezon City	10-storey
Giga Tower	Bridgetowne West, Quezon City	Bridgetowne, E. Rodriguez (C5) Avenue, Quezon City	20-storey

Provincial (9)

Name	Location	Address	Size & designation
Robinsons Cybergate Cebu	Cebu City	Fuente Osmena, Bo. Capitol, Cebu City	3-storey
Robinsons Galleria Cebu Office	Cebu City	Gen. Maxilom Avenue, Cebu City	4-storey
Robinsons Place Ilocos Office	Ilocos Norte	San Nicolas, Ilocos Norte	4-storey

Robinsons Luisita Office	Luisita Tarlac	McArthur Highway Bo. Tarlac City, Tarlac	3-storey
Robinsons Luisita 2 (BPS)	Luisita Tarlac	McArthur Highway Bo. Tarlac City, Tarlac	3-storey
Cybergate Delta Tower 1	Davao City	JP. Laurel Ave., Davao City	5-storey
Cybergate Naga	Naga City	Almeda Highway, cor Roxas Avenue, Naga, Camarines Sur	4-storey
Cybergate Delta Tower 2	Davao City	JP. Laurel Ave., Davao City	5-storey
Robinsons Luisita 3 (BPS)	Luisita Tarlac	McArthur Highway Bo. Tarlac City, Tarlac	3-storey

work.able Centers	Location	Size in sqm
work.able Cyberscape Gamma 1 & 2	Cyberscape Gamma Topaz & Ruby Roads, Ortigas Center Pasig City	1,846
work.able Exxa-Zeta	Exxa & Zeta Towers, Bridgetowne E. Rodriguez Jr. Ave., C5 Road Ugong Norte Quezon City	1,347
work.able Sigma (BTS)	Cyber Sigma, Lawton Avenue, Bonifacio, Taguig City	309
work.able Giga (BTS)	Giga Tower, Bridgetowne E. Rodriguez Jr. Ave., C5 Road, Ugong Norte Quezon City	618
Total		**4,120**

Hotels and Resorts (Total of 20 owned hotels and resort)

#	Locations	Address	No. of Rooms
	Metro Manila		
1	Go Hotels Mandaluyong	UG/F, Robinsons Cybergate Plaza, EDSA cor. Pioneer Street, Mandaluyong City, 1550	223
2	Go Hotels Otis	5F Robinsons Otis 1536 Paz Guazon St. 831 Zone 90 Paco Manila, 1007	118
3	Go Hotels Ortigas Center	Robinsons Cyberscape Alpha, Garnet Road, Ortigas Center, Pasig City, 1605	198
	VISAYAS		
1	Go Hotels Puerto Princesa	North Road, Brgy. San Manuel, Puerto Princesa City, Palawan, 5300	108
2	Go Hotels Dumaguete	Calindagan corner South Road, Dumaguete Central Business District, Dumaguete City, 6200 Negros Oriental, 6200	102
3	Go Hotels Tacloban	Tabuan National Highway, Marasbaras, Tacloban City, Leyte, 6500	98
4	Go Hotels Bacolod	Lacson Street, Mandalagan, Bacolod City 6100, Negros Occidental	108
5	Go Hotels Iloilo	Ledesma Street Corner Queson Street, Iloilo City, Iloilo 5000	167

	MINDANAO		
1	Go Hotels BUTUAN	JC Aquino Ave., Brgy. Bayanihan, Butuan City, Agusan Del Norte, 8600	104
2	Go Hotels Lanang Davao (JV)	Phoenix Mega Service Station, J.P Laurel Ave., cor. Arroyo St., Lanang, Davao City, 8000	183
3	Go Hotels Iligan	Robinsons Place Iligan, Brgy. Tubod, Iligan City, Lanao Del Norte	100
Roxaco-Asia-Hospitality Group (Franchisee)			
1	Go Hotels Parañaque	608 Quirino Avenue, Brgy. Tambo, Parañaque City	199
2	Go Hotels North Edsa	1107 EDSA, Veterans Village, Bago Bantay, Quezon City	167
3	Go Hotels Ermita	1412 A. Mabini St. Ermita Manila City	219
4	Go Hotels Timog	63 Timog ave South Triangle Quezon City	219
	Total		**804**
	LUZON		
1	Summit Ridge	Km. 58 Gen. Aguinaldo Highway, Maharlika West, Tagaytay City, Philippines	108
2	Summit Magnolia	Robinsons Magnolia, Dona M. Hemady Avenue corner Aurora Boulevard, New Manila, Quezon City 111	82
3	Summit Greenhills	13 Annapolis, San Juan, 1504 Metro Manila	100
	VISAYAS		
1	SCC Fuente	Fuente Osmeña Corner F. Ramos St. Cebu City	211
2	SGC Maxilom	Gen. Maxilom Ave cor. Benedicto St. Cebu City	220
3	SHT Tacloban	Brgy. Marasbaras, Tacloban City, Leyte	138
	Total		859
#	**Locations**	**Address**	**No. of rooms**
	Metro Manila		
1	Holiday Inn	ADB Avenue, Ortigas Center, Pasig	285
2	Dusit Thani	Mactan, Cebu	271
3	Crowne Plaza	Ortigas Ave., corner ADB Ave., Ortigas Center, Quezon City	263
	Total		819

Residential Buildings

Project Name	**Address**
COMMUNITIES	
Acacia Escalades Condominium Corporation	Amang Rodriguez Ave corner Calle Industria, Brgy. Manggahan, Pasig City
Axis Residences Condominium Corporation	Pioneer St., Brgy. Barangka Ilaya, Mandaluyong City
Escalades at 20th Avenue Condominium Corporation	Corner 20th Avenue and Aurora Boulevard, Cubao, Quezon City
Escalades East Tower Condominium Corporation	20th Avenue, San Roque, Cubao, Quezon City

Escalades South Metro Condominium Corporation	Meralco Rd. corner Dr. A. Santos, Brgy. Sucat, Muntinlupa City
Gateway Garden Ridge Condominium Corporation	Epifanio Delos Santos Ave., Brgy. Barranca, Mandaluyong City
The Pearl Place Condominium Corporation	Gold Loop corner Pearl Drive, Brgy. San Antonio, Pasig City
The Wellington Courtyard Condominium Corporation	J.P. Rizal Avenue cor. Mayor's Drive, Tagaytay City
Woodsville Viverde Mansions Condominium Corporation	Edison Ave. corner West Service Rd., Brgy. Merville, Parañaque City
Project Name	**Address**
RESIDENCES AND LUXURIA	
Robinsons Adriatico Residences Condominium Corporation	Adriatico St. corner Pedro Gil, Ermita, Manila
Amisa Private Residences Condominium Corporation	Brgy. Punta Engaño, Lapu-Lapu City, Cebu
Azalea Place Cebu Condominium Corporation	Gorordo Ave., Brgy. Lahug, Cebu City
East of Galleria Condominium Corporation	Topaz Road corner Ruby Road, Ortigas Center, Pasig City
Fifth Avenue Place Condominium Corporation	5th Ave. corner 21st Drive, Bonifacio Global City, Taguig
Galleria Regency Condominium Corporation	Ortigas Ave. corner ADB Ave., Quezon City
Mckinley Park Residences Condominium Corporation	3rd Avenue corner 31st Street, Crescent Park West, Fort Bonifacio, Taguig City
Robinsons Gateway Residences Condominium Corporation	Pioneer Street, Mandaluyong City
Robinsons Place Residences Condominium Corporation	Padre Faura St., Ermita, Manila
Sonata Private Residences Condominium Corporation	San Miguel Avenue corner Lourdes St., Mandaluyong City
Signa Designer Residences Condominium Corporation	Valero Street corner Rufino Street, Salcedo Village, Makati City
The Sapphire Bloc Condominium Corporation	Sapphire, Garnet, and Onyx Roads, Ortigas Center, Pasig City
The Fort Trion Towers Condominium Corporation	8th Avenue corner McKinley Parkway, Fort Bonifacio, Taguig City
Robinsons Fort Residences Condominium Corporation	8th Avenue corner McKinley Parkway, Fort Bonifacio, Taguig City
TMR New Manila Condominium Corporation	The Magnolia Residences, Aurora Blvd. corner Doña Hemady and N. Domingo Streets, New Manila Quezon City
Vimana Verde Residences Condominium Corporation	St. Martin, Brgy. Oranbo, Pasig City

Woodsville Residences Condominium Corporation	West Service Road, Brgy. Merville, Parañaque City
The Radiance North-South Manila Bay Condominium Corporation	Roxas Boulevard corner Maytubig Street, Pasay City

Robinsons Homes	
Property Name	**Address**
Brighton Parkplace	Brgy. Araniw, Laoag, Ilocos Norte
Brighton Parkplace North	Brgy. Araniw, Laoag, Ilocos Norte
Hanalei Heights	Brgy. Balatong, Laoag City, Ilocos Norte
Fernwood Parkhomes	Brgy. Magalang, Mabalacat Road, Pampanga
Forest Parkhomes	Brgy. Sto. Niño, Angeles City
Forest Parkhomes North	Brgy. Sto. Niño, Angeles City
Grand Tierra	Brgy. Sto. Domingo I Capas, Tarlac
Brighton Baliwag	J.P. Rizal St. Brgy. Sta. Barbara, Baliuag Bulacan
Mirada Dos	Brgy. Sindalan, San Fernando Pampanga
Rosewood Parkhomes	Brgy. Cutcut, Angeles City
Robinsons Homes East	Brgy. San Jose, Antipolo City
San Lorenzo Homes	Brgy. San Jose, Antipolo City
San Jose Estates	Brgy. San Jose, Antipolo City
St. Bernice Estates	Brgy. San Jose, Antipolo City
St. Judith Hills	Brgy. San Jose, Antipolo City
Springdale Phase 1 at Pueblo Angono	Brgy. Mahabang Parang, Angono Rizal
Springdale Phase 2 at Pueblo Angono	Brgy. Mahabang Parang, Angono Rizal
Brighton at Pueblo Angono	Brgy. Mahabang Parang, Angono Rizal
Robinsons Residenza Milano	Brgy. San Isidro, Batangas City
Robinsons Vineyard	Brgy. Sampaloc IV, Dasmariñas, Cavite
Southsquare Village	Brgy. Pasong Kawayan II, General Trias, Cavite
Bloomfields Heights Lipa	Brgy. Tibig, Lipa City, Batangas
Bloomfields Tagaytay	Brgy. Maharlika, Tagaytay City
Brighton Puerto Princesa	Brgy. Santa Lourdes, Puerto Princesa, Palawan
Aspen Heights	Brgy. Danglag, Consolacion, Cebu
Blue Coast Residences	Brgy. Punta Engaño, Mactan, Cebu
Brighton Bacolod	Brgy. Estefania, Bacolod, Negros Occidental
Fresno Parkview	Brgy. Lumbia, Cagayan De Oro City
Hillsborough Pointe	Upper Carmen, Cagayan De Oro City
Richmond Hills	Brgy. Camaman-an, Cagayan De Oro City
Bloomfields Cagayan De Oro	Brgy. Lumbia, Cagayan De Oro City
Robinsons Davao Highlands	Brgy. Buhangin, Davao City
Montclair Highlands	Diversion Road, Buhangin, Davao City
Nizanta at Ciudades	Brgy. Tigatto & Waan, Davao City
Bloomfields Davao	Brgy. Angliongto Sr., Buhangin District Lanang, Davao City
Bloomfields General Santos	Nat'l Highway, Brgy. Labangal, General Santos City

Robinsons Land Logistics (RLX)	
Property Name	**Location**
RLX Sucat 1	East Service Road, Brgy. Sucat, Muntinlupa City, Metro Manila
RLX Calamba 1	Brgy. Maunong, Calamba City
RLX Calamba 1B	Brgy. Maunong, Calamba City
RLX Sierra Valley	Ortigas Extension Ave, Cainta, Rizal

RLC Integrated Developments	
Property Name	**Location**
Bridgetowne West	Brgy. Ugong Norte, Quezon City, Metro Manila
Bridgetowne East	Brgy. Rosario, Pasig City
Sierra Valley	Ortigas Extension Ave, Cainta, Rizal
Montclair	Brgy. Manuali, Porac, Pampanga

PART VI - EXHIBITS AND SCHEDULES

Item 17. Exhibits And Reports On SEC Form 17-C

(A) Exhibits-See Accompanying Index To Exhibits (Page 267)

The following exhibit is filed as a separate section of this report:

(Exhibit 18) Subsidiaries Of The Registrant (page 268)

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 July 1, 2020 to December 31, 2020:

Date of Disclosure	Subject Matter
August 14, 2020	PSE Disclosure Form 4-30 – Appointment of the Chairman and members of the Board Committees
September 30, 2020	PSE Disclosure Form 4-8 – Appointment of New Corporate Secretary
October 22, 2020	PSE Disclosure Form 4-2 – Appointment of New Compliance Officer

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 ________ on ______________

By:

Lance Y. Gokongwei Chairman (Acts as Principal Financial Officer) 03.30.2021	**Frederick D. Go** President & Chief Executive Officer 03.30.2021
Ktan **Kerwin Max S. Tan** Chief Financial Officer, Chief Risk Officer and Compliance Officer 03.30.2021	**Anna Katrina C. De Leon** VP - Group Controller/ Principal Accounting Officer 03.30.2021

Elaine G. Miranda-Araneta
Corporate Secretary
03.30.2021

SUBSCRIBED AND SWORN to before me this APR 08 2021 day of QUEZON CITY 2021, affiant(s) exhibiting to me his/their Residence Certificate, as follows:

NAMES	RES. CERT. NO.	DATE OF ISSUE	PLACE OF ISSUE
Lance Y. Gokongwei	P6235422B	Feb. 05, 2021 - Feb. 04, 2031	DFA NCR Central
Frederick D. Go	P6269618B	Feb. 12, 2021 - Feb. 11, 2031	DFA NCR Central
Kerwin Max S. Tan	P0352145A	Sept. 23, 2016 - Sept. 22, 2021	Manila
Anna Katrina C. De Leon	P4268459B	Dec. 26, 2019 - Dec. 25, 2029	DFA Malolos
Elaine G. Miranda-Araneta	SSS No. 03-9901046-8		

ATTY. JAY T. BORROMEO
Notary Public
For and in Quezon City
Valid Until Dec. 31, 2022
IBP No. 132416 / 11-10-20 for 2021, Quezon City
PTR No. 0598901 / 01-04-21, Quezon City
Roll No. 49649 / TIN 156-545-237
Adm Matter No. NP-005 (2021-2022)
MCLE Compliance No. VII-0002196
Issued On 02/26/2020, Until 04/14/2025
Add. NGO (National Government Office) ...

Doc No. 220;
Page No. 46;
Book No. XVI
Series of 2021

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
INDEX TO CONSOLIDATED FINANCIAL STATEMENTS AND SUPPLEMENTARY SCHEDULES
SEC FORM 17-A

ROBINSONS LAND CORPORATION

12F, Robinsons Cyberscape Alpha, Sapphire and Garnet Roads Ortigas Center, Pasig City Philippines
Telephone Numbers: (632) 397-1888 / 397-0101

March 30, 2021

Securities and Exchange Commission
Ground Flr - North Wing, PICC Secretariat Building,
Philippine International Convention Center (PICC) Complex,
Roxas Boulevard, Pasay City.

The management of Robinsons Land Corporation and Subsidiaries is responsible for the preparation and fair presentation of the consolidated financial statements including the schedules attached therein, for the years ended December 31, 2020, 2019 and 2018, in accordance with the prescribed financial reporting framework indicated therein, 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.

In preparing the financial statements, management is responsible for assessing the Company's ability to continue as a going concern, disclosing, as applicable matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the Company or cease operations, as has no realistic alternative but to do so.

The Board of Directors is responsible for overseeing the Company's financial reporting process. The Board of Directors reviews and approves the financial statements, including the schedules attached therein, and submits the same to the stockholders.

Sycip, Gorres, Velayo and Co. (SGV), the independent auditor appointed by the stockholders, has audited the consolidated financial statements of the company in accordance with Philippine Standards on Auditing, and in its report to the stockholders, has expressed its opinion on the fairness of presentation upon completion of such audit.

Lance Y. Gokongwei
Chairman

Frederick D. Go
President and Chief Executive Officer

Ktan

Kerwin Max S. Tan
Chief Financial Officer, Chief Risk Officer
and Compliance Officer

SUBSCRIBED AND SWORN TO BEFORE me,
this APR 08 2021 at Quezon City, Affiant
exhibited to me his/ her ____________
__________ issued at ____________
on ________ Competent Evidence of Identity

Signed this __ day of ______
Doc. No. 220
Page No. 44
Book No. XVI
Series of 2021

ATTY. JAY T. BORROMEO
Notary Public
For and in Quezon City
Valid Until Dec. 31, 2022
IBP No. 132416 / 11-10-20 for 2021, Quezon City
PTR No. 0598901 / 01-04-21, Quezon City
Roll No. 49649 / TIN 156-545-237

INDEPENDENT AUDITOR'S REPORT

The Stockholders and the Board of Directors
Robinsons Land Corporation
Level 2, Galleria Corporate Center
EDSA corner Ortigas Avenue, Quezon City, Metro Manila

Report on the Audit of the Consolidated Financial Statements

Opinion

We have audited the accompanying consolidated financial statements of Robinsons Land Corporation (the Parent Company) and its subsidiaries (collectively referred to as "the Group"), which comprise the consolidated statements of financial position as at December 31, 2020 and 2019, 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 December 31, 2020, and notes to the consolidated financial statements, including a summary of significant accounting policies.

In our opinion, the accompanying consolidated financial statements present fairly, in all material respects, the financial position of the Group as at December 31, 2020 and 2019, and its financial performance and its cash flows for the three years in the period ended December 31, 2020 in accordance with Philippine Financial Reporting Standards (PFRSs).

Basis for Opinion

We conducted our audits in accordance with Philippine Standards on Auditing (PSAs). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report. We are independent of the Group in accordance with the Code of Ethics for Professional Accountants in the Philippines (Code of Ethics) together with the ethical requirements that are relevant to our audit of the consolidated financial statements in the Philippines, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the Code of Ethics. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key Audit Matters

Key audit matters are those matters that, in our professional judgment, were of most significance in our audit of the consolidated financial statements of the current period. These matters were addressed in the context of our audit of the consolidated financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters. For each matter below, our description of how our audit addressed the matter is provided in that context.

We have fulfilled the responsibilities described in the *Auditor's Responsibilities for the Audit of the Consolidated Financial Statements* section of our report, including in relation to these matters. Accordingly, our audit included the performance of procedures designed to respond to our assessment of the risks of material misstatement of the consolidated financial statements. The results of our audit procedures, including the procedures performed to address the matters below, provide the basis for our audit opinion on the accompanying consolidated financial statements.

Real Estate Revenue Recognition

The Group's revenue recognition process, policies and procedures are significant to our audit because these involve the application of significant judgment and estimation in the following areas: (1) assessment of the probability that the Group will be able to collect the consideration from the buyer; (2) application of the input method as the measure of progress of project completion in determining the revenue to be recognized; (3) determination of the actual costs incurred as cost of sales; and (4) recognition of costs to obtain a contract.

In evaluating whether collectability of the amount of consideration is probable, the Group considers the significance of the buyer's initial payments (or buyer's equity) in relation to the total contract price. Collectability is also assessed by considering factors such as past collection history with the buyer, age and pricing of the property. Management regularly evaluates the historical sales cancellations and back-outs, after considering the impact of the coronavirus pandemic, if such would continue to support the Group's current threshold of buyers' equity before commencing revenue recognition.

In determining the transaction price, the Group considers the selling price of the real estate property and other fees and charges collected from the buyers that are not held on behalf of other parties.

In measuring the progress of its performance obligation over time, the Group uses the input method. Under this method, progress is measured based on actual costs incurred on materials, labor, and actual overhead relative to the total estimated development costs of the real estate project. The Group uses the cost accumulated by the accounting department to determine the actual costs incurred. The estimation of the total costs of the real estate project requires technical inputs by project engineers.

In determining the actual costs incurred to be recognized as cost of sales, the Group estimates costs incurred on materials, labor and overhead which have not yet been billed by the contractor.

The Group identifies sales commission after contract inception as the cost of obtaining the contract. For contracts which qualified for revenue recognition, the Group capitalizes the total sales commission due to sales agent as cost to obtain contract and recognizes the related commission payable. The Group uses the percentage-of-completion (POC) method in amortizing sales commission consistent with the Group's revenue recognition policy.

The disclosures related to the real estate revenue are included in Note 23 to the consolidated financial statements.

Audit Response

We obtained an understanding of the Group's revenue recognition process, policies and procedures.

For the buyers' equity, we evaluated management's basis of the buyer's equity by comparing this to the historical analysis of sales cancellations and back-outs of buyers with accumulated payments above the collection threshold. We also considered the impact of the coronavirus pandemic to the level of cancellations during the year. We traced the analysis to supporting documents such as deed of cancellation.

For the determination of the transaction price, we obtained an understanding of the nature of other fees charged to the buyers. For selected contracts, we agreed the amounts excluded from the transaction price against the expected amounts required to be remitted to the government based on existing tax rules and regulations (e.g., documentary stamp taxes, transfer taxes and real property taxes).

For the application of the input method in determining real estate revenue and for determining cost of sales, we obtained an understanding of the Group's processes for determining the POC, including the cost accumulation process, and for determining and updating total estimated costs, and performed tests of the relevant controls on these processes. We assessed the competence and objectivity of the project engineers by reference to their qualifications, experience and reporting responsibilities. For selected projects, we traced costs accumulated, including those incurred but not yet billed costs, to the supporting documents such as purchase order, billings and invoices of contractors and other documents evidencing receipt of materials and services from suppliers and contractors. We visited selected project sites and made relevant inquiries, including inquiries on how the coronavirus pandemic affected the POC during the period, with project engineers. We performed test computation of the percentage of completion calculation of management. For selected projects, we obtained the approved total estimated costs and any revisions thereto and the supporting details such as capital fulfillment plan, capital expenditure requests and related executive committee approvals. We likewise performed inquiries with the project engineers for the revisions.

For the recognition of cost to obtain a contract, we obtained an understanding of the sales commission process. For selected contracts, we agreed the basis for calculating the sales commission capitalized and portion recognized in profit or loss, particularly (a) the percentage of commission due against contracts with sales agents, (b) the total commissionable amount (i.e., net contract price) against the related contract to sell, and, (c) the POC used in calculating the sales commission against the POC used in recognizing the related revenue from real estate sales.

Accounting for Lease Concessions

In line with the rental relief framework implemented by the government to support businesses and the broader economy due to the impact of Covid-19, the Group waived its right to collect rent and other charges as part of various lease concessions it granted to lessees such as lease payment holidays or lease payment reductions. The Group assessed that the lease concessions it granted to lessees do not qualify as lease modifications since the terms and conditions under the corresponding lease contracts have not been modified by the waiver. The Group accounted for the lease concessions in the form of negative variable rent which the Group recorded when the concession is granted regardless of the period to which the concession pertains. The Group's accounting for lease concession under PFRS 16 is significant to our audit because there were numerous lease concessions granted to lessees during the period; the recorded amounts are material to the consolidated financial statements; and accounting for lease concession involves the application of significant judgment in determining whether or not the lease concession is a lease modification.

The disclosures related to the lease concession granted by the Group are included in Notes 5 and 36 to the consolidated financial statements.

Audit Response

We determined the population of lease contracts and obtained an understanding of the type, extent and periods covered under the various lease concessions granted by the Group to the lessees during the year. On a sample basis, we tested the population of lease agreements covered by the lease concessions by comparing the approved contract adjustments against the lease contract database, which include contract number, contract name, contract type and rental rate, among others.

On a test basis, we obtained and inspected the communications of the Group to the lessees and traced the relevant information to the schedule of calculation of the amounts of lease concession. We test computed the amounts of lease concessions.

We obtained management's assessment supporting the conclusion that the lease concessions granted by the Group to the lessees do not qualify as lease modifications. We reviewed the legal opinion issued by the Group's external legal counsel to support the Group's assessment and conclusion about the waiver of its right to collect rent and other charges from lessees. We involved our internal specialist in evaluating the legal basis supporting management's assessment and the legal position. We also reviewed the disclosures relating to the lease concessions.

Impairment Testing of Property and Equipment and Right-of-Use Assets of Hotels and Resorts Segment

In view of the continuing community quarantines and restricted travel, the Group's hotels division continues to be adversely affected by the lower number of guests and reduced room rates, both of which have significantly impacted the revenues reported for this segment. Also, many restaurants remained closed or allowed limited operations which impacted the food and beverage revenues of this segment. These events and conditions are impairment indicators requiring the assessment of the recoverable amount of the hotel division's property and equipment and right-of-use assets, which involves significant judgment, estimation and assumptions about occupancy rates, average room rates, gross margin, as well as external inputs such as discount rate. In addition, because of the coronavirus pandemic, there is the heightened level of uncertainty on the future economic outlook and market forecast. Accordingly, such impairment assessment and testing is a key audit matter in our audit.

The disclosures in relation to property and equipment and right-of-use assets are included in Note 5 to the consolidated financial statements.

Audit Response

We involved our internal specialist in evaluating the methodology and the assumptions used in estimating the recoverable amount. These assumptions include occupancy rates, average room rates, gross margin as well as external inputs such as discount rate. We compared the key assumptions used such as occupancy rates, average room rates and gross margin against industry forecasts and with historical information, adjusted to take into consideration the impact associated with the coronavirus pandemic. We tested the discount rate by comparing against market data. We also reviewed the Group's disclosures about those assumptions to which the outcome of the impairment test is most sensitive; specifically, those that have the most significant effect on the determination of the recoverable amount of property and equipment and right-of-use assets.

Other Information

Management is responsible for Other Information. Other Information comprises the information included in SEC Form 20 IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2019 but does not include the consolidated financial statements and our auditor's report thereon. SEC Form 20 IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2020 are expected to be made available to us after the date of this auditor's report.

Our opinion on the consolidated financial statements does not cover Other Information and we will not express any form of assurance conclusion thereon.

In connection with our audits of the consolidated financial statements, our responsibility is to read the Other Information identified above when it becomes available and, in doing so, consider whether such information is materially inconsistent with the consolidated financial statements or our knowledge obtained in the audits, or otherwise appears to be materially misstated.

Responsibilities of Management and Those Charged with Governance for the Consolidated Financial Statements

Management is responsible for the preparation and fair presentation of the consolidated financial statements in accordance with PFRSs, 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.

In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting, unless management either intends to liquidate the Group or to cease operations, or has no realistic alternative but to do so.

Those charged with governance are responsible for overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Consolidated Financial Statements

Our objectives are to obtain reasonable assurance about whether the consolidated financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with PSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these consolidated financial statements.

As part of an audit in accordance with PSAs, we exercise professional judgment and maintain professional skepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit 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 Group’s internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.

- Conclude on the appropriateness of management’s use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group’s ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor’s report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor’s report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the consolidated financial statements, including the disclosures, and whether the consolidated financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit. We remain solely responsible for our audit opinion.

We communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide those charged with governance with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with those charged with governance, we determine those matters that were of most significance in the audit of the consolidated financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report, unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Michael C. Sabado.

SYCIP GORRES VELAYO & CO.

Michael C. Sabado

Michael C. Sabado
Partner
CPA Certificate No. 89336
SEC Accreditation No. 0664-AR-4 (Group A),
November 11, 2019, valid until November 10, 2022
Tax Identification No. 160-302-865
BIR Accreditation No. 08-001998-073-2020,
December 3, 2020, valid until December 2, 2023
PTR No. 8534357, January 4, 2021, Makati City

March 30, 2021

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

	December 31	
	2020	2019 (As restated - see Note 4)
ASSETS		
Current Assets		
Cash and cash equivalents (Notes 7, 20, and 31)	**₱14,004,258,784**	₱7,060,438,523
Receivables (Notes 4, 8, 20, 31 and 32)	**14,430,226,330**	6,154,007,152
Subdivision land, condominium and residential units for sale (Note 9)	**41,251,901,420**	36,062,897,387
Other current assets (Notes 10, 31 and 32)	**9,266,903,518**	7,501,779,810
Total Current Assets	**78,953,290,052**	56,779,122,872
Noncurrent Assets		
Noncurrent receivables (Notes 4, 8, 20, 31 and 32)	**7,861,430,860**	11,520,497,445
Investment properties (Note 11)	**109,418,090,261**	103,799,140,203
Property and equipment (Note 12)	**8,507,694,022**	8,896,623,535
Investments in joint ventures (Note 30)	**2,372,704,894**	2,350,181,648
Right-of-use assets (Note 34)	**1,112,302,766**	1,172,104,695
Other noncurrent assets (Notes 13, 20, 31 and 32)	**6,975,212,202**	5,133,539,363
Total Noncurrent Assets	**136,247,435,005**	132,872,086,889
	₱215,200,725,057	₱189,651,209,761
LIABILITIES AND EQUITY		
Current Liabilities		
Short-term loans (Notes 16, 31 and 32)	**₱–**	₱8,491,700,000
Accounts payable and accrued expenses (Notes 14, 31, 32 and 34)	**14,864,324,397**	14,355,044,330
Contract liabilities, deposits and other current liabilities (Notes 4, 15, 20, 31, 32 and 34)	**31,332,429,313**	17,312,530,855
Income tax payable	**122,862,687**	1,030,917,681
Current portion of loans payable (Notes 16, 31 and 32)	**6,655,000,000**	155,000,000
Total Current Liabilities	**52,974,616,397**	41,345,192,866
Noncurrent Liabilities		
Loans payable - net of current portion (Notes 16, 31 and 32)	**46,948,778,783**	34,560,272,176
Deferred tax liabilities - net (Note 27)	**4,791,021,943**	4,368,107,776
Contract liabilities, deposits and other noncurrent liabilities (Notes 4, 17, 20, 29, 31, 32 and 34)	**7,768,276,299**	9,299,966,465
Total Noncurrent Liabilities	**59,508,077,025**	48,228,346,417
Total Liabilities	**112,482,693,422**	89,573,539,283
Equity		
Equity attributable to equity holders of the Parent Company		
Capital stock (Note 19)	**5,193,830,685**	5,193,830,685
Additional paid-in capital (Note 19)	**39,041,328,236**	39,041,328,236
Other comprehensive income:		
Remeasurements of net defined benefit liability - net of tax (Note 29)	**(181,085,495)**	(943,880)
Fair value reserve of financial assets at FVOCI - net of tax (Notes 8 and 32)	**66,002,704**	78,012,917
Cumulative translation adjustment	**(102,703,543)**	41,302,360
Retained earnings (Note 18)		
Unappropriated	**31,821,949,324**	28,155,279,155
Appropriated	**26,000,000,000**	27,000,000,000
	101,839,321,911	99,508,809,473
Non-controlling interest (Note 2)	**878,709,724**	568,861,005
	102,718,031,635	100,077,670,478
	₱215,200,725,057	₱189,651,209,761

See accompanying Notes to Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

	Years Ended December 31		
	2020	2019	2018
REVENUE (Notes 6 and 21)			
Real Estate Operations			
Rental income (Notes 11, 15, 21 and 34)	**₱10,617,088,269**	₱15,420,499,255	₱13,548,204,208
Real estate sales (Notes 5 and 21)	**11,850,184,276**	9,028,944,073	10,892,384,961
Amusement income (Note 21)	**218,910,438**	2,151,785,393	1,972,527,785
Others (Notes 21 and 30)	**1,635,326,439**	1,549,966,856	1,163,227,782
	24,321,509,422	28,151,195,577	27,576,344,736
Hotel Operations (Note 21)	**1,083,317,112**	2,432,639,988	1,982,137,914
	25,404,826,534	30,583,835,565	29,558,482,650
COSTS (Notes 6 and 22)			
Real Estate Operations			
Cost of rental services	**5,340,635,930**	5,363,923,175	5,072,692,446
Cost of real estate sales (Note 9)	**6,161,235,541**	4,235,325,163	4,931,427,825
Cost of amusement services	**92,678,800**	956,468,868	906,006,116
Others	**380,233,380**	1,558,840,833	1,201,585,102
	11,974,783,651	12,114,558,039	12,111,711,489
Hotel Operations (Note 22)	**1,347,774,077**	2,089,588,261	1,556,880,775
	13,322,557,728	14,204,146,300	13,668,592,264
	12,082,268,806	16,379,689,265	15,889,890,386
GENERAL AND ADMINISTRATIVE EXPENSES (Notes 6 and 23)	**3,588,403,755**	4,096,793,400	3,996,352,869
INCOME BEFORE OTHER INCOME (LOSSES)	**8,493,865,051**	12,282,895,865	11,893,537,517
OTHER INCOME (LOSSES)			
Interest income (Notes 7 and 26)	**239,358,482**	287,417,657	156,969,192
Gain (loss) on foreign exchange (Note 31)	**(151,057,904)**	1,017,983	2,290,232
Interest expense (Notes 16, 26 and 34)	**(1,576,998,829)**	(1,052,823,418)	(836,112,262)
Others - net (Notes 2 and 12)	**1,097,316**	(11,724,324)	26,346,917
	(1,487,600,935)	(776,112,102)	(650,505,921)
INCOME BEFORE INCOME TAX	**7,006,264,116**	11,506,783,763	11,243,031,596
PROVISION FOR INCOME TAX (Note 27)	**1,746,899,885**	2,814,174,005	3,019,067,011
NET INCOME	**5,259,364,231**	8,692,609,758	8,223,964,585
OTHER COMPREHENSIVE INCOME (LOSS)			
Other comprehensive loss to be reclassified to profit or loss in subsequent periods			
Cumulative translation adjustment	**(144,005,903)**	(33,541,621)	(565,483)
Other comprehensive income (loss) not to be reclassified to profit or loss in subsequent periods			
Remeasurements of net defined benefit liability (Note 29)	**(257,345,164)**	50,628,481	39,319,717
Fair value reserve of financial assets at FVOCI (Notes 8 and 13)	**(17,157,447)**	98,843,664	(9,064,944)
Income tax effect (Note 27)	**82,350,783**	(44,841,643)	(9,076,432)
	(192,151,828)	104,630,502	21,178,341
Total Other Comprehensive Income (Loss)	**(336,157,731)**	71,088,881	20,612,858
TOTAL COMPREHENSIVE INCOME	**₱4,923,206,500**	₱8,763,698,639	₱8,244,577,443

(Forward)

	Years Ended December 31		
	2020	2019	2018
Net Income Attributable to:			
Equity holders of Parent Company	**₱5,263,683,512**	₱8,686,233,159	₱8,216,002,328
Non-controlling interests	**(4,319,281)**	6,376,599	7,962,257
	₱5,259,364,231	₱8,692,609,758	₱8,223,964,585
Total Comprehensive Income Attributable to:			
Equity holders of Parent Company	**₱4,927,525,781**	₱8,757,322,040	₱8,236,615,186
Non-controlling interests	**(4,319,281)**	6,376,599	7,962,257
	₱4,923,206,500	₱8,763,698,639	₱8,244,577,443
Basic/Diluted Earnings Per Share (Note 28)	**₱1.01**	₱1.67	₱1.62

See accompanying Notes to Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

For the Year Ended December 31, 2020

	Attributable to Equity Holders of the Parent Company										
	Capital Stock (Note 19)	**Additional Paid-in Capital** (Note 19)	**Other Equity Reserve** (Note 19)	**Remeasurements of Net Defined Benefit Liability** (Note 29)	**Cumulative Translation Adjustment**	**Fair value reserve of financial assets at FVOCI** (Notes 8 and 13)	**Unappropriated Retained Earnings** (Note 18)	**Appropriated Retained Earnings** (Note 18)	**Total**	**Non-controlling Interest**	**Total Equity**
Balances at January 1, 2020	**₱5,193,830,685**	**₱39,041,328,236**	**₱–**	**(₱943,880)**	**₱41,302,360**	**₱78,012,917**	**₱28,155,279,155**	**₱27,000,000,000**	**₱99,508,809,473**	**₱568,861,005**	**₱100,077,670,478**
Comprehensive income (loss)											
Net income	–	–	–	–	–	–	**5,263,683,512**	–	**5,263,683,512**	**(4,319,281)**	**5,259,364,231**
Other comprehensive income (loss), net of tax	–	–	–	**(180,141,615)**	**(144,005,903)**	**(12,010,213)**	–	–	**(336,157,731)**	–	**(336,157,731)**
Total comprehensive income (loss)	–	–	–	**(180,141,615)**	**(144,005,903)**	**(12,010,213)**	**5,263,683,512**	–	**4,927,525,781**	**(4,319,281)**	**4,923,206,500**
Reversal of appropriation (Note 18)	–	–	–	–	–	–	**27,000,000,000**	**(27,000,000,000)**	–	–	–
Appropriation (Note 18)	–	–	–	–	–	–	**(26,000,000,000)**	**26,000,000,000**	–	–	–
Cash dividends (Note 18)	–	–	–	–	–	–	**(2,596,915,343)**	–	**(2,596,915,343)**	**(10,290,000)**	**(2,607,205,343)**
Stock issue costs (Note 19)	–	–	–	–	–	–	**(98,000)**	–	**(98,000)**	**(42,000)**	**(140,000)**
Additional investment in a subsidiary (Note 2)	–	–	–	–	–	–	–	–	–	**324,500,000**	**324,500,000**
Balances at December 31, 2020	**₱5,193,830,685**	**₱39,041,328,236**	**₱–**	**(₱181,085,495)**	**(₱102,703,543)**	**₱66,002,704**	**₱31,821,949,324**	**₱26,000,000,000**	**₱101,839,321,911**	**₱878,709,724**	**₱102,718,031,635**

For the Year Ended December 31, 2019

	Attributable to Equity Holders of the Parent Company										
	Capital Stock (Note 19)	Additional Paid-in Capital (Note 19)	Other Equity Reserve (Note 19)	Remeasurements of Net Defined Benefit Liability (Note 29)	Cumulative Translation Adjustment	Fair value reserve of financial assets at FVOCI (Note 8)	Unappropriated Retained Earnings (Note 18)	Appropriated Retained Earnings (Note 18)	Total	Non-controlling Interest	Total Equity
Balances at January 1, 2019, as previously reported	₱5,193,830,685	₱39,041,328,236	(₱87,597,873)	(₱36,195,795)	₱74,843,981	₱8,822,352	₱22,315,570,513	₱27,000,000,000	₱93,510,602,099	₱409,114,406	₱93,919,716,505
Effect of adoption of PFRS 16, *Leases*	–	–	–	–	–	–	387,988,699	–	387,988,699	–	387,988,699
Balances at January 1, 2019, as restated	5,193,830,685	39,041,328,236	(87,597,873)	(36,195,795)	74,843,981	8,822,352	22,703,559,212	27,000,000,000	93,898,590,798	409,114,406	94,307,705,204
Comprehensive income (loss)											
Net income	–	–	–	–	–		8,686,233,159	–	8,686,233,159	6,376,599	8,692,609,758
Other comprehensive income (loss), net of tax	–	–	–	35,439,937	(33,541,621)	69,190,565	–	–	71,088,881	–	71,088,881
Total comprehensive income (loss)	–	–	–	35,439,937	(33,541,621)	69,190,565	8,686,233,159	–	8,757,322,040	6,376,599	8,763,698,639
Reversal of appropriation (Note 18)	–	–	–	–	–	–	27,000,000,000	(27,000,000,000)	–	–	–
Appropriation (Note 18)	–	–	–	–	–	–	(27,000,000,000)	27,000,000,000	–	–	–
Cash dividends (Note 18)	–	–	–	–	–	–	(2,596,915,343)	–	(2,596,915,343)	(5,880,000)	(2,602,795,343)
Property dividend (Notes 2, 18 and 19)	–	–	87,597,873	(188,022)	–	–	(637,597,873)		(550,188,022)	–	(550,188,022)
Incorporation of a subsidiary (Note 2)	–	–	–	–	–	–	–	–	–	159,250,000	159,250,000
Balances at December 31, 2019	₱5,193,830,685	₱39,041,328,236	₱–	(₱943,880)	₱41,302,360	₱78,012,917	₱28,155,279,155	₱27,000,000,000	₱99,508,809,473	₱568,861,005	₱100,077,670,478

	For the Year Ended December 31, 2018												
	Attributable to Equity Holders of the Parent Company												
	Capital Stock (Note 19)	Additional Paid-in Capital (Note 19)	Treasury Stock (Note 19)	Other Equity Reserve (Note 19)	Remeasurements of Net Defined Benefit Liability (Note 29)	Cumulative Translation Adjustment	Fair value reserve of financial assets at FVOCI (Note 8)	Unappropriated Retained Earnings (Note 18)	Appropriated Retained Earnings (Note 18)	Total	Non-controlling Interest	Total Equity
Balances at January 1, 2018	₱4,111,528,685	₱20,392,532,781	(₱221,834,657)	(₱87,597,873)	(₱63,719,597)	₱75,409,464	₱15,167,813	₱18,469,347,232	₱24,500,000,000	₱67,190,833,848	₱281,277,149	₱67,472,110,997
Comprehensive income (loss)												
Net income	–	–	–	–	–	–		8,216,002,328	–	8,216,002,328	7,962,257	8,223,964,585
Other comprehensive income (loss), net of tax	–	–	–	–	27,523,802	(565,483)	(6,345,461)	–	–	20,612,858	–	20,612,858
Total comprehensive income (loss)	–	–	–	–	27,523,802	(565,483)	(6,345,461)	8,216,002,328	–	8,236,615,186	7,962,257	8,244,577,443
Reversal of appropriation (Note 18)	–	–	–	–	–	–	–	24,500,000,000	(24,500,000,000)	–	–	–
Appropriation (Note 18)	–	–	–	–	–	–	–	(27,000,000,000)	27,000,000,000	–	–	–
Cash dividends (Note 18)	–	–	–	–	–	–	–	(1,869,779,047)	–	(1,869,779,047)	–	(1,869,779,047)
Issuance of capital stock (Note 19)	1,082,302,000	18,648,795,455	221,834,657	–	–	–	–	–	–	19,952,932,112	–	19,952,932,112
Incorporation of a subsidiary (Note 2)	–	–	–	–	–	–	–	–	–	–	120,000,000	120,000,000
Sale of investment in subsidiary	–	–	–	–	–	–	–	–	–	–	(125,000)	(125,000)
Balances at December 31, 2018	₱5,193,830,685	₱39,041,328,236	₱–	(₱87,597,873)	(₱36,195,795)	₱74,843,981	8,822,352	₱22,315,570,513	₱27,000,000,000	₱93,510,602,099	₱409,114,406	₱93,919,716,505

See accompanying Notes to Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
CONSOLIDATED STATEMENTS OF CASH FLOWS

	Years Ended December 31		
	2020	2019	2018
CASH FLOWS FROM OPERATING ACTIVITIES			
Income before income tax	**₱7,006,264,116**	₱11,506,783,763	₱11,243,031,596
Adjustments for:			
Depreciation (Notes 11, 12, 22 and 24)	**5,124,896,951**	4,910,281,126	4,456,732,645
Interest expense (Notes 16 and 26)	**1,429,987,739**	907,257,726	836,112,262
Provision for impairment losses (Note 23)	**180,022,673**	–	–
Interest expense on lease liabilities (Note 32)	**147,011,090**	145,565,692	–
Accretion expense on security deposits (Notes 15 and 22)	**81,719,528**	76,293,508	72,906,097
Net movement in pension liabilities (Note 29)	**47,697,799**	62,844,354	27,988,636
Amortization of ROU assets (Note 34)	**59,801,929**	56,264,289	–
Gain on sale of property and equipment (Note 12)	**(995,352)**	(560,459)	(3,361,606)
Equity in net earnings (loss) of joint ventures (Note 30)	**(155,019,617)**	(68,305,994)	26,148,678
Loss on deconsolidation (Note 2)	–	12,284,783	–
Interest income (Notes 7 and 26)	**(1,018,455,764)**	(610,196,621)	(1,138,588,624)
Operating income before working capital changes	**12,902,931,092**	16,998,512,167	15,520,969,684
Decrease (increase) in:			
Receivables - trade	**(5,143,795,248)**	(1,015,408,456)	(5,585,120,862)
Subdivision land, condominium and residential units for sale (inclusive of capitalized borrowing cost)	**(3,010,696,866)**	(4,487,851,099)	(936,663,342)
Other current assets	**(3,391,299,366)**	5,696,776,754	(7,413,440,340)
Increase (decrease) in:			
Accounts payable and accrued expenses and other noncurrent liabilities	**630,835,247**	(40,801,337)	(1,255,001,726)
Customers' deposits	**12,068,023,008**	2,887,232,775	13,822,253,016
Cash generated from operations	**14,055,997,867**	20,038,460,804	14,152,996,430
Interest received from installment contract receivables (Note 21)	**779,097,282**	322,778,964	942,301,995
Income tax paid	**(2,156,571,138)**	(2,231,008,815)	(1,805,290,477)
Net cash flows provided by operating activities	**12,678,524,011**	18,130,230,953	13,290,007,948
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest received from cash and short-term investments	**229,308,899**	283,605,870	77,230,423
Decrease (increase) in:			
Receivables from affiliated companies (Notes 8 and 20)	**325,467,476**	(1,148,150,529)	(184,215,751)
Advances to suppliers and contractors (Notes 10 and 13)	**(68,087,976)**	(583,995,374)	57,145,969
Other noncurrent assets	**(86,296,063)**	30,353,916	86,550,417
Advances to lot owners (Notes 10 and 13)	**(1,795,473,472)**	(1,808,458,201)	(1,603,678,636)
Additions to:			
Investment properties (inclusive of capitalized borrowing cost) (Note 11)	**(10,173,539,392)**	(9,679,041,704)	(11,479,665,291)
Property and equipment (Note 12)	**(980,913,004)**	(1,788,359,350)	(1,965,253,586)
Investments in joint ventures (Note 30)	**(65,720,000)**	(1,124,368,855)	(2,400,000,000)
Proceeds from:			
Controlling interest in a newly incorporated subsidiary	–	159,250,000	120,000,000
Additional subscription on a subsidiary	**324,500,000**	–	–
Disposal of property and equipment (Note 12)	**995,352**	560,459	3,361,606
Disposal of investment in subsidiary	–	–	56,079,593
Net cash flows used in investing activities	**(12,289,758,180)**	(15,658,603,768)	(17,232,445,256)

(Forward)

	Years Ended December 31		
	2020	2019	2018
CASH FLOWS FROM FINANCING ACTIVITIES (Note 37)			
Proceeds from availment of:			
Loans payable (Note 168)	**₱19,190,280,000**	₱–	₱1,192,801,668
Short-term loans (Note 16)	–	8,491,700,000	896,700,000
Stock rights offering (Note 19)	–	–	20,020,000,000
Sale of lease-to-own receivables (Note 8)	–	–	1,135,920,631
Payments of:			
Cash dividends (Notes 14 and 18)	**(2,605,432,058)**	(2,602,812,061)	(1,867,464,936)
Loans payable (Note 16)	**(155,000,000)**	(1,806,127,328)	(396,938,050)
Interest on loans	**(1,175,776,834)**	(908,519,293)	(853,111,456)
Interest on lease liabilities	**(13,381,947)**	(38,218,003)	–
Short-term loans (Note 16)	**(8,491,700,000)**	(896,700,000)	(15,693,400,000)
Principal portion of lease liabilities (Note 34)	**(105,447,215)**	(98,488,847)	–
Stock issuance cost (Note 19)	**(140,000)**	–	(67,067,888)
Debt issue cost (Note 16)	**(209,317,145)**	–	–
Increase (decrease) in payable to affiliated companies and other noncurrent liabilities (Notes 15 and 17)	**120,969,629**	(95,863,957)	43,383,643
Net cash flows provided by financing activities	**6,555,054,430**	2,044,970,511	4,410,823,612
NET INCREASE IN CASH AND CASH EQUIVALENTS	**6,943,820,261**	4,516,597,696	468,386,304
CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR	**7,060,438,523**	2,543,840,827	2,075,454,523
CASH AND CASH EQUIVALENTS AT END OF YEAR (Note 7)	**₱14,004,258,784**	₱7,060,438,523	₱2,543,840,827

See accompanying Notes to Consolidated Financial Statements.

1. Corporate Information

Robinsons Land Corporation (the Parent Company) is a stock corporation organized and incorporated on June 4, 1980 under the laws of the Philippines. The Parent Company and its subsidiaries are collectively referred herein as "the Group".

The Group is engaged in the business of selling, acquiring, developing, operating, leasing and disposing of real properties such as land, buildings, lifestyle commercial centers, office developments, industrial facilities, housing projects, hotels and other variants and mixed-used property projects. The Group is 60.97% owned by JG Summit Holdings, Inc. (JGSHI or the Ultimate Parent Company) and the balance is owned by the public, directors and officers as of December 31, 2020. 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 shares of stock are listed and currently traded at the Philippine Stock Exchange (PSE).

The Parent Company's principal executive office is located at Level 2, Galleria Corporate Center, EDSA corner Ortigas Avenue, Quezon City, Metro Manila.

The consolidated financial statements as of December 31, 2020 and 2019 and for the years ended December 31, 2020, 2019 and 2018 were authorized for issue by the Parent Company's Board of Directors (BOD) on March 30, 2021.

2. Basis of Preparation

The consolidated financial statements of the Group have been prepared under the historical cost basis except for financial assets at fair value through Other Comprehensive Income (FVOCI) that have been measured at fair value. The consolidated financial statements are presented in Philippine Peso (₱), the Parent Company's functional currency. All amounts are rounded to the nearest Peso unless otherwise indicated.

The consolidated financial statements provide comparative information in respect of the previous period and have been prepared under the going concern assumption. The Group is cognizant of COVID-19's potential material impact on its financial performance, the execution of its plans and strategies, and its customers and employees should the situation persist in the longer-term. Nevertheless, the Group expects to regain its significant foothold in the market it operates in as movement restrictions ease and as consumer sentiment recovers. Furthermore, despite unprecedented headwinds, the Group's financial position remains stable and strong on the back of its well-balanced and diversified business portfolio.

<u>Statement of Compliance</u>
The consolidated financial statements have been prepared in accordance with Philippine Financial Reporting Standards (PFRSs) which include the availment of the relief granted by the SEC under Memorandum Circular No. 4-2020 and Memorandum Circular Nos. 14-2018 and 3-2019 for the following implementation issues of PFRS 15 affecting the real estate industry:

Deferral of the following provisions of Philippine Interpretations Committee (PIC) Q&A 2018-12, PFRS 15 Implementation Issues Affecting the Real Estate Industry

a. Exclusion of land in the determination of percentage of completion (POC) discussed in PIC Q&A No. 2018-12-E
b. Accounting for significant financing component discussed in PIC Q&A No. 2018-12-D
c. Accounting to Common Usage Service Area (CUSA) Charges discussed in PIC Q&A No. 2018-12-H
d. Implementation of International Financial Reporting Standards (IFRS) Interpretations Committee (IFRIC) Agenda Decision on Over Time Transfer of Constructed Goods (Philippine Accounting Standards 23, *Borrowing Cost*) for Real Estate industry

Deferral of the adoption of PIC Q&A 2018-14: Accounting for Cancellation of Real Estate Sales (as amended by PIC Q&A 2020-05)

In December 2020, the SEC issued MC No. 34-2020, allowing the further deferral of the adoption of provisions (a) and (b) above of PIC Q&A 2018-12 and the IFRIC Agenda Decision on Borrowing Cost, for another other (three) 3 years or until December 31, 2023.

The details and the impact of the adoption of the above financial reporting reliefs are discussed in the Adoption of New and Amended Accounting Standards and Interpretations section of Note 3.

PFRSs include Philippine Financial Reporting Standards, Philippine Accounting Standards and Interpretations issued by the Philippine Interpretations Committee (PIC).

<u>Basis of Consolidation</u>
The consolidated financial statements comprise the financial statements of the Group as of December 31, 2020 and 2019 and for each of three years in the period ended December 31, 2020, 2019 and 2018.

The consolidated financial statements are prepared for the same reporting period as the Parent Company, using uniform accounting policies for like transactions and other events in similar circumstances.

An investee is included in the consolidation at the point when control is achieved. Control is achieved when the Group is exposed, or has rights, to variable returns from its involvement with the investee and has the ability to affect those returns through its power over the investee. Specifically, the Group controls an investee if and only if the Group has:

- Power over the investee (i.e. existing rights that give it the current ability to direct the relevant activities of the investee)
- Exposure, or rights, to variable returns from its involvement with the investee, and
- The ability to use its power over the investee to affect its returns

Generally, there is a presumption that a majority of voting rights results in control. To support this presumption and when the Group has less than a majority of the voting or similar rights of an investee, the Group considers all relevant facts and circumstances in assessing whether it has power over an investee, including:

- The contractual arrangement with the other vote holders of the investee
- Rights arising from other contractual arrangements

- The Group's voting rights and potential voting rights

The Group re-assesses whether or not it controls an investee if facts and circumstances indicate that there are changes to one or more of the three elements of control. Consolidation of a subsidiary begins when the Group obtains control over the subsidiary and ceases when the Group loses control of the subsidiary. Assets, liabilities, income and expenses of a subsidiary acquired or disposed of during the year are included in the consolidated financial statements from the date the Group gains control until the date the Group ceases to control the subsidiary.

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.

Profit or loss and each component of other comprehensive income (OCI) are attributed to the equity holders of the parent of the Group and to the non-controlling interests, even if this results in the non-controlling interests having a deficit balance. When necessary, adjustments are made to the financial statements of subsidiaries to bring their accounting policies into line with the Group's accounting policies. All intra-group assets and liabilities, equity, income, expenses and cash flows relating to transactions between members of the Group are eliminated in full on consolidation.

Non-controlling interests (NCI) pertain to the equity in a subsidiary not attributable, directly or indirectly to the Parent Company. NCI represent the portion of profit or loss and net assets in subsidiaries not owned by the Group and are presented separately in consolidated statement of comprehensive income and consolidated statement of changes in equity and within equity in the consolidated statement of financial position, separately from equity holders' of the Parent Company.

Any equity instruments issued by a subsidiary that are not owned by the Parent Company are non-controlling interests, including preferred shares and options under share-based transactions, if any.

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

The consolidated financial statements include the financial statements of the Parent Company and the following subsidiaries as of December 31, 2020, 2019 and 2018:

	Country of Incorporation	Effective Percentage of Ownership		
		2020	2019	2018
Robinson's Inn, Inc.	Philippines	100%	100%	100%
Robinsons Realty and Management Corporation	Philippines	100%	100%	100%
Robinsons Properties Marketing & Management Corp.	Philippines	100%	100%	100%
Manhattan Buildings and Management Corporation	Philippines	100%	100%	100%
Robinson's Land (Cayman), Ltd.	Cayman Islands	100%	100%	100%
Altus Mall Ventures, Inc.	Philippines	100%	100%	100%
Bonifacio Property Ventures, Inc. (BPVI)	Philippines	100%	100%	100%
Bacoor R and F Land Corporation (BRFLC)	Philippines	70%	70%	70%
Altus Angeles, Inc. (AAI)	Philippines	51%	51%	51%
GoHotels Davao, Inc. (GDI)	Philippines	51%	51%	51%
RLC Resources Ltd. (RLCRL)	British Virgin Island	100%	100%	100%
Land Century Holdings Ltd. (LCHL)	Hong Kong	100%	100%	100%
World Century Enterprise Ltd. (WCEL)	Hong Kong	100%	100%	100%
First Capital Development Ltd. (First Capital)	Hong Kong	100%	100%	100%
Chengdu Xin Yao Real Estate Development, Co. Ltd. (Chengdu Xin Yao)	China	100%	100%	100%
RLGB Land Corporation (RLGB)	Philippines	51%	51%	–
Altus Property Ventures, Inc. (formerly Altus San Nicolas Corp.) (APVI)	Philippines	–	–	100%

The functional currency of Robinson's Land (Cayman), Ltd. and RLCRL is the US Dollar (US$); LCHL, WCEL and First Capital is the Hong Kong Dollar (HKD); and Chengdu Xin Yao is the Renminbi (RMB).

The voting rights held by the Parent Company in the above subsidiaries is equivalent to its ownership interest.

On April 20, 2018, the BOD approved the sale of the Parent Company's 80% share in Lingkod Pinoy Bus Liner, Inc. (LPBLI) for ₱56 million to Gran Cruiser Bus Corp. As a result of the sale, LPBLI ceased as a subsidiary of the Group and deconsolidated as of and for the year ended December 31, 2018.

On October 15, 2018, Bacoor R and F Land Corporation (BRFLC) was incorporated, where the Parent Company owns 70% of the subscribed capital stock. The primary purpose is to acquire, own, and hold real estate properties situated in Bacoor City, Province of Cavite or any other properties approved by the Board of Directors or stockholders of BRFLC, and to sell, lease, mortgage, alienate, or develop the parcels of land acquired by BRFLC.

On December 21, 2018, Bonifacio Property Ventures, Inc. (BPVI) was incorporated for the primary purpose to acquire by purchase, lease, donation or otherwise, and to own, use, improve, develop, subdivide, sell, mortgage, exchange, lease, develop and hold for investment or otherwise, real estate of all kinds, whether improve, manage or otherwise dispose of buildings, houses, apartments and other real estate and/or structures of whatever kind, together with their appurtenances. The Parent Company owns 100% of the subscribed capital stock of BPVI.

On June 7, 2019, RLGB Land Corporation (RLGB) was incorporated for the primary purpose to acquire by purchase, lease, donation or otherwise, and to own, use, improve, develop, subdivide, sell, mortgage, exchange, lease, develop and hold for investment or otherwise, real estate of all kinds, whether improve, manage or otherwise dispose of buildings, houses, apartments and other real estate and/or structures of whatever kind, together with their appurtenances. The Parent Company owns 51% of the subscribed capital stock of RLGB.

On July 31, 2019, the BOD of the Parent Company approved the declaration, by way of property dividend of up to One Hundred Million (100,000,000) common shares of Altus Property Ventures, Inc. (APVI) in favor of the registered shareholders (the Receiving Shareholders) of the Parent Company as of August 15, 2019. The SEC approved the property dividend declaration on November 15, 2019 and the Certificate Authorizing Registration was issued by the Bureau of Internal Revenue on December 6, 2019.

The Receiving Shareholders received a ratio of one (1) share of APVI for every fifty-one and 9384/10000 (51.9384) shares of the Parent Company, net of applicable final withholding tax. No fractional shares were issued and no shareholder was entitled to any fractional shares. The fair value of the APVI shares is ₱10.10 per share, based on the Valuation and Fairness Opinion rendered by an independent advisor.

As a result of the dividend distribution, the Group lost control over APVI. Accordingly, the Group derecognized the related assets and liabilities of APVI and the remaining interest of 6,106,366 shares, representing 6.11% of total common shares of APVI, with an equivalent fair value of ₱61,674,297. This was recognized as financial assets at FVOCI under “Other noncurrent assets” in the consolidated statement of financial position. The resultant loss of ₱12 million was recognized under “Loss on deconsolidation” in the 2019 consolidated statement of comprehensive income.

Voting rights held by non-controlling interests on AAI, GDI, BRFLC and RLGB are equivalent to 49%, 49%, 30% and 49%, respectively. As of December 31, 2020 and 2019, the Group does not consider these subsidiaries as having material non-controlling interest that would require additional disclosures.

3. Changes in Accounting Policies

The accounting policies adopted are consistent with those of the previous financial year except for the adoption of following new and amended PFRSs which became effective January 1, 2020. The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

The nature and impact of each new standard and amendment are described below:

- Amendments to PFRS 3, *Definition of a Business*

  The amendments to PFRS 3 clarify the minimum requirements to be a business, remove the assessment of a market participant’s ability to replace missing elements, and narrow the definition of outputs. The amendments also add guidance to assess whether an acquired process is substantive and add illustrative examples. An optional fair value concentration test is introduced which permits a simplified assessment of whether an acquired set of activities and assets is not a business.

An entity applies those amendments prospectively for annual reporting periods beginning on or after January 1, 2020, with earlier application permitted.

These amendments may impact future periods should the Group enter into any business combinations.

- Amendments to PFRS 7, *Financial Instruments: Disclosures* and PFRS 9, *Financial Instruments*, *Interest Rate Benchmark Reform*

  The amendments to PFRS 9 provide a number of reliefs, which apply to all hedging relationships that are directly affected by the interest rate benchmark reform. A hedging relationship is affected if the reform gives rise to uncertainties about the timing and or amount of benchmark-based cash flows of the hedged item or the hedging instrument.

  These amendments do not have a significant impact on the Group.

- Amendments to PAS 1, *Presentation of Financial Statements*, and PAS 8, *Accounting Policies, Changes in Accounting Estimates and Errors, Definition of Material*

  The amendments provide a new definition of material that states "information is material if omitting, misstating or obscuring it could reasonably be expected to influence decisions that the primary users of general purpose financial statements make on the basis of those financial statements, which provide financial information about a specific reporting entity."

  The amendments clarify that materiality will depend on the nature or magnitude of information, either individually or in combination with other information, in the context of the financial statements. A misstatement of information is material if it could reasonably be expected to influence decisions made by the primary users.

  These amendments do not have a significant impact on the Group.

- Amendments to PFRS 16, *COVID 19-related Rent Concessions*

  The amendments provide relief to lessees from applying the PFRS 16 requirement on lease modifications to rent concessions arising as a direct consequence of the COVID-19 pandemic. A lessee may elect not to assess whether a rent concession from a lessor is a lease modification if it meets all of the following criteria:

  - The rent concession is a direct consequence of COVID-19;
  - The change in lease payments results in a revised lease consideration that is substantially the same as, or less than, the lease consideration immediately preceding the change;
  - Any reduction in lease payments affects only payments originally due on or before June 30, 2021; and
  - There is no substantive change to other terms and conditions of the lease.

  A lessee that applies this practical expedient will account for any change in lease payments resulting from the COVID-19 related rent concession in the same way it would account for a change that is not a lease modification, i.e., as a variable lease payment.

  The amendments are effective for annual reporting periods beginning on or after June 1, 2020. Early adoption is permitted.

The Group adopted the amendments beginning January 1, 2020. As there are no rent concessions granted to the Group as a lessee, these amendments had no impact on the consolidated financial statements.

- The Conceptual Framework for Financial Reporting

  The Conceptual Framework is not a standard, and none of the concepts contained therein override the concepts or requirements in any standard. The purpose of the Conceptual Framework is to assist the International Accounting Standards Board in developing standards, to help preparers develop consistent accounting policies where there is no applicable standard in place and to assist all parties to understand and interpret the standards.

  The revised Conceptual Framework includes new concepts, provides updated definitions and recognition criteria for assets and liabilities and clarifies some important concepts.

  This conceptual framework was issued on March 29, 2018 and had no impact on the consolidated financial statements of the Group.

Standards Issued but not yet Effective

Pronouncements issued but not yet effective are listed below. Unless otherwise indicated, the Group does not expect that the future adoption of the said pronouncements will have a significant impact on its consolidated financial statements. The Group intends to adopt the following pronouncements when they become effective.

Effective beginning on or after January 1, 2021

- Amendments to PFRS 9, PFRS 7, PFRS 4 and PFRS 16, *Interest Rate Benchmark Reform – Phase 2*

  The amendments provide the following temporary reliefs which address the financial reporting effects when an interbank offered rate (IBOR) is replaced with an alternative nearly risk-free interest rate (RFR):

  - Practical expedient for changes in the basis for determining the contractual cash flows as a result of IBOR reform
  - Relief from discontinuing hedging relationships; and
  - Relief from the separately identifiable requirement when an RFR instrument is designated as a hedge of a risk component

  The Group shall also disclose information about:

  - The nature and extent of risks to which the entity is exposed arising from financial instruments subject to IBOR reform, and how the entity manages those risks; and
  - Their progress in completing the transition to alternative benchmark rates, and how the entity is managing that transition

  The amendments are effective for annual reporting periods beginning on or after January 1, 2021 and must be applied retrospectively.

Effective beginning on or after January 1, 2022

- Amendments to PFRS 3, *Reference to the Conceptual Framework*
  The amendments are intended to replace a reference to the Framework for the Preparation and Presentation of Financial Statements, issued in 1989, with a reference to the Conceptual Framework for Financial Reporting issued in March 2018 without significantly changing its requirements. The amendments added an exception to the recognition principle of PFRS 3, *Business Combinations* to avoid the issue of potential 'day 2' gains or losses arising for liabilities and contingent liabilities that would be within the scope of PAS 37, *Provisions, Contingent Liabilities and Contingent Assets* or Philippine-IFRIC 21, *Levies*, if incurred separately.

  At the same time, the amendments add a new paragraph to PFRS 3 to clarify that contingent assets do not qualify for recognition at the acquisition date.

  The amendments are effective for annual reporting periods beginning on or after January 1, 2022 and must be applied prospectively.

- Amendments to PAS 16, *Plant and Equipment: Proceeds before Intended Use*

  The amendments prohibit entities deducting from the cost of an item of property, plant and equipment, any proceeds from selling items produced while bringing that asset to the location and condition necessary for it to be capable of operating in the manner intended by management. Instead, an entity recognizes the proceeds from selling such items, and the costs of producing those items, in profit or loss.

  The amendment is effective for annual reporting periods beginning on or after January 1, 2022 and must be applied retrospectively to items of property, plant and equipment made available for use on or after the beginning of the earliest period presented when the entity first applies the amendment.

- Amendments to PAS 37, *Onerous Contracts – Costs of Fulfilling a Contract*

  The amendments specify which costs an entity needs to include when assessing whether a contract is onerous or loss-making. The amendments apply a "directly related cost approach". The costs that relate directly to a contract to provide goods or services include both incremental costs and an allocation of costs directly related to contract activities. General and administrative costs do not relate directly to a contract and are excluded unless they are explicitly chargeable to the counterparty under the contract.

  The amendments are effective for annual reporting periods beginning on or after January 1, 2022. The Group will apply these amendments to contracts for which it has not yet fulfilled all its obligations at the beginning of the annual reporting period in which it first applies the amendments.

- *Annual Improvements* to PFRSs 2018-2020 Cycle

  - Amendments to PFRS 1, *First-time Adoption of Philippines Financial Reporting Standards, Subsidiary as a first-time adopter*

    The amendment permits a subsidiary that elects to apply paragraph D16(a) of PFRS 1 to measure cumulative translation differences using the amounts reported by the parent, based on the parent's date of transition to PFRS. This amendment is also applied to an associate or joint venture that elects to apply paragraph D16(a) of PFRS 1.

The amendment is effective for annual reporting periods beginning on or after January 1, 2022 with earlier adoption permitted.

- Amendments to PFRS 9, *Financial Instruments, Fees in the '10 per cent' test for derecognition of financial liabilities*

  The amendment clarifies the fees that an entity includes when assessing whether the terms of a new or modified financial liability are substantially different from the terms of the original financial liability. These fees include only those paid or received between the borrower and the lender, including fees paid or received by either the borrower or lender on the other's behalf. An entity applies the amendment to financial liabilities that are modified or exchanged on or after the beginning of the annual reporting period in which the entity first applies the amendment.

  The amendment is effective for annual reporting periods beginning on or after January 1, 2022 with earlier adoption permitted. The Group will apply the amendments to financial liabilities that are modified or exchanged on or after the beginning of the annual reporting period in which the entity first applies the amendment.

- Amendments to PAS 41, *Agriculture, Taxation in fair value measurements*

  The amendment removes the requirement in paragraph 22 of PAS 41 that entities exclude cash flows for taxation when measuring the fair value of assets within the scope of PAS 41.

  An entity applies the amendment prospectively to fair value measurements on or after the beginning of the first annual reporting period beginning on or after January 1, 2022 with earlier adoption permitted.

Effective beginning on or after January 1, 2023

- Amendments to PAS 1, *Classification of Liabilities as Current or Non-current*
  The amendments clarify paragraphs 69 to 76 of PAS 1, *Presentation of Financial Statements*, to specify the requirements for classifying liabilities as current or non-current. The amendments clarify:

  - What is meant by a right to defer settlement
  - That a right to defer must exist at the end of the reporting period
  - That classification is unaffected by the likelihood that an entity will exercise its deferral right; and
  - That only if an embedded derivative in a convertible liability is itself an equity instrument would the terms of a liability not impact its classification

  The amendments are effective for annual reporting periods beginning on or after January 1, 2023 and must be applied retrospectively.

- PFRS 17, *Insurance Contracts*

  PFRS 17 is a comprehensive new accounting standard for insurance contracts covering recognition and measurement, presentation and disclosure. Once effective, PFRS 17 will replace PFRS 4, Insurance Contracts. This new standard on insurance contracts applies to all types of insurance contracts (i.e., life, non-life, direct insurance and re-insurance), regardless of the type of entities that issue them, as well as to certain guarantees and financial instruments with discretionary participation features. A few scope exceptions will apply.

  The overall objective of PFRS 17 is to provide an accounting model for insurance contracts that is more useful and consistent for insurers. In contrast to the requirements in PFRS 4, which are largely based on grandfathering previous local accounting policies, PFRS 17 provides a comprehensive model for insurance contracts, covering all relevant accounting aspects. The core of PFRS 17 is the general model, supplemented by:

  - A specific adaptation for contracts with direct participation features (the variable fee approach)
  - A simplified approach (the premium allocation approach) mainly for short-duration contracts.

  PFRS 17 is effective for reporting periods beginning on or after January 1, 2021, with comparative figures required. Early application is permitted.

  The new standard is not applicable to the Group since none of the entities within the Group have activities that are predominantly connected with insurance or issue insurance contracts.

Deferred effectivity

- Amendments to PFRS 10, *Consolidated Financial Statements*, and PAS 28, *Sale or Contribution of Assets between an Investor and its Associate or Joint Venture*

  The amendments address the conflict between PFRS 10 and PAS 28 in dealing with the loss of control of a subsidiary that is sold or contributed to an associate or joint venture. The amendments clarify that a full gain or loss is recognized when a transfer to an associate or joint venture involves a business as defined in PFRS 3. Any gain or loss resulting from the sale or contribution of assets that does not constitute a business, however, is recognized only to the extent of unrelated investors' interests in the associate or joint venture.

  On January 13, 2016, the Financial Reporting Standards Council deferred the original effective date of January 1, 2016 of the said amendments until the International Accounting Standards Board (IASB) completes its broader review of the research project on equity accounting that may result in the simplification of accounting for such transactions and of other aspects of accounting for associates and joint ventures.

- *Deferment of Implementation of IFRIC Agenda Decision on Over Time Transfer of Constructed Goods (IAS 23, Borrowing Cost) for the Real Estate Industry*

  In March 2019, IFRIC published an Agenda Decision on whether borrowing costs can be capitalized on real estate inventories that are under construction and for which the related revenue is/will be recognized over time under par. 35(c) of IFRS 15. IFRIC concluded that borrowing costs cannot be capitalized for such real estate inventories as they do not meet the definition of a qualifying asset under IAS 23 considering that these inventories are ready for their intended sale in their current condition.

The IFRIC agenda decision would change the Group's current practice of capitalizing borrowing costs on real estate projects with pre-selling activities.

On February 11, 2020, the Philippine SEC issued Memorandum Circular No. 4, Series of 2020, providing relief to the Real Estate Industry by deferring the mandatory implementation of the above IFRIC Agenda Decision until December 31, 2020. Effective January 1, 2021, the Real Estate Industry will adopt the IFRIC agenda decision and any subsequent amendments thereto retrospectively or as the SEC will later prescribe. A real estate company may opt not to avail of the deferral and instead comply in full with the requirements of the IFRIC agenda decision.

For real estate companies that avail of the deferral, the SEC requires disclosure in the Notes to the Financial Statements of the accounting policies applied, a discussion of the deferral of the subject implementation issues, and a qualitative discussion of the impact in the financial statements had the IFRIC agenda decision been adopted.

The Group opted to avail of the relief as provided by the SEC. Had the Group adopted the IFRIC agenda decision, borrowing costs capitalized to real estate inventories related to projects with pre-selling activities should have been expensed out in the period incurred.

This adjustment should have been applied retrospectively and would have resulted to restatement of prior year financial statements. A restatement would have impacted interest expense, cost of real estate sales, provision for deferred income tax, subdivision land, condominium and residential units for sale, deferred tax liability and opening balance of retained earnings.

- *Deferral of Certain Provisions of PIC Q&A 2018-12, PFRS 15 Implementation Issues Affecting the Real Estate Industry (as amended by PIC Q&As 2020-02 and 2020-04)*

  On February 14, 2018, the PIC issued PIC Q&A 2018-12 which provides guidance on some PFRS 15 implementation issues affecting the real estate industry. On October 25, 2018 and February 08, 2019, the Philippine Securities and Exchange Commission (SEC) issued SEC MC No. 14-2018 and SEC MC No. 3-2019, respectively, providing relief to the real estate industry by deferring the application of certain provisions of this PIC Q&A for a period of three years until December 31, 2020. On December 15, 2020, the Philippine SEC issued SEC MC No. 34-2020 which further extended the deferral of certain provisions of this PIC Q&A until December 31, 2023. A summary of the PIC Q&A provisions covered by the SEC deferral and the related deferral period follows:

		Deferral Period
a.	Assessing if the transaction price includes a significant financing component as discussed in PIC Q&A 2018-12-D (as amended by PIC Q&A 2020-04)	Until December 31, 2023
b.	Treatment of land in the determination of the POC discussed in PIC Q&A 2018-12-E	Until December 31, 2023
c.	Treatment of uninstalled materials in the determination of the POC discussed in PIC Q&A 2018-12-E (as amended by PIC Q&A 2020-02)	Until December 31, 2020
d.	Accounting for CUSA Charges discussed in PIC Q&A No. 2018-12-H	Until December 31, 2020

The SEC Memorandum Circulars also provided the mandatory disclosure requirements should an entity decide to avail of any relief. Disclosures should include:

a. The accounting policies applied.
b. Discussion of the deferral of the subject implementation issues in the PIC Q&A.
c. Qualitative discussion of the impact on the financial statements had the concerned application guidelines in the PIC Q&A been adopted.
d. Should any of the deferral options result into a change in accounting policy (e.g., when an entity excludes land and/or uninstalled materials in the POC calculation under the previous standard but opted to include such components under the relief provided by the circular), such accounting change will have to be accounted for under PAS 8, i.e., retrospectively, together with the corresponding required quantitative disclosures.

In November 2020, the PIC issued the following Q&As which provide additional guidance on the real estate industry issues covered by the above SEC deferrals:

- PIC Q&A 2020-04, which provides additional guidance on determining whether the transaction price includes a significant financing component
- PIC Q&A 2020-02, which provides additional guidance on determining which uninstalled materials should not be included in calculating the POC

After the deferral period, real estate companies would have to adopt PIC Q&A No. 2018-12 and any subsequent amendments thereto retrospectively or as the SEC will later prescribe.

The Group is already compliant with PIC Q&A 2018-12-E as it normally excludes land in the determination of the POC.

On the other hand, the Group has adopted PIC Q&A 2020-02 and has included the uninstalled customized materials in the measurement of progress. This is consistent with the Group's policy.

The Group availed of the SEC reliefs to defer certain specific provisions of PIC Q&A No. 2018-12. Had these provisions been adopted, the Group assessed that the impact would have been as follows:

a. The mismatch between the POC of the real estate projects and right to an amount of consideration based on the schedule of payments provided for in the contract to sell might constitute a significant financing component. In case of the presence of significant financing component, the guidance should have been applied retrospectively and would have resulted in restatement of prior year financial statements. Adoption of this guidance would have impacted interest income, interest expense, revenue from real estate sales, installment contract receivables, provision for deferred income tax, deferred tax asset or liability for all years presented, and the opening balance of retained earnings. The Group has yet to assess if the mismatch constitutes a significant financing component for its contracts to sell.

b. Had the Group accounted for the revenue from air-conditioning services, CUSA and handling services as principal, this would have resulted in the gross presentation of the related revenue, costs and expenses. The Group opts to use alternative presentation of CUSA as other income as the gross amount of revenue and related costs and expenses are not individually material. There is no impact on opening retained earnings, income and expense and the related balance sheet accounts.

The above would have impacted the cash flows from operating activities for all years presented.

As prescribed by SEC MC No. 34-2020, for financial reporting periods beginning on or after January 1, 2021, the availment of the above deferral will impact the Group's financial reporting during the period of deferral as follows:

a. The consolidated financial statements are not considered to be in accordance with PFRSs and should specify in the *"Basis of Preparation of the Consolidated Financial Statements"* section of the consolidated financial statements that the accounting framework is:

   PFRSs, as modified by the application of the following financial reporting reliefs issued and approved by the Securities and Exchange Commission in response to the COVID-19 pandemic:

   1) Assessing if the transaction price includes a significant financing component (as amended by PIC Q&A 2020-04)

b. The Auditor's report will:

   i. reflect in the Opinion paragraph that the consolidated financial statements are prepared in accordance with the compliance framework described in the notes to the consolidated financial statements; and
   ii. include an Emphasis of Matter paragraph to draw attention to the basis of accounting that has been used in the preparation of the consolidated financial statements.

Upon full adoption of the above deferred guidance, the accounting policies will have to be applied using full retrospective approach following the guidance under PAS 8, *Accounting Policies, Changes in Accounting Estimates and Errors.*

- Deferral of PIC Q&A 2018-14, *Accounting for Cancellation of Real Estate Sales* (as amended by PIC Q&A 2020-05)

  On June 27, 2018, PIC Q&A 2018-14 was issued providing guidance on accounting for cancellation of real estate sales. Under SEC MC No. 3-2019, the adoption of PIC Q&A No. 2018-14 was deferred until December 31, 2020. After the deferral period, real estate companies will adopt PIC Q&A No. 2018-14 and any subsequent amendments thereto retrospectively or as the SEC will later prescribe.

  On November 11, 2020, PIC Q&A 2020-05 was issued which supersedes PIC Q&A 2018-14. This PIC Q&A adds a new approach where the cancellation is accounted for as a modification of the contract (i.e., from non-cancellable to being cancellable). Under this approach, revenues and related costs previously recognized shall be reversed in the period of cancellation and the inventory shall be reinstated at cost. PIC Q&A 2020-05 will have to be applied prospectively from approval date of the Financial Reporting Standards Council which was November 11, 2020.

  The Group availed of the SEC relief to defer of adoption of this PIC Q&A until December 31, 2020. Currently, the Group records the repossessed inventory at cost. The Group is still evaluating the approach to be availed among the existing options. Had the relief not been adopted and the current practice would be different from the approach to be implemented, this could have impacted the recording of revenue from real estate sales, cost of real estate sales, valuation of repossessed inventory and gain or loss from repossession in 2020.

4. **Summary of Significant Accounting Policies**

Revenue and Cost Recognition

Revenue Recognition

Revenue from Contract with Customers

The Group primarily derives its real estate revenue from the sale of vertical and horizontal real estate projects. Revenue from contracts with customers is recognized when control of the goods or services are transferred to the customer at an amount that reflects the consideration to which the Group expects to be entitled in exchange for those goods or services. Except for the provisioning of water, electricity, and common use service area in its leasing portfolio wherein it is acting as agent, the Group has generally concluded that it is the principal in its revenue arrangements.

The disclosures of significant accounting judgments, estimates and assumptions relating to revenue from contracts with customers are provided in Note 21.

The following specific recognition criteria must also be met before revenue is recognized:

Real estate sales – Philippines Operations – Performance obligation is satisfied over time

The Group derives its real estate revenue from sale of lots, house and lot and condominium units. Revenue from the sale of these real estate projects under pre-completion stage are recognized over time during the construction period (or percentage of completion) since based on the terms and conditions of its contract with the buyers, the Group's performance does not create an asset with an alternative use and the Group has an enforceable right to payment for performance completed to date.

In measuring the progress of its performance obligation over time, the Group uses input method. Input methods recognize revenue on the basis of the entity's efforts or inputs to the satisfaction of a performance obligation. Progress is measured based on actual resources consumed such as materials, labor hours expended and actual overhead incurred relative to the total expected inputs to the satisfaction of that performance obligation, or the total estimated development costs of the real estate project. The Group uses the cost accumulated by the accounting department to determine the actual resources used. Input method exclude the effects of any inputs that do not depict the entity's performance in transferring control of goods or services to the customer.

Estimated development costs of the real estate project include costs of land, land development, building costs, professional fees, depreciation of equipment directly used in the construction, payments for permits and licenses. Revisions in estimated development costs brought about by increases in projected costs in excess of the original budgeted amounts, form part of total project costs on a prospective basis.

Any excess of collections over the total of recognized trade receivables and installment contract receivables is included in the "contract liabilities" account in the liabilities section of the consolidated statement of financial position.

The impact of the significant financing component on the transaction price has not been considered since the Group availed the relief granted by the SEC under Memorandum Circular Nos. 14-2018 as of 2018 for the implementation issues of PFRS 15 affecting the real estate industry. Under the SEC Memorandum Circular No. 34, the relief has been extended until December 31, 2023.

Real estate sales – Philippines Operations – Performance obligation is satisfied at a point in time
The Group also derives real estate revenue from sale of parcels of raw land and developed land. Revenue from the sale of these parcels of raw land are recognized at a point in time (i.e., upon transfer of control to the buyer) since based on the terms and conditions of its contract with the buyers, the Group's performance does not create an asset with an alternative use but the Group does not have an enforceable right to payment for performance completed to date. The Group is only entitled to payment upon delivery of the land to the buyer and if the contract is terminated, the Group has to return all payments made by the buyer.

Real estate sales – China Operations
Taking into account the contract terms per house purchase and sales contract, Chengdu Xin Yao's business practice and, the legal and regulatory environment in China, most of the property sales contracts in China do not meet the criteria for recognizing revenue over time and therefore, revenue from property sales continues to be recognized at a point in time. For some properties where there is no alternative use to the Group due to contractual reasons and the Group has an enforceable right to payment from customer for performance completed to date, the revenue is recognized over time under the percentage-of-completions Under PFRS 15, revenue from property sales is generally recognized when the property is accepted by the customer, or deemed as accepted according to the contract, whichever is earlier, which is the point in time when the customer has the ability to direct the use of the property and obtain substantially all of the remaining benefits of the property.

Rental income
The Group 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 and may include contingent rents 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.

Rental income is not recognized when the Group waives its right to collect rent and other charges under a lease concession. This is recognized as a rent concession and reported as a variable payment in the consolidated statement of comprehensive income (see Note 21).

Marketing fees and management fees
Marketing fees and management fees from administration and property management are recognized as revenue when the related services are rendered.

Amusement income
Revenue is recognized upon rendering of services or at a point in time.

Revenue from hotel operations
Revenue from hotel operations is recognized as services are rendered or over time, and when food and beverage are served. Revenue from banquets and other special events are recognized as the events take place or over time. Rental income on leased areas of the hotel is recognized on a straight-line basis over the lease term. Revenue from food and beverage are recognized when these are served. Other income from transport, laundry, valet and other related hotel services are recognized when services are rendered.

Interest income
Interest income is recognized as the interest accrues using the effective interest rate (EIR) method.

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

Other income
Other income is recognized when earned.

Costs Recognition
Cost Recognition

Cost of Real Estate Sales
The Group recognizes costs relating to satisfied performance obligations as these are incurred taking into consideration the contract fulfillment assets such as land and connection fees. These include costs of land, land development costs, building costs, professional fees, depreciation, permits and licenses and capitalized borrowing costs.

These costs are allocated to the saleable area, with the portion allocable to the sold area being recognized as costs of sales while the portion allocable to the unsold area being recognized as part of real estate inventories.

Contract costs include all direct materials and labor costs and those indirect costs related to contract performance. Expected losses on contracts are recognized immediately when it is probable that the total contract costs will exceed total contract revenue. Changes in contract performance, contract conditions and estimated profitability, including those arising from contract penalty provisions, and final contract settlements which may result in revisions to estimated costs and gross margins are recognized in the year in which the changes are determined.

Contract liabilities
A contract liability is the obligation to transfer goods or services to a customer for which the Group has received consideration (or an amount of consideration is due) from the customer. If a customer pays consideration before the Group transfers goods or services to the customer, a contract liability is recognized when the payment is made or the payment is due (whichever is earlier). Contract liabilities are recognized as revenue when the Group performs under the contract.

The contract liabilities also include payments received by the Group from the customers for which revenue recognition has not yet commenced.

Marketing fees and management fees
Marketing fees and management fees from administration and property management are recognized as expense when services are incurred.

Costs to obtain contract
The incremental costs of obtaining a contract with a customer are recognized as an asset if the Group expects to recover them. The Group has determined that commissions paid to brokers and marketing agents on the sale of pre-completed real estate units are deferred when recovery is reasonably expected and are charged to expense in the period in which the related revenue is recognized as earned. Commission expense is included in the "Cost of real estate sales" account in the consolidated statement of income.

Costs incurred prior to obtaining contract with customer are not capitalized but are expensed as incurred.

Cost of hotel operations (part of cost of real estate sales in the consolidated statement of income)
Cost of hotel operations pertains to expenses incurred in relation to sale of goods and rendering of services. These are recognized when a decrease in future economic benefits related to a decrease in an asset or an increase of a liability has arisen than can be measured reliably. These are recognized when incurred and measured at the amount paid or payable.

Contract fulfillment assets
Contract fulfillment costs are divided into: (i) costs that give rise to an asset; and (ii) costs that are expensed as incurred. When determining the appropriate accounting treatment for such costs, the Group firstly considers any other applicable standards. If those standards preclude capitalization of a particular cost, then an asset is not recognized under PFRS 15.

If other standards are not applicable to contract fulfillment costs, the Group applies the following criteria which, if met, result in capitalization: (i) the costs directly relate to a contract or to a specifically identifiable anticipated contract; (ii) the costs generate or enhance resources of the entity that will be used in satisfying (or in continuing to satisfy) performance obligations in the future; and (iii) the costs are expected to be recovered. The assessment of this criteria requires the application of judgment, in particular when considering if costs generate or enhance resources to be used to satisfy future performance obligations and whether costs are expected to be recoverable.

The Group's contract fulfillment assets pertain to connection fees and land acquisition costs.

Amortization, de-recognition and impairment of capitalized costs to obtain a contract
Following the pattern of real estate revenue recognition, the Group amortizes capitalized costs to obtain a contract to cost of sales over the expected construction period using percentage of completion. The amortization is included within general and administrative expenses.

A capitalized cost to obtain a contract is derecognized either when it is disposed of or when no further economic benefits are expected to flow from its use or disposal.

At each reporting date, the Group determines whether there is an indication that cost to obtain a contract maybe impaired. If such indication exists, the Group makes an estimate by comparing the carrying amount of the assets to the remaining amount of consideration that the Group expects to receive less the costs that relate to providing services under the relevant contract. In determining the estimated amount of consideration, the Group uses the same principles as it does to determine the contract transaction price, except that any constraints used to reduce the transaction price will be removed for the impairment test.

Where the relevant costs or specific performance obligations are demonstrating marginal profitability or other indicators of impairment, judgment is required in ascertaining whether or not the future economic benefits from these contracts are sufficient to recover these assets. In performing this impairment assessment, management is required to make an assessment of the costs to complete the contract. The ability to accurately forecast such costs involves estimates around cost savings to be achieved over time, anticipated profitability of the contract, as well as future performance against any contract-specific performance indicators that could trigger variable consideration, or service credits. Where a contract is anticipated to make a loss, these judgments are also relevant in determining whether or not an onerous contract provision is required and how this is to be measured.

Costs and General and Administrative Expense
Costs and expenses are recognized in the consolidated statement of comprehensive income when decrease in future economic benefit related to a decrease in an asset or an increase in a liability has arisen that can be measured reliably.

Costs and expenses are recognized in the consolidated statement of comprehensive income:

- On the basis of a direct association between the costs incurred and the earning of specific items of income;
- On the basis of systematic and rational allocation procedures when economic benefits are expected to arise over several accounting periods and the association can only be broadly or indirectly determined; or
- Immediately when expenditure produces no future economic benefits or when, and to the extent that, future economic benefits do not qualify or cease to qualify, for recognition in the consolidated statement of financial position as an asset.

Direct operating expenses and general and administrative expenses are recognized as they are incurred.

Borrowing Costs
Borrowing costs directly attributable to the acquisition, construction, or production of an asset that necessarily takes a substantial period of time to get ready for its intended use or sale, are capitalized as part of the cost of the asset. All other borrowing costs are expensed in the period in which they occur. Borrowing costs consist of interest and other costs that an entity incurs in connection with the borrowing of funds.

Interest and other financing costs incurred during the construction period on borrowings used to finance property development are capitalized as part of development costs (included in "Subdivision land, condominium and residential units for sale", "Property and equipment" and "Investment properties" accounts in the Group's consolidated statement of financial position). Capitalization of borrowing costs commences when the activities to prepare the asset are in progress and expenditures and borrowing costs are being incurred. Capitalization of borrowing costs ceases when substantially all the activities necessary to prepare the asset for its intended use or sale are complete. If the carrying amount of the asset exceeds its recoverable amount, an impairment loss is recorded.

Capitalized borrowing cost is based on applicable weighted average borrowing rate for those coming from general borrowings.

All other borrowing costs are expensed in the period they occur and is recorded under "Interest expense."

Debt Issue Costs
Transaction costs incurred in connection with the availment of long-term debt are deferred and amortized using effective interest method over the term of the related loans.

Reclassifications
In September 2019, the Philippine Interpretations Committee (PIC) issued a letter to the various organizations in the real estate industry to clarify certain issues in relation to the PFRS 15 Implementation Issues and other accounting issues affecting real estate industry. The letter includes the clarification on the conclusion of PIC Q&A 2018-12D Step 3 on the recording of contract asset for the difference between the consideration received from the customer and the transferred goods or

services to a customer. In the letter, the PIC allows for the meantime, the recording of the difference between the consideration received from the customer and the transferred goods or services to a customer as either a contract asset or unbilled receivable. If presented as contract asset, the disclosures required under PFRS 15 should be complied with. Otherwise, the disclosures required under PFRS 9 should be followed.

As a result, the Group elected to record in 2020 the difference between the consideration received from the customer and the transferred goods or services to a customer as installment contract receivables which differs from the 2019 presentation where the difference was recognized as a contract asset.

Accordingly, the affected assets and liabilities accounts as of December 31, 2019 have been reclassified to conform with the 2019 presentation of accounts. Details follow:

	December 31, 2019, as previously reported	Reclassification	December 31, 2019, as adjusted
Current assets			
Receivables (Note 8)	₱3,146,968,482	₱3,007,038,670	₱6,154,007,152
Contract assets	3,007,038,670	(3,007,038,670)	–
Noncurrent assets			
Noncurrent receivables (Note 8)	3,677,362,062	7,843,135,383	11,520,497,445
Noncurrent contract assets	7,843,135,383	(7,843,135,383)	–
	₱17,674,504,597	₱–	₱17,674,504,597

The reclassification did not impact the consolidated statement of cash flows for the year ended December 31, 2019.

Leases
The Group assesses whether a contract is, or contains a lease, at the inception of a contract. This assessment involves the exercise of judgment about whether it depends on a specified asset, whether the Group obtains substantially all the economic benefits from the use of the asset, whether the Group has the right to direct the use of the asset.

Group as Lessee
Except for short-term leases and leases of low-value assets, the Group recognizes a right-of-use (ROU) asset and a corresponding lease liability with respect to all lease agreements in which it is the lessee.

Right-of-use assets
The Group recognizes ROU assets at the commencement date of the lease (i.e., the date the underlying asset is available for use). ROU assets are measured at cost, less any accumulated depreciation and impairment losses, and adjusted for any remeasurement of lease liabilities. The cost of ROU assets includes the amount of lease liabilities recognized, initial direct costs incurred, lease payments made at or before the commencement date less any lease incentives received, and any estimated costs to be incurred in dismantling and removing the underlying asset, restoring the site on which it is located or restoring the underlying asset to the condition required by the terms and conditions of the lease, unless those costs are incurred to produce inventories. Unless the Group is reasonably certain to obtain ownership of the leased asset at the end of the lease term, the recognized ROU assets are depreciated on a straight-line basis over the shorter of its estimated useful life and the remaining lease term of up to approximately 34 years.

ROU assets are subject to impairment. Refer to the accounting policies in Impairment of nonfinancial assets section.

Lease liabilities
At the commencement date of the lease, the Group recognizes lease liabilities measured at the present value of lease payments to be made over the lease term. The lease payments include fixed payments (including in-substance fixed payments) less any lease incentives receivable, variable lease payments that depend on an index or a rate, and amounts expected to be paid under residual value guarantees. The lease payments also include the exercise price of a purchase option reasonably certain to be exercised by the Group and payments of penalties for terminating a lease, if the lease term reflected the Group exercising the option to terminate. The variable lease payments that do not depend on an index or a rate are recognized as expense in the period on which the event or condition that triggers the payment occurs.

In calculating the present value of lease payments, the Group uses the incremental borrowing rate at the commencement date if the interest rate implicit to the lease is not readily determinable. After the commencement date, the amount of lease liabilities is increased to reflect the accretion of interest and reduced for the lease payments made. In addition, the carrying amount of lease liabilities is remeasured if there is a modification, a change in the lease term, a change in the in-substance fixed lease payments or a change in the assessment to purchase the underlying asset.

Short-term leases
The Group applies the short-term lease recognition exemption to its short-term leases of office space (i.e., those leases that have a lease term of 12 months or less from the commencement date and do not contain a purchase option). Lease payments on short-term leases are recognized as expense on a straight-line basis over the lease term.

Group as Lessor
Leases where the Group does not transfer substantially all the risks and benefits of ownership of the assets are classified as operating leases. Lease payments received are recognized as income in the consolidated statement of comprehensive income on a straight-line basis over the lease term. Initial direct costs incurred in negotiating operating leases are added to the carrying amount of the leased asset and recognized over the lease term on the same basis as the rental income. Contingent rents are recognized as revenue in the period in which they are earned.

Leases where the Group transfers substantially all the risk and benefits of ownership of the assets are classified as finance leases. The Group recognizes assets held under a finance lease in its consolidated statement of financial position as a receivable at an amount equal to the net investment in the lease. The lease payments received from the lessee are treated as repayments of principal and finance income. Initial direct costs may include commissions, legal fees and internal costs that are incremental and directly attributable to negotiating and arranging the lease. They are included in the measurement of the net investment in the lease at inception and reflected in the calculation of the implicit interest rate. The recognition of finance income should be based on a pattern reflecting a constant periodic rate of return on the lessor's net investment outstanding in respect of the finance lease.

Fair Value Measurement
Fair value is the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date.

The fair value measurement is based on the presumption that the transaction to sell the asset or transfer the liability takes place either:

- In the principal market for the asset or liability, or
- In the absence of a principal market, in the most advantageous market for the asset or liability.

The principal or the most advantageous market must be accessible to the Group.

The fair value of an asset or a liability is measured using the assumptions that market participants would use when pricing the asset or liability, assuming that market participants act in their economic best interest.

A fair value measurement of a non-financial asset takes into account a market participant's ability to generate economic benefits by using the asset in its highest and best use or by selling it to another market participant that would use the asset in its highest and best use.

The Group uses valuation techniques that are appropriate in the circumstances and for which sufficient data are available to measure fair value, maximizing the use of relevant observable inputs and minimizing the use of unobservable inputs.

All assets and liabilities for which fair value is measured or disclosed in the consolidated financial statements are categorized within the fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

- Level 1 - Quoted (unadjusted) market prices in active markets for identical assets or liabilities
- Level 2 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable
- Level 3 - Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable

For assets and liabilities that are recognized in the consolidated financial statements at fair value on a recurring basis, the Group determines whether transfers have occurred between levels in the hierarchy by re-assessing categorization (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

External valuers are involved for valuation of significant assets, such as investment properties. Involvement of external valuers is decided upon annually by the Group. Selection criteria include market knowledge, reputation, independence and whether professional standards are maintained.

The Group, in conjunction with the external valuers, also compares each of the changes in the fair value of each asset with relevant external sources to determine whether the change is reasonable.

For the purpose of fair value disclosures, the Group has determined classes of assets on the basis of the nature, characteristics and risks of the asset and the level of the fair value hierarchy as explained above.

Current and Noncurrent Classification
The Group presents assets and liabilities in consolidated statement of financial position based on current/noncurrent classification. An asset is current when:

- Expected to be realized or intended to be sold or consumed in normal operating cycle;
- Held primarily for the purpose of trading;
- Expected to be realized within 12 months after reporting date; or
- Cash or cash equivalent unless restricted from being exchanged or used to settle a liability for at least 12 months after reporting date.

All other assets are classified as noncurrent.

A liability is current when:

- It is expected to be settled in the normal operating cycle;
- It is held primarily for the purpose of trading;
- It is due to be settled within 12 months after reporting date; or
- There is no unconditional right to defer the settlement of the liability for at least 12 months after reporting date.

The Group classifies all other liabilities as noncurrent.

Deferred tax assets and liabilities are classified as noncurrent assets and liabilities, respectively.

Financial Instruments - Initial Recognition and Subsequent Recognition
Initial recognition and measurement
Financial assets are classified, at initial recognition, as subsequently measured at amortized cost, fair value through other comprehensive income (OCI), and fair value through profit or loss.

The classification of financial assets at initial recognition depends on the financial asset's contractual cash flow characteristics and the Group's business model for managing them. With the exception of trade receivables that do not contain a significant financing component or for which the Group has applied the practical expedient, the Group initially measures a financial asset at its fair value plus, in the case of a financial asset not at fair value through profit or loss, transaction costs. Trade receivables that do not contain a significant financing component or for which the Group has applied the practical expedient are measured at the transaction price determined under PFRS 15. Refer to the accounting policies in section "Revenue from contracts with customers".

In order for a financial asset to be classified and measured at amortized cost or fair value through OCI, it needs to give rise to cash flows that are "solely payments of principal and interest (SPPI)" on the principal amount outstanding. This assessment is referred to as the SPPI test and is performed at an instrument level.

The Group's business model for managing financial assets refers to how it manages its financial assets in order to generate cash flows. The business model determines whether cash flows will result from collecting contractual cash flows, selling the financial assets, or both.

Purchases or sales of financial assets that require delivery of assets within a time frame established by regulation or convention in the market-place (regular way trades) are recognized on the trade date, i.e., the date that the Group commits to purchase or sell the asset.

Subsequent measurement
For purposes of subsequent measurement, financial assets are classified in four categories:

- Financial assets at amortized cost (debt instruments)
- Financial assets at fair value through OCI with recycling of cumulative gains and losses (debt instruments)
- Financial assets designated at fair value through OCI with no recycling of cumulative gains and losses upon derecognition (equity instruments)
- Financial assets at fair value through profit or loss

Financial assets at amortized cost (debt instruments)
This category is the most relevant to the Group. The Group measures financial assets at amortized cost if both of the following conditions are met:

- The financial asset is held within a business model with the objective to hold financial assets in order to collect contractual cash flows and
- 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 amount outstanding

Financial assets at amortized cost are subsequently measured using the effective interest (EIR) method and are subject to impairment. Interest income and impairment losses on reversals are recognized in the consolidated statement of income. Gains and losses are recognized in profit or loss when the asset is derecognized, modified or impaired.

As of December 31, 2020 and 2019, the Group's financial assets at amortized cost include cash and cash equivalents, receivables (except for receivables from lease-to-own arrangements), restricted cash under "Other current assets" and refundable utility deposits under "Other current and noncurrent assets".

Financial assets at fair value through OCI (debt instruments)
The Group measures debt instruments at fair value through OCI if both of the following conditions are met:

- The financial asset is held within a business model with the objective of both holding to collect contractual cash flows and selling; and
- 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 amount outstanding

For debt instruments at fair value through OCI, interest income, foreign exchange revaluation and impairment losses or reversals are recognized in the consolidated statement of comprehensive income and computed in the same manner as for financial assets measured at amortized cost. The remaining fair value changes are recognized in OCI. Upon derecognition, the cumulative fair value change recognized in OCI is recycled to profit or loss.

As of December 31, 2020 and 2019, the Group's debt instruments at fair value through OCI include receivables from lease-to-own arrangements under "Receivables".

Financial assets designated at fair value through OCI (equity instruments)
Upon initial recognition, the Group can elect to classify irrevocably its equity investments as equity instruments designated at fair value through OCI when they meet the definition of equity under PAS 32 *Financial Instruments: Presentation* and are not held for trading. The classification is determined on an instrument-by-instrument basis.

Gains and losses on these financial assets are never recycled to profit or loss. Dividends are recognized as other income in the consolidated statement of comprehensive income when the right of payment has been established, except when the Group benefits from such proceeds as a recovery of part of the cost of the financial asset, in which case, such gains are recorded in OCI. Equity instruments designated at fair value through OCI are not subject to impairment assessment.

As of December 31, 2020 and 2019, the Group's equity instruments at fair value through OCI presented under "Other noncurrent assets" include investment in equity instruments of affiliates under the common control of the ultimate parent company.

Financial assets at fair value through profit or loss
Financial assets at fair value through profit or loss include financial assets held for trading, financial assets designated upon initial recognition at fair value through profit or loss, or financial assets mandatorily required to be measured at fair value. Financial assets are classified as held for trading if they are acquired for the purpose of selling or repurchasing in the near term. Derivatives, including separated embedded derivatives, are also classified as held for trading unless they are designated as effective hedging instruments. Financial assets with cash flows that are not solely payments of principal and interest are classified and measured at fair value through profit or loss, irrespective of the business model. Notwithstanding the criteria for debt instruments to be classified at amortized cost or at fair value through OCI, as described above, debt instruments may be designated at fair value through profit or loss on initial recognition if doing so eliminates, or significantly reduces, an accounting mismatch.

Financial assets at fair value through profit or loss are carried in the consolidated statement of financial position at fair value with net changes in fair value recognized in the consolidated statement of comprehensive income.

As of December 31, 2020 and 2019, the Group does not have financial assets at fair value through profit or loss.

Derecognition
A financial asset (or, where applicable, a part of a financial asset or part of a group of similar financial assets) is primarily derecognized (i.e., removed from the consolidated statement of financial position) when:

- The rights to receive cash flows from the asset have expired, or
- The Group has transferred its rights to receive cash flows from the asset or has assumed an obligation to pay the received cash flows in full without material delay to a third party under a 'pass-through' arrangement; and either (a) the Group has transferred substantially all the risks and rewards of the asset, or (b) the Group has neither transferred nor retained substantially all the risks and rewards of the asset, but has transferred control of the asset

When the Group has transferred its rights to receive cash flows from an asset or has entered into a 'pass-through' arrangement, it evaluates if, and to what extent, it has retained the risks and rewards of ownership. When it has neither transferred nor retained substantially all of the risks and rewards of the asset, nor transferred control of the asset, the Group continues to recognize the transferred asset to the extent of its continuing involvement. In that case, the Group also recognizes an associated liability. The transferred asset and the associated liability are measured on a basis that reflects the rights and obligations that the Group has retained.

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.

Modification of Financial Assets
The Group derecognizes a financial asset when the terms and conditions have been renegotiated to the extent that, substantially, it becomes a new asset, with the difference between its carrying amount and the fair value of the new asset recognized as a derecognition gain or loss in profit or loss, to the extent that an impairment loss has not already been recorded.

When the contractual cash flows of a financial asset are renegotiated or otherwise modified and the renegotiation or modification does not result in the derecognition of that financial asset, the Group recalculates the gross carrying amount of the financial asset as the present value of the renegotiated or modified contractual cash flows discounted at the original EIR (or credit-adjusted EIR for purchased or originated credit-impaired financial assets) and recognizes a modification gain or loss in the consolidated statement of comprehensive income.

Impairment of Financial Assets
The Group recognizes an allowance for expected credit losses (ECLs) for all debt instruments not held at fair value through profit or loss. ECLs are based on the difference between the contractual cash flows due in accordance with the contract and all the cash flows that the Group expects to receive, discounted at an approximation of the original effective interest rate. The expected cash flows will include cash flows from the sale of collateral held or other credit enhancements that are integral to the contractual terms.

ECLs are recognized in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition, a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

For trade receivables, the Group applies a simplified approach in calculating ECLs. Therefore, the Group does not track changes in credit risk, but instead recognizes a loss allowance based on lifetime ECLs at each reporting date. The Group has established a provision matrix for rental and accrued rent receivables and receivables from hotel operations and a vintage analysis for installment contract receivables that is based on its historical credit loss experience, adjusted for forward-looking factors specific to the debtors and the economic environment.

For cash and cash equivalents, the Group applies the low credit risk simplification. The investments are considered to be low credit risk investments as the counterparties have investment grade ratings. It is the Group's policy to measure ECLs on such instruments on a 12-month basis based on available probabilities of defaults and loss given defaults. The Group uses the ratings published by a reputable rating agency to determine if the counterparty has investment grade rating. If there are no available ratings, the Group determines the ratings by reference to a comparable bank.

For other financial assets such as receivables from affiliated companies and utility deposits, ECLs are recognized in two stages. For credit exposures for which there has not been a significant increase in credit risk since initial recognition, ECLs are provided for credit losses that result from default events that are possible within the next 12-months (a 12-month ECL). For those credit exposures for which there has been a significant increase in credit risk since initial recognition a loss allowance is required for credit losses expected over the remaining life of the exposure, irrespective of the timing of the default (a lifetime ECL).

The Group considers a debt investment security to have low credit risk when its credit risk rating is equivalent to the globally understood definition of 'investment grade'.

The key inputs in the model include the Group's definition of default and historical data of three years for the origination, maturity date and default date.

Determining the stage for impairment
At each reporting date, the Group assesses whether there has been a significant increase in credit risk for financial assets since initial recognition by comparing the risk of default occurring over the expected life between the reporting date and the date of initial recognition. The Group considers reasonable and supportable information that is relevant and available without undue cost or effort for this purpose. This includes quantitative and qualitative information and forward-looking analysis.

The Group considers a financial asset in default when contractual payments are 90 days past due. However, in certain cases, the Group may also consider a financial asset to be in default when internal or external information indicates that the Group is unlikely to receive the outstanding contractual amounts in full before taking into account any credit enhancements held by the Group.

An exposure will migrate through the ECL stages as asset quality deteriorates. If, in a subsequent period, asset quality improves and also reverses any previously assessed significant increase in credit risk since origination, then the loss allowance measurement reverts from lifetime ECL to 12-months ECL.

Write-off of financial assets
A financial asset is written off when there is no reasonable expectation of recovering the contractual cash flows (e.g., when the debtor has been placed under liquidation or has entered into bankruptcy proceedings, or when the Group has effectively exhausted all collection efforts).

Financial Liabilities
Initial recognition and measurement
Financial liabilities are classified, at initial recognition, as financial liabilities at fair value through profit or loss, loans and borrowings, payables, or as derivatives designated as hedging instruments in an effective hedge, as appropriate.

All financial liabilities are recognized initially at fair value and, in the case of loans and borrowings and payables, net of directly attributable transaction costs.

Directly attributable transaction costs are documentary stamp tax, underwriting and selling fees, regulatory filing fee and other fees.

Subsequent measurement
The measurement of financial liabilities depends on their classification, as described below:

Financial liabilities at fair value through profit or loss
Financial liabilities at fair value through profit or loss include financial liabilities held for trading and financial liabilities designated upon initial recognition as at fair value through profit or loss.

Financial liabilities are classified as held for trading if they are incurred for the purpose of repurchasing in the near term. This category also includes derivative financial instruments entered into by the Group that are not designated as hedging instruments in hedge relationships as defined by PFRS 9. Separated embedded derivatives are also classified as held for trading unless they are designated as effective hedging instruments.

Gains or losses on liabilities held for trading are recognized in the consolidated statement of comprehensive income.

Only if the criteria in PFRS 9 are satisfied, the designation of financial liabilities at fair value through profit or loss at the initial date of recognition is allowed.

The Group has not designated any financial liability as at fair value through profit or loss.

Loans and borrowings
This is the category most relevant to the Group. After initial recognition, interest-bearing loans and borrowings are subsequently measured at amortized cost using the EIR method. Gains and losses are recognized in profit or loss when the liabilities are derecognized as well as through the EIR amortization process.

Amortized cost is calculated by taking into account any discount or premium on acquisition and fees or costs that are an integral part of the EIR. The EIR amortization is included as finance costs in the consolidated statement of comprehensive income.

As of December 31, 2020 and 2019, the Group's financial liabilities under this category include accounts payable and accrued expenses (except statutory liabilities), short-term loans, loans payable, and payable to affiliated companies and deposits from lessees which are both included under "Deposit and other current liabilities" and "Deposit and other noncurrent liabilities".

Derecognition
A financial liability is derecognized when the obligation under the liability is discharged or cancelled or expires. When 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 the derecognition of the original liability and the recognition of a new liability. The difference in the respective carrying amounts is recognized in the consolidated statement of comprehensive income.

Offsetting of Financial Instruments
Financial assets and financial liabilities are offset and the net amount is reported in the consolidated statement of financial position 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 assets and settle the liabilities simultaneously. The Group assesses that it has currently enforceable right to offset if the right is not contingent on a future event and is legally enforceable in the event of insolvency or bankruptcy of the Group and all of the counterparties.

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 months or less and that are subject to an insignificant risk of changes in value.

Subdivision Land, Condominium and Residential Units for Sale
Subdivision land, condominium and residential units for sale in the ordinary course of business are carried at the lower of cost and net realizable value (NRV).

Cost includes land costs, costs incurred for development and improvement of the properties (i.e., planning and design costs, costs of site preparation, contractor's fees and other professional fees, property transfer taxes, construction overheads and other related costs) and borrowing costs on loans directly attributable to the projects which were capitalized during construction. It also includes the cost of land use right (see Note 9).

Inventories that are leased out at market rates to earn revenues to partly cover for expenses on the condition that the intent to sell in the ordinary course of business has not changed are accounted and presented as inventory. The rent income from inventories that are leased out is included in other income in the consolidated statement of comprehensive income.

NRV is the estimated selling price in the ordinary course of business less cost of completion and estimated costs necessary to make the sale.

The cost of inventory recognized in the consolidated statement of comprehensive income is determined with reference to the specific costs incurred on the property sold and an allocation of any non-specific costs based on the relative size of the property sold.

Materials, Parts and Supplies
Materials, parts and supplies are valued at the lower of cost or NRV. Cost is determined using the weighted average method. NRV is the replacement cost.

An allowance for inventory losses is provided for slow-moving, obsolete and defective materials, parts and supplies based on management's physical inspection and evaluation. When inventories are sold, the cost and related allowance is removed from the account and the difference is charged against operations.

Advances to Other Companies and Advances to Contractors and Suppliers
Advances to other companies and advances to contractors and suppliers are carried at cost less impairment losses, if any.

Prepaid Expenses
Prepaid expenses pertain to resources controlled by the Group as a result of past events and from which future economic benefits are expected to flow to the Group.

With the exception of commission from residential sales, which is amortized using the percentage of completion, other prepaid expenses are amortized as incurred.

Advances to Contractors and Suppliers, Advances to Lot Owners
Advances to contractors and suppliers and advances to lot owners are carried at cost less impairment losses, if any.

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 on a straight-line basis over the lease term.

Non-refundable deposits that are applicable against costs of services incurred or goods delivered are measured at fair value.

Value-added Tax (VAT)

Revenues, expenses, and assets are recognized net of the amount of VAT, if applicable.

When VAT from sales of goods and/or services (output VAT) exceeds VAT passed on from purchases of goods or services (input VAT), the excess is recognized as payable in the consolidated statement of financial position. When VAT passed on from purchases of goods or services (input VAT) exceeds VAT from sales of goods and/or services (output VAT), the excess is recognized as an asset in the consolidated statement of financial position to the extent of the recoverable amount.

The net amount of VAT recoverable from the taxation authority is included as part of "Other current assets" in the consolidated statement of financial position.

Investments in Joint Ventures

Investments in joint ventures (investee companies) are accounted for under the equity method of accounting. An associate an entity in which the Group has significant influence, and which is neither a subsidiary nor a joint venture. A joint arrangement is a contractual arrangement whereby two or more parties undertake an economic activity that is subject to joint control, and a joint venture is a joint arrangement that involves the establishment of a separate entity in which each venturer has an interest.

An investment is accounted for using the equity method from the day it becomes a joint venture. On acquisition of investment, the excess of the cost of investment over the investor's share in the net fair value of the investee's identifiable assets, liabilities and contingent liabilities is accounted for as goodwill and included in the carrying amount of the investment and not amortized. Any excess of the investor's share of the net fair value of the investee's identifiable assets, liabilities and contingent liabilities over the cost of the investment is excluded from the carrying amount of the investment, and instead included in the determination of the share in the earnings of the investees.

Under the equity method, the investments in the investee companies are carried in the consolidated statement of financial position at cost plus post-acquisition changes in the Group's share in the net assets of the investee companies, less any impairment in values. The consolidated statement of comprehensive income reflects the share of the results of the operations of the investee companies. The Group's share of post-acquisition movements in the investee's equity reserves is recognized directly in equity. Profits and losses resulting from transactions between the Group and the investee companies are eliminated to the extent of the interest in the investee companies and for unrealized losses to the extent that there is no evidence of impairment of the asset transferred. Dividends received are treated as a reduction of the carrying value of the investment.

The Group discontinues applying the equity method when their investments in investee companies are reduced to zero. Unless otherwise, additional losses are not recognized when the Group has guaranteed certain obligations of the investee companies. When the investee companies subsequently report net income, the Group will resume applying the equity method but only after its share of that net income equals the share of net losses not recognized during the period the equity method was suspended.

The reporting dates of the investee companies and the Group are identical and the investee companies' accounting policies conform to those used by the Group for like transactions and events in similar circumstances.

Upon loss of significant influence over the investee companies, the Group measures and recognizes any retaining investment at its fair value. Any difference between the carrying amount of the associate upon loss of significant influence and the fair value of the retaining investment and proceeds from disposal is recognized in the consolidated statement of comprehensive income.

Joint Operation
A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the arrangement. The Group recognize in relation to its interest in a joint operation its assets, including its share of any assets held jointly; liabilities, including its share of any liabilities incurred jointly; revenue from the sale of its share of the output arising from the joint operation; share of the revenue from the sale of the output by the joint operation; and expenses, including its share of any expenses incurred jointly.

The financial statements of the joint operation are prepared for the same reporting period as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

Investment Properties
Investment properties – Land, Land Improvements, Buildings and Improvements and Construction in Progress

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 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 (EUL) as follows:

	Years
Buildings	20 - 30
Building improvements	10
Land improvements	10

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

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 in the location and condition necessary for it to be capable of operating in the manner intended by management.

Expenditures incurred after the investment property has been put in operation, such as repairs and maintenance costs, are normally charged against income in the period in which the costs are incurred.

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 sell. Transfers between investment properties, owner-occupied property and inventories do not change the carrying amount of the property transferred and they do not change the cost of the property for measurement or disclosure purposes.

The Group discloses the fair values of its investment properties in accordance with PAS 40, *Investment Property*. The Group engages independent valuation specialist to assess the fair values as at December 31, 2020 and 2019. The Group's investment properties consist of land and building pertaining to land properties, retail (malls), office properties and industrial facilities. These were valued by reference to market-based evidence using comparable prices adjusted for specific market factors such as nature, location and condition of the property.

Investment Properties – Land held for future development
Land held for future development consist of raw land held by the Group which will be developed into investment properties in the future. Land held for future development is carried at cost less any impairment in value. Transfers are made to investment properties when there is commencement of construction of commercial centers or office building on the land property. Transfers are made from land held for future development to either property and equipment or subdivision land, condominium and residential units for sale when, and only when, there is change in use, as evidenced by owner occupation or upon commencement of real estate development with a view to sell.

Land held for future development are derecognized when either they have been disposed of or when the land 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 land held for future development is recognized in the profit and loss in the period of retirement or disposal.

Fair Value Disclosure
The Group discloses the fair values of its investment properties in accordance with PAS 40. The Group engages independent valuation specialist to assess the fair values as at December 31, 2020 and 2019. The Group's investment properties consist of land and building pertaining to land properties, retail (malls), office properties and industrial facilities. These are valued by reference to market-based evidence using comparable prices adjusted for specific market factors such as nature, location and condition of the property and income approach by reference to the value of income, cash flow or cost saving generated by the asset.

Property and Equipment
Property and equipment are stated at cost less accumulated depreciation and 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 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 EUL as follow:

	Years
Buildings	20-30
Building 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 used in hotel operations.

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 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
The Group assesses at each reporting date whether there is an indication that the Group's land held for future development, investment properties, right-of-use assets, property and equipment, investment in joint ventures and other noncurrent assets 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 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, had no impairment loss been recognized for the assets in prior periods, such reversal is recognized in the consolidated statement of comprehensive income.

The following criteria are also applied in assessing the impairment of specific assets:

Investments in Joint Ventures
After application of the equity method, the Group determines whether it is necessary to recognize any additional impairment loss with respect to the Group's net investment in the investee companies. The Group determines at each reporting date whether there is any objective evidence that the investment in joint ventures is impaired. If this is the case, the Group calculates the amount of impairment as being the difference between the recoverable amount and the carrying value of the investee company and recognizes the difference in the consolidated statement of comprehensive income.

<u>Equity</u>
Capital stock is measured at par value for all shares issued. When the Group issues more than one capital stock, a separate account is maintained for each class of stock and the number of shares issued.

When the shares are sold at premium, the difference between the proceeds at the par value is credited to "Additional paid-in capital" account. Direct costs incurred related to equity issuance are chargeable to "Additional paid-in capital" account. If additional paid-in capital is not sufficient, the excess is charged against retained earnings.

Retained earnings represent accumulated earnings of the Group less dividends declared. The individual accumulated retained earnings of the subsidiaries are available for dividend distribution when they are declared by the subsidiaries as approved by their respective BOD.

<u>Treasury Stock</u>
Own equity instruments which are acquired (treasury stock) 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. Any difference between the carrying amount and the consideration, if reissued, is recognized in additional paid-in capital. Voting rights related to treasury shares are nullified for the Group and no dividends are allocated to them respectively. When the shares are retired, the capital stock account is reduced by its par value and the excess of cost over par value upon retirement is debited to additional paid-in capital when the shares were issued and to retained earnings for the remaining balance.

Other Equity Reserve

Other equity reserve pertains to the difference between the consideration paid and the carrying value of the non-controlling interest acquired. Upon disposal of the related investment, the other equity reserve is transferred to retained earnings.

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 in the countries where the Group operates and generates taxable income.

Deferred income tax

Deferred income tax is provided using the liability method on temporary differences between the tax bases of assets and liabilities and their carrying amounts for financial reporting purposes at the reporting date. Deferred income tax liabilities are recognized for all taxable temporary differences, except:

- When the deferred income tax liability arises from the initial recognition of goodwill or 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
- In respect of taxable temporary differences associated with investments in subsidiaries, associates and interests in joint arrangements, when the timing of the reversal of the temporary differences can be controlled and it is probable that the temporary differences will not reverse in the foreseeable future

Deferred income tax assets are recognized for all deductible temporary differences, the carry forward of unused tax credits and any unused tax losses. Deferred income tax assets are recognized to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, and the carry forward of unused tax credits and unused tax losses can be utilized, except:

- When 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
- In respect of deductible temporary differences associated with investments in subsidiaries, associates and interests in joint arrangements, 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 differences can be utilized

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 will be available to allow all or part of the deferred 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 will allow all as part of the deferred tax and to be recovered. The Group does not recognize deferred income tax assets that will reverse during the income tax holiday (ITH).

Deferred income tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realized or the liability is settled, based on tax rates (and tax laws) that have been enacted or substantively enacted at the reporting date.

Deferred income tax relating to items recognized outside profit or loss is recognized outside profit or loss. Deferred income tax items are recognized in correlation to the underlying transaction either in OCI or directly in equity.

Deferred income tax assets and deferred income 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

The Group has a noncontributory defined benefit plan. The net defined benefit liability or asset is the aggregate of the present value of the defined benefit liability at the end of the reporting period reduced by the fair value of plan assets (if any), adjusted for any effect of limiting a net defined benefit asset to the asset ceiling. The asset ceiling is the present value of any economic benefits available in the form of refunds from the plan or reductions in future contributions to the plan.

The cost of providing benefits under the defined benefit plan is actuarially determined using the projected unit credit method.

Defined benefit costs comprise the following:

- Service costs
- Net interest on the net defined benefit liability or asset
- Remeasurements of net defined benefit liability or asset

Service costs which include current service costs, past service costs and gains or losses on non-routine settlements are recognized as expense in profit or loss. Past service costs are recognized when plan amendment or curtailment occurs. These amounts are calculated periodically by independent qualified actuary.

Net interest on the net defined benefit liability or asset is the change during the period in the net defined benefit liability or asset that arises from the passage of time which is determined by applying the discount rate based on government bonds to the net defined benefit liability or asset. Net interest on the net defined benefit liability or asset is recognized as expense or income in profit or loss.

Remeasurements comprising actuarial gains and losses, return on plan assets and any change in the effect of the asset ceiling (excluding net interest on defined benefit liability) are recognized immediately in OCI in the period in which they arise. Remeasurements are not reclassified to profit or loss in subsequent periods.

Plan assets are assets that are held by a long-term employee benefit fund or qualifying insurance policies. Plan assets are not available to the creditors of the Group, nor can they be paid directly to the Group. Fair value of plan assets is based on market price information. When no market price is available, the fair value of plan assets is estimated by discounting expected future cash flows using a discount rate that reflects both the risk associated with the plan assets and the maturity or expected disposal date of those assets (or, if they have no maturity, the expected period until the settlement of the related liabilities). If the fair value of the plan assets is higher than the present value of the defined benefit liability, the measurement of the resulting defined benefit asset is limited to the present value of economic benefits available in the form of refunds from the plan or reductions in future contributions to the plan.

The Group's right to be reimbursed of some or all of the expenditure required to settle a defined benefit liability is recognized as a separate asset at fair value when and only when reimbursement is virtually certain.

Termination benefit
Termination benefits are employee benefits provided in exchange for the termination of an employee's employment as a result of either an entity's decision to terminate an employee's employment before the normal retirement date or an employee's decision to accept an offer of benefits in exchange for the termination of employment.

A liability and expense for a termination benefit is recognized at the earlier of when the entity can no longer withdraw the offer of those benefits and when the entity recognizes related restructuring costs. Initial recognition and subsequent changes to termination benefits are measured in accordance with the nature of the employee benefit, as either post-employment benefits, short-term employee benefits, or other long-term employee benefits.

Employee leave entitlement
Employee entitlements to annual leave are recognized as a liability when they are accrued to the employees. The undiscounted liability for leave expected to be settled wholly within twelve months after the end of the annual reporting period is recognized for services rendered by employees up to the end of the reporting period.

Foreign Currencies
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.

As of the reporting date, the assets and liabilities of these subsidiaries are translated into the presentation currency of the Parent Company (the Philippine Peso) at the closing rate as at the reporting date and their statement of comprehensive income accounts are translated at the weighted average exchange rates for the year. The exchange differences arising on the translation are recognized in the consolidated statement of comprehensive income and reported as a separate component of equity as "Cumulative Translation Adjustment". On disposal of a foreign entity, the deferred cumulative amount recognized in the consolidated statement of comprehensive income relating to that particular foreign operation shall be recognized in the consolidated statement of comprehensive income.

When previously invested capital is returned to Group and there is no loss of control, the exchange difference arising from the original rate and new rate is recognized in the consolidated statement of income.

Transactions and balances
Transactions in foreign currencies are initially recorded by the Group's entities at their respective functional currency spot rates at the date the transaction first qualifies for recognition. Monetary assets and liabilities denominated in foreign currencies are translated at the functional currency spot rates of exchange at the reporting date. Non-monetary items that are measured in terms of historical cost in a foreign currency are translated using the exchange rates at the dates of the initial transactions.

Translation for consolidation
On consolidation, the assets and liabilities of foreign operations are translated into Philippine Peso at the rate of exchange prevailing at the reporting date and their statements of profit or loss are translated at exchange rates prevailing at the dates of the transactions. The exchange differences arising on translation for consolidation are recognized in the cumulative translation adjustment (CTA) in the consolidated statement of comprehensive income. On disposal of a foreign operation, the component of OCI relating to that particular foreign operation is reclassified to profit or loss when the standard permits.

Earnings Per Share (EPS)
Basic EPS 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 attributable to equity holders of the Parent Company by the weighted average number of common shares issued and outstanding during the period after giving effect to assumed conversion of potential common shares. Calculation of dilutive EPS considers the potential ordinary shares of subsidiaries, associates and joint ventures that have dilutive effect on the basic EPS of the Parent Company. The calculation of diluted earnings per share does not assume conversion, exercise, or other issue of potential common shares that would have an antidilutive effect on earnings per share.

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.

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.

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. However, when the realization of income is virtually certain, the related asset is not a contingent asset and will be recognized.

Events After the Reporting Date
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 PFRSs 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. Actual results could differ from such estimates.

Judgments and estimates are continuously 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.

Real estate revenue recognition upon adoption of PFRS 15

Existence of a contract
The Group's primary document for a contract with a customer is a signed contract to sell. It has determined, however, that in cases wherein contract to sell are not signed by both parties, the combination of its other duly executed and signed documentation such as reservation agreement, official receipts, buyers' computation sheets and invoices, would contain all the criteria to qualify as contract with the customer under PFRS 15.

In addition, part of the assessment process of the Group before revenue recognition is to assess the probability that the Group will collect the consideration to which it will be entitled in exchange for the real estate property that will be transferred to the customer. In evaluating whether collectability of an amount of consideration is probable, an entity considers the significance of the customer's initial payments in relation to the total contract price. Collectability is also assessed by considering factors such as past history with the customer, age and pricing of the property. Management regularly evaluates the historical cancellations and back-outs if it would still support its current threshold of customers' equity before commencing revenue recognition.

Identifying performance obligation
In 2018, the Parent Company entered into a contract to sell covering a land upon which, site preparation will be performed prior to turnover to the buyer. The Group concluded that the revenue and cost of real estate sales should be recorded upon completion of the site preparation activities as specifically stated in the contract to sell, which is at a point in time, since there is only one performance obligation (i.e., developed land) and the Parent Company does not have a right to demand payment for work performed to date from the buyer (see Notes 21 and 30). For the years ended December 31, 2020, 2019 and 2018, no revenue has been recognized as the performance obligations under the contract to sell are ongoing.

In 2018, the Parent Company entered into contracts to sell covering parcels of raw land. The Group concluded that there is one performance obligation in these contracts, the raw land. Revenue and cost of real estate sales should be recorded upon delivery of the raw land to the respective buyers which is at a point in time (see Notes 21 and 30). Revenue and related cost of sale arising from these contract have been recorded in 2019 and 2018, respectively.

Revenue recognition method and measure of progress
For the revenue from real estate sales in the Philippines, the Group concluded that revenue is to be recognized over time because: (a) the Group's performance does not create an asset with an alternative use and; (b) the Group has an enforceable right for performance completed to date. The promised property is specifically identified in the contract and the contractual restriction on the Group's ability to direct the promised property for another use is substantive. This is because the property promised to the customer is not interchangeable with other properties without breaching the contract and without incurring significant costs that otherwise would not have been incurred in relation to that contract. In addition, under the current legal framework, the customer is contractually obliged to make payments to the developer up to the performance completed to date. In addition, the Group requires a certain percentage of buyer's payments of total selling price (buyer's equity), to be collected as one of the criteria in order to initiate revenue recognition. Reaching this level of collection is an indication of buyer's continuing commitment and the probability that economic benefits will flow to the Group. The Group considers that the initial and continuing investments by the buyer of about 10% on projects that are under development and construction demonstrate the buyer's commitment to pay. For certain inventories that have been fully completed and ready for occupancy, outright investment of the buyer of about 5% demonstrates the buyer's commitment to pay.

The Group has determined that input method used in measuring the progress of the performance obligation faithfully depicts the Group's performance in transferring control of real estate development to the customers.

Principal versus agent considerations
The contract for the mall retail spaces and office spaces leased out by the Group to its tenants includes the right to charge for the electricity usage, water usage, air conditioning charges and common usage service area (CUSA) like maintenance, janitorial and security services.

For the electricity and water usage and CUSA, the Group determined that it is acting as an agent because the promise of the Group to the tenants is to arrange for the electricity and water supply to be provided by a utility company and to provide services such as maintenance, janitorial and security services. The utility and service companies, and not the real estate developer, are primary responsible for the provisioning of the utilities while the Group, administers the leased spaces and coordinates with the utility and service companies to ensure that tenants have access to these utilities. The Group does not have the discretion on the pricing of the services provided since the price is based on the actual rate charged by the utility providers.

For the provision of air conditioning, the Group acts as a principal because it retains the right to direct the service provider of air conditioning to the leased premises. The right to the services mentioned never transfers to the tenant and the Group has the discretion on how to price the air conditioning charges. However, since the Group has availed of the relief to the real estate industry by deferring the application of accounting to CUSA charges discussed in PIC Q&A No. 2018-12-H, the Group retained its current assessment and accounting for air conditioning charges.

Revenue and cost recognition
The Group's real estate sales is recognized overtime and the percentage-of-completion is determined using input method measured principally based on total actual cost of resources consumed such as materials, labor hours and actual overhead incurred over the total expected project development cost. Actual costs also include incurred costs but not yet billed which are estimated by the project engineers. Expected project development costs include costs of land, land development, building costs, professional fees, depreciation of equipment directly used in the construction, payments for permits and licenses. Revisions in estimated development costs brought about by increases in projected costs in excess of the original budgeted amounts, form part of total project costs on a prospective basis and is allocated between costs of sales and real estate inventories.

Real estate revenue and cost recognition from pre-selling in Chengdu Project
In July 2018, Chengdu Xin Yao secured the license to sell the condominium units in Phase 1 of its residential development in Chengdu Xin Yao Ban Bian Jie. As of December 31, 2020 and 2019, no revenue has been recognized, and while the deposits received from buyers amounted to ₱22,664 million and ₱9,119 million, respectively.

Revenue from the sale of real estate units of Chengdu Xin Yao will be accounted for under a full accrual method (i.e., at a point in time) in the Group's consolidated financial statements. Under paragraph 35(c) of PFRS 15, "*An entity shall consider the terms of the contract, as well as any laws that apply to the contract, when evaluating whether it has an enforceable right to payment for performance completed to date in accordance with paragraph 35 (c). The right to payment for performance completed to date does not need to be for a fixed amount. However, at all times throughout the duration of the contract, the entity must be entitled to an amount that at least compensates the entity for performance completed to date if the contract is terminated by the customer or another party for reasons other than the entity's failure to perform as promised.*" Based on management's assessment, throughout the duration of the contract term, Chengdu Xin Yao is entitled to an amount that does not compensate it for performance completed to date if the contract is terminated by the buyer or another party for reasons other than Chengdu Xin Yao's failure to perform as promised.

Definition of default and credit-impaired financial assets
The Group defines a financial instrument as in default, which is fully aligned with the definition of credit-impaired, when it meets one or more of the following criteria:

Quantitative criteria - for installment contract receivables, the customer receives a notice of cancellation and does not continue the payments.

Qualitative criteria
The customer meets 'unlikeliness to pay' criteria, which indicates the customer is in significant financial difficulty. These are instances where:

a. The customer is experiencing financial difficulty or is insolvent
b. The customer is in breach of financial covenant(s)
c. An active market for that financial assets has disappeared because of financial difficulties
d. Concessions have been granted by the Group, for economic or contractual reasons relating to the customer's financial difficulty
e. It is becoming probable that the customer will enter bankruptcy or other financial reorganization

The criteria above have been applied to the financial instruments held by the Group and are consistent with the definition of default used for internal credit risk management purposes. The default definition has been applied consistently to model the Probability of Default (PD), Loss Given Default (LGD) and Exposure at Default (EAD) throughout the Group's expected loss calculation.

Incorporation of forward-looking information
The Group incorporates forward-looking information into both its assessment of whether the credit risk of an instrument has increased significantly since its initial recognition and its measurement of ECL.

To do this, the Group considers a range of relevant forward-looking macro-economic assumptions for the determination of unbiased general industry adjustments and any related specific industry adjustments that support the calculation of ECLs. Based on the Group's evaluation and assessment and after taking into consideration external actual and forecast information, the Group formulates a 'base case' view of the future direction of relevant economic variables as well as a representative range of other possible forecast scenarios. This process involves developing two or more additional economic scenarios and considering the relative probabilities of each outcome. External information includes economic data and forecasts published by governmental bodies, monetary authorities and selected private-sector and academic institutions.

The base case represents a most-likely outcome and is aligned with information used by the Group for other purposes such as strategic planning and budgeting. The other scenarios represent more optimistic and more pessimistic outcomes. Periodically, the Group carries out stress testing of more extreme shocks to calibrate its determination of these other representative scenarios.

The Group has identified and documented key drivers of credit risk and credit losses of each portfolio of financial instruments and, using an analysis of historical data, has estimated relationships between macro-economic variables and credit risk and credit losses.

The Group has considered the impact of COVID-19 pandemic and to the extent applicable revised its assumptions in determining macroeconomic variables and loss rates in the ECL computation. The changes in the gross carrying amounts of receivables from the sale of real estate during the year and impact of COVID-19 did not materially affect the allowance for ECLs.

Joint Control
The Parent Company entered into various joint ventures with Shang Properties, Inc., Hong Kong Land Group, DMCI Project Developers, Inc. and DoubleDragon Properties Corp. The Parent Company considers that it has joint control over these arrangements since decisions about the relevant activities of the joint ventures require unanimous consent of the parties as provided for in the joint venture agreements and shareholders' agreements.

Determining whether it is reasonably certain that a renewal and termination option will be exercised – Group as a lessee (effective January 1, 2019)
The Group has several lease contracts that include renewal and termination options. The Group applies judgment in evaluating whether it is reasonably certain to exercise the option to renew or terminate the lease. That is, it considers all relevant factors that create an economic incentive for it to exercise the renewal or termination. After the commencement date, the Group reassesses the lease term if there is a significant event or change in circumstances that is within its control and affects its ability to exercise (or not to exercise) the option to renew or terminate (e.g., a change in business strategy).

The Group determines the lease term as the non-cancellable term of the lease, together with any periods covered by an option to renew the lease if it is reasonably certain to be exercised, or any periods covered by an option to terminate the lease, if it is reasonably certain not to be exercised.

The Group did not include the option to renew nor the option to terminate the lease in the lease term as the Group assessed that it is not reasonably certain that these options will be exercised.

Operating leases commitments - Group as lessee (prior to January 1, 2019)
The Group has entered into lease contracts to develop commercial or office properties on the leased land premises. Based on an evaluation of the terms and conditions of the arrangements, all the risks and benefits incidental to ownership of the leased land are not transferred to the Group. In determining significant risks and benefits of ownership, the Group considered, among others, that there is no transfer of ownership of the asset to the lessee by the end of the lease term (see Note 34).

Operating lease commitments - Group as lessor
The Group has entered into commercial and office property leases on its investment properties 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 ownership, the Group considered, among others, the significance of the lease term as compared with the EUL of the related asset.

A number of the Group's operating lease contracts are accounted for as noncancellable operating leases and the rest are cancellable. In determining whether a lease contract is cancellable or not, the Group considers, among others, the significance of the penalty, including the economic consequence to the lessee (see Note 34).

Finance lease commitments - Group as lessor
The Group has entered into property leases on some of its real estate condominium unit property portfolio. The Group has determined, based on an evaluation of the terms and conditions of the arrangements, particularly the bargain purchase option and minimum lease payments that the Group has transferred all the significant risks and rewards of ownership of these properties to the lessee and accounts for them as finance leases (see Note 34).

Assessment on whether lease concessions granted constitute a lease modification
In line with the rental relief framework implemented by the government to support businesses and the broader economy due to the impact of COVID-19, the Group waived its right to collect rent and other charges as part of various lease concessions it granted to lessees such as lease payment holidays or lease payment reductions.

The Group applies judgment when assessing whether the rent concessions granted is considered a lease modification under PFRS 16.

In making this judgment, the Group determines whether the rent concessions granted has changed the scope of the lease, or the consideration thereof, that was not part of the original terms and conditions of the lease. The Group assessed that the lease concessions it granted to lessees do not qualify as lease modifications since the terms and conditions under the corresponding lease contracts have not been modified by the waiver and therefore, is not a lease modification under PFRS 16.

The rent concessions granted by the Group for the year ended December 31, 2020 amounted to ₱3,475 million.

Distinction among real estate inventories, land held for future development and investment properties
The Group determines whether a property will be classified as Real estate inventories, Land held for future development and Investment properties. In making this judgment, the Group considers whether the property will be sold in the normal operating cycle (Real estate inventories), 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 held for future development) or whether it will be held to earn rentals or for capital appreciation (Investment properties). For land properties, the Group considers the purpose for which the land was acquired.

Recognition of 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. Deferred tax assets recognized as of December 31, 2020 and 2019 amounted to ₱1,128 million and ₱873 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 NOLCO of subsidiaries amounting to ₱9 million as of December 31, 2020 and 2019, respectively. The related deferred tax assets amounted to ₱3 million as of December 31, 2020 and 2019 (see Note 27).

Contingencies
The Group is currently involved in various legal proceedings in the ordinary course of business. The estimate of the probable costs for the resolution of these claims has been developed in consultation with the internal and external counsel handling the defense on these matters and is based upon an analysis and judgment of potential results by the management. 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 judgment or in the effectiveness of the strategies relating to these proceedings (see Note 34).

Judgments made in determining taxable profit (tax loss), tax bases, unused tax losses, unused tax credits and tax rates applying paragraph 122 of PAS 1, Presentation of Financial Statements
Upon adoption of the Interpretation, the Group has assessed whether it has any uncertain tax position. The Group applies significant judgment in identifying uncertainties over its income tax treatments. The Group determined, based on its assessment, in consultation with its tax counsel, that it is probable that its uncertain income tax treatments (including those for the subsidiaries) will be accepted by the taxation authorities.

Estimates and Assumptions
The key estimates and assumptions 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 and cost from real estate where performance obligation is satisfied over time and recognized based on the percentage of completion 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. For the years ended December 31, 2020, 2019 and 2018, the real estate sales recognized over time amounted

to ₱11,718 million, ₱8,708 million and ₱8,345 million, respectively, while the related cost of real estate sales amounted to ₱6,149 million, ₱4,150 million and ₱4,533 million, respectively.

The Group also recognized revenue when control is passed on a certain point in time. The Group's revenue and cost of real estate sales were recognized upon transfer of control to the buyer. Real estate sales pertaining to this transaction amounted to ₱132 million, ₱321 million and ₱2,547 million for the years ended December 31, 2020, 2019 and 2018, respectively. The related cost of sales amounted to ₱12 million, ₱85 million and ₱398 million for the years ended December 31, 2020, 2019 and 2018, respectively.

Fair value of financial instruments
When the fair values of financial assets and financial liabilities recorded or disclosed 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. These estimates may include considerations of liquidity, volatility and correlation. Certain financial assets and liabilities were initially recorded at their fair values by using the discounted cash flow methodology.

Provision for expected credit losses of trade receivables
The Group uses a provision matrix to calculate ECLs for trade receivables other than installment contract receivables. The provision rates are based on days past due for groupings of various customer segments that have similar loss patterns.

The provision matrix is initially based on the Group's historical observed default rates. The Group will calibrate the matrix to adjust the historical credit loss experience with forward-looking information such as inflation and dollar index rates. At every reporting date, the historical observed default rates are updated and changes in the forward-looking estimates are analyzed.

The Group uses vintage analysis approach to calculate ECLs for installment contract receivables. The vintage analysis accounts for expected losses by calculating the cumulative loss rates of a given loan pool. It derives the probability of default from the historical data of a homogenous portfolio that share the same origination period. The information on the number of defaults during fixed time intervals of the accounts is utilized to create the PD model. It allows the evaluation of the loan activity from its origination period until the end of the contract period.

The assessment of the correlation between historical observed default rates, forecast economic conditions (inflation and interest rates) and ECLs is a significant estimate. The amount of ECLs is sensitive to changes in circumstances and of forecast economic conditions. The Group's historical credit loss experience and forecast of economic conditions may also not be representative of customer's actual default in the future.

The changes in the gross carrying amounts of receivables from the sale of real estate during the period and impact of COVID-19 did not materially affect the allowance for ECLs.

The carrying value of trade receivables as of December 31, 2020 and 2019 amounted to ₱20,620 million and ₱15,567 million, respectively (see Note 8). The carrying value of installment contract receivables as of December 31, 2020 and 2019 amounted to ₱15,891 million and ₱12,163 million, respectively (see Note 8).

Evaluation of net realizable value of real estate inventories
The Group adjusts the cost of its real estate inventories to net realizable value based on its assessment of the recoverability of the inventories. NRV for completed real estate inventories is assessed with reference to market conditions and prices existing at the reporting date and is determined by the Group in light of recent market transactions. NRV in respect of real estate inventories under construction is assessed with reference to market prices at the reporting date for similar completed property, less estimated costs to complete construction and less estimated costs to sell. The amount and timing of recorded expenses for any period would differ if different judgments were made or different estimates were utilized.

In line with the impact of COVID-19, the Group experienced limited selling activities that resulted to lower sales in 2020. In evaluating NRV, recent market conditions and current market prices have been considered (see Note 9).

As of December 31, 2020 and 2019, the Group's subdivision land, condominium and residential units for sale amounted to ₱41,252 million and ₱36,063 million, respectively (see Note 9).

Estimation of useful lives of property and equipment and investment properties
The Group estimates the useful lives of its depreciable property and equipment and investment properties based on the period over which the assets are expected to be available for use. The EUL of the said depreciable assets are reviewed at least annually and are updated, if expectations differ from previous estimates due to physical wear and tear and technical or commercial obsolescence on the use of these 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 above. A reduction in the EUL of the depreciable property and equipment and investment properties would increase depreciation expense and decrease noncurrent assets.

The carrying value of depreciable property and equipment as of December 31, 2020 and 2019 amounted to ₱8,508 million and ₱8,897 million, respectively (see Note 12). The carrying value of depreciable investment properties as of December 31, 2020 and 2019 amounted to ₱57,850 million and ₱58,717 million, respectively (see Note 11).

Impairment of nonfinancial assets
The Group assesses impairment on its nonfinancial assets (i.e., investment properties, property and equipment, right-of-use assets, other noncurrent assets and investment in joint ventures) and considers the following important indicators:

- Significant changes in asset usage;
- Significant decline in assets' market value;
- Obsolescence or physical damage of an asset;
- Significant underperformance relative to expected historical or projected future operating results; and
- Significant negative industry or economic trends

If such indications are present and where the carrying amount of the asset exceeds its recoverable amount, the asset is considered impaired and is written down to its recoverable amount. The recoverable amount is the higher of an asset's fair value less costs of disposal and its value in use. The fair value less costs of disposal is the amount obtainable from the sale of an asset in an arm's length transaction while value in use is the present value of estimated future cash flows expected to arise from the nonfinancial assets. Recoverable amounts are estimated for individual assets or, if it is not possible, for the cash-generating unit to which the asset belongs. In determining the present value of estimated future cash flows expected to be generated from the continued use of the assets, the Group is required to make estimates and assumptions that may affect the carrying amount of the assets.

In view of the continuing community quarantines and restricted travel, the Group's hotels and resorts segment continues to be adversely affected by the lower number of guests and reduced room rates, both of which have significantly impacted the revenues reported for this segment. Also, many restaurants remain closed or allowed limited operations which impacted the food and beverage revenues of the segment. In addition, because of the coronavirus pandemic, there is the heightened level of uncertainty on the future economic outlook and market forecast. These events and conditions are impairment indicators requiring the assessment of the recoverable amount of the property and equipment and right-of-use assets.

The Group estimates the recoverable amount through value in use. In determining the present value of estimated future cash flows expected to be generated from the continued use of these assets of the hotels and resorts segment, the Group is required to make estimates and assumptions that may affect the nonfinancial assets. The significant assumptions used in the valuation are discount rates of 8.847% with an average growth rate of 3.000%. The Group also considered in its assumptions the impact of the COVID-19 pandemic on the occupancy rate and room rates which are not expected to normalize soon.

The carrying values of the Group's nonfinancial assets as of December 31, 2020 and 2019 are disclosed below. No impairment was recognized for the Group's nonfinancial assets.

	2020	2019
Investment properties (Note 11)	**₱109,418,090,261**	₱103,799,140,203
Property and equipment (Note 12)	**8,507,694,022**	8,896,623,535
Investments in joint venture (Note 30)	**2,372,704,894**	2,350,181,648
Right-of-use assets (Note 34)	**1,112,302,766**	1,171,733,998
Other noncurrent assets* (Note 13)	**6,184,587,808**	4,297,855,641
	₱127,595,379,751	₱120,515,535,025

**Excluding utility deposits and financial assets at fair value through OCI*

Pension cost
The determination of the obligation and cost of pension benefits is dependent on the selection of certain assumptions used in calculating such amounts. Those assumptions include, among others, discount rates and salary increase rates (see Note 29).

The cost of defined benefit pension plan and the present value of the pension liabilities are determined using actuarial valuations. Due to the complexity of the valuation, the underlying assumptions and its long-term nature, defined benefit liabilities are highly sensitive to changes in these assumptions. All assumptions are reviewed at each reporting date.

In determining the appropriate discount rate, management considers the interest rates of government bonds that are denominated in the currency in which the benefits will be paid, with extrapolated maturities corresponding to the expected duration of the defined benefit liability. Future salary increases are based on expected future inflation rates and other relevant factors.

The present value of the defined benefit obligation is determined by discounting the estimated future cash outflows using interest rates of Philippine government bonds with terms consistent with the expected employee benefit payout as of reporting date.

As of December 31, 2020 and 2019, the Group's net pension liabilities amounted to ₱666 million and ₱361 million, respectively (see Note 29).

Leases - Estimating the incremental borrowing rate
The Group cannot readily determine the interest rate implicit in the lease, therefore, it uses its incremental borrowing rate (IBR) to measure lease liabilities. The IBR is the rate of interest that the Group would have to pay to borrow over a similar term, and with a similar security, the funds necessary to obtain an asset of a similar value to the right-of-use asset in a similar economic environment. The IBR therefore reflects what the Group 'would have to pay', which requires estimation when no observable rates are available (such as for subsidiaries that do not enter into financing transactions) or when they need to be adjusted to reflect the terms and conditions of the lease (for example, when leases are not in the subsidiary's functional currency). The Group estimates the IBR using observable inputs (such as market interest rates) when available and is required to make certain entity-specific estimates (such as the subsidiary's stand-alone credit rating).

The Group's lease liabilities amounted to ₱1,977 million and ₱1,936 million as of December 31, 2020 and 2019, respectively (see Note 34).

6. Operating Segments

Business Segments
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 earnings before interest, income tax, depreciation and other income (losses) (EBITDA).

The Group does not report its results based on geographical segments because the Group currently only has revenue generating activities in the Philippines as revenue recognition from the real estate development in China will commence upon completion of development activities and when the property is accepted by the customer or deemed as accepted according to the contract.

The financial information on the operations of these business segments as shown below are based on the measurement principles that are similar with those used in measuring the assets, liabilities, income and expenses in the consolidated financial statements which is in accordance with PFRSs except for EBITDA.

Cost and expenses exclude interest, taxes and depreciation.

The Group derives its revenue from the following reportable units:

Commercial Centers Division - develops, leases and manages shopping malls/commercial centers all over the Philippines.

Residential Division - develops and sells residential condominium units, as well as horizontal residential projects.

Office Buildings Division - develops and leases out office spaces.

Hotels and Resorts Division - owns and operates a chain of hotels in various locations in the Philippines.

Industrial and Integrated Developments Division - focuses on strategic land bank acquisition and management, exploration of real estate-related infrastructure projects, development of and leasing of warehouse and logistics facilities.

The financial information about the operations of these business segments is summarized as follows:

	2020						
	Commercial Centers Division	**Residential Division**	**Office Buildings Division**	**Hotels and Resorts Division**	**Industrial and Integrated Developments**	**Intersegment Eliminating Adjustments**	**Consolidated**
Revenue							
Segment revenue:							
Revenues from contracts with customers	**₱218,910,438**	**₱11,717,577,404**	**₱–**	**₱1,083,317,112**	**₱132,606,872**	**₱–**	**₱13,152,411,826**
Rental income	**5,588,494,038**	**76,771,895**	**4,690,014,553**	**–**	**261,807,783**	**–**	**10,617,088,269**
Other income	**149,196,397**	**330,853,099**	**1,154,994,555**	**–**	**282,388**	**–**	**1,635,326,439**
Intersegment revenue	**31,121,619**	**–**	**1,014,200**	**848,743**	**–**	**(32,984,562)**	**–**
Total Revenue	**5,987,722,492**	**12,125,202,398**	**5,846,023,308**	**1,084,165,855**	**394,697,043**	**(32,984,562)**	**25,404,826,534**
Costs and expenses							
Segment costs and expenses	**1,842,822,901**	**8,040,085,187**	**761,809,340**	**930,013,801**	**151,531,374**	**–**	**11,726,262,603**
Intersegment costs and expenses	**8,895,013**	**37,542,232**	**(27,710,193)**	**11,828,241**	**2,429,269**	**(32,984,562)**	**–**
Total Costs and expenses	**1,851,717,914**	**8,077,627,419**	**734,099,147**	**941,842,042**	**153,960,643**	**(32,984,562)**	**11,726,262,603**
Earnings before interest, taxes and depreciation	**4,136,004,578**	**4,047,574,979**	**5,111,924,161**	**142,323,813**	**240,736,400**	**–**	**13,678,563,931**
Depreciation and amortization (Notes 22 and 24)	**3,711,870,206**	**97,763,190**	**903,746,743**	**417,760,276**	**53,558,465**	**–**	**5,184,698,880**
Operating income	**₱424,134,372**	**₱3,949,811,789**	**₱4,208,177,418**	**(₱275,436,463)**	**₱187,177,935**	**₱–**	**₱8,493,865,051**
Assets and Liabilities							
Segment assets	**₱77,606,552,979**	**₱77,599,188,022**	**₱28,489,598,894**	**₱10,031,375,412**	**₱21,474,009,750**	**₱–**	**₱215,200,725,057**
Investment in subsidiaries - at cost	**7,306,629,643**	**–**	**497,250,000**	**25,500,000**	**794,000,000**	**(8,623,379,643)**	**–**
Total segment assets	**₱84,913,182,622**	**₱77,599,188,022**	**₱28,986,848,894**	**₱10,056,875,412**	**₱22,268,009,750**	**(₱8,623,379,643)**	**₱215,200,725,057**
Total segment liabilities	**₱67,661,325,893**	**₱35,155,742,510**	**₱4,582,052,082**	**₱1,052,439,463**	**₱4,031,133,474**	**₱–**	**₱112,482,693,422**
Other segment information:							
Capital additions (Notes 11 and 12)							**₱11,154,452,396**
Additions to subdivision land, condominium and residential units for sale (Note 9)							**₱9,171,932,407**
Cash flows from:							
Operating activities	**(₱640,961,680)**	**₱6,766,322,760**	**₱4,717,498,517**	**₱689,167,678**	**₱1,146,496,736**	**₱–**	**₱12,678,524,011**
Investing activities	**(5,713,330,980)**	**153,478,760**	**(4,723,605,979)**	**(872,124,893)**	**(1,134,175,088)**	**–**	**(12,289,758,180)**
Financing activities	**6,422,194,762**	**112,113,970**	**10,452,547**	**2,037,073**	**8,256,078**	**–**	**6,555,054,430**

	2019						
	Commercial Centers Division	Residential Division	Office Buildings Division	Hotels and Resorts Division	Industrial and Integrated Developments	Intersegment Eliminating Adjustments	Consolidated
Revenue							
Segment revenue:							
Revenues from contracts with customers	₱2,151,785,393	₱8,708,003,578	₱–	₱2,432,639,988	₱320,940,495	₱–	₱13,613,369,454
Rental income	10,812,598,105	100,976,731	4,369,279,039	–	137,645,380	–	15,420,499,255
Other income	284,687,409	318,779,532	946,142,007	–	357,908	–	1,549,966,856
Intersegment revenue	43,217,951	–	496,000	2,537,052	–	(46,251,003)	–
Total Revenue	13,292,288,858	9,127,759,841	5,315,917,046	2,435,177,040	458,943,783	(46,251,003)	30,583,835,565
Costs and expenses							
Segment costs and expenses	4,427,161,923	6,199,429,618	756,306,859	1,730,215,872	221,280,013	–	13,334,394,285
Intersegment costs and expenses	496,000	43,217,951	(7,555,220)	10,092,272	–	(46,251,003)	–
Total Costs and expenses	4,427,657,923	6,242,647,569	748,751,639	1,740,308,144	221,280,013	(46,251,003)	13,334,394,285
Earnings before interest, taxes and depreciation	8,864,630,935	2,885,112,272	4,567,165,407	694,868,896	237,663,770	–	17,249,441,280
Depreciation and amortization (Notes 22 and 24)	3,652,030,906	95,074,282	833,893,624	359,372,389	26,174,214	–	4,966,545,415
Operating income	₱5,212,600,029	₱2,790,037,990	₱3,733,271,783	₱335,496,507	₱211,489,556	₱–	₱12,282,895,865
Assets and Liabilities							
Segment assets	₱73,472,525,100	₱59,962,694,934	₱24,309,288,716	₱10,194,629,208	₱21,712,071,803	₱–	₱189,651,209,761
Investment in subsidiaries - at cost	10,910,909,370	–	165,750,000	25,500,000	780,000,000	(11,882,159,370)	–
Total segment assets	₱84,383,434,470	₱59,962,694,934	₱24,475,038,716	₱10,220,129,208	₱22,492,071,803	(₱11,882,159,370)	₱189,651,209,761
Total segment liabilities	₱58,335,790,786	₱20,717,183,095	₱4,534,903,265	₱1,325,361,503	₱4,660,300,634	₱–	₱89,573,539,283
Other segment information:							
Capital additions (Notes 11 and 12)							₱11,444,282,141
Additions to subdivision land, condominium and residential units for sale (Note 9)							₱8,746,295,175
Cash flows from:							
Operating activities	₱9,326,112,683	₱5,506,243,970	₱3,690,293,288	₱264,036,093	(₱656,455,081)	₱–	₱18,130,230,953
Investing activities	(4,841,728,095)	(3,186,979,630)	(4,043,094,712)	(1,920,539,197)	(1,666,262,134)	–	(15,658,603,768)
Financing activities	(4,545,991,517)	1,832,092,728	680,285,494	1,833,618,329	2,244,965,477	–	2,044,970,511

	2018						
	Commercial Centers Division	Residential Division	Office Buildings Division	Hotels and Resorts Division	Industrial and Integrated Developments	Intersegment Eliminating Adjustments	Consolidated
Revenue							
Segment revenue:							
Revenues from contracts with customers	₱1,972,527,785	₱8,345,617,524	₱–	₱1,982,137,914	₱2,546,767,437	₱–	₱14,847,050,660
Rental income	9,764,937,175	113,115,164	3,535,276,772	–	134,875,097	–	13,548,204,208
Other income	202,813,085	202,711,808	757,721,885	–	(18,996)	–	1,163,227,782
Intersegment revenue	42,846,948	–	–	2,471,781	–	(45,318,729)	–
Total Revenue	11,983,124,993	8,661,444,496	4,292,998,657	1,984,609,695	2,681,623,538	(45,318,729)	29,558,482,650
Costs and expenses							
Segment costs and expenses	4,274,831,274	6,478,178,974	532,882,081	1,308,642,999	613,677,160	–	13,208,212,488
Intersegment costs and expenses	–	42,846,948	(5,438,907)	7,910,688	–	(45,318,729)	–
Total Costs and expenses	4,274,831,274	6,521,025,922	527,443,174	1,316,553,687	613,677,160	(45,318,729)	13,208,212,488
Earnings before interest, taxes and depreciation	7,708,293,719	2,140,418,574	3,765,555,483	668,056,008	2,067,946,378	–	16,350,270,162
Depreciation (Notes 24 and 26)	3,420,651,538	81,030,767	693,501,790	248,237,776	13,310,774	–	4,456,732,645
Operating income	₱4,287,642,181	₱2,059,387,807	₱3,072,053,693	₱419,818,232	₱2,054,635,604	₱–	₱11,893,537,517
Assets and Liabilities							
Segment assets	₱73,959,589,978	₱53,680,024,065	₱19,462,199,172	₱7,881,486,731	₱19,174,860,339	₱–	₱174,158,160,285
Investment in subsidiaries - at cost	11,486,832,946	–	–	25,500,000	780,000,000	(12,292,332,946)	–
Total segment assets	₱85,446,422,924	₱53,680,024,065	₱19,462,199,172	₱7,906,986,731	₱19,954,860,339	(₱12,292,332,946)	₱174,158,160,285
Total segment liabilities	₱49,605,728,995	₱20,608,010,769	₱3,655,455,825	₱1,166,561,653	₱5,202,686,538	₱–	₱80,238,443,780
Other segment information:							
Capital additions (Notes 11 and 12)							₱13,444,918,877
Additions to subdivision land, condominium and residential units for sale (Note 9)							₱5,868,091,167
Cash flows from:							
Operating activities	₱9,325,467,987	(₱91,578,957)	₱3,550,353,853	₱720,903,816	(₱215,138,751)	₱–	₱13,290,007,948
Investing activities	(9,838,247,513)	(2,710,192,203)	(2,493,308,706)	(2,217,625,037)	26,928,203	–	(17,232,445,256)
Financing activities	946,746,362	2,720,437,095	(1,046,865,599)	1,507,780,576	282,725,178	–	4,410,823,612

The revenue of the Group consists of sales to domestic customers. Inter-segment revenue accounted for under PFRSs arising from lease arrangements amounting ₱33 million, ₱46 million and ₱45 million for the years ended December 31, 2020, 2019 and 2018, respectively, are eliminated in consolidation. The Group generally account for inter-segment sales and transfers on an arm's length prices or at current market prices.

The carrying amount of assets located outside the Philippines amounted to ₱32,444 million and ₱21,715 million as of December 31, 2020 and 2019, respectively.

No operating segments have been aggregated to form the above reportable segments. Capital additions consist of additions to "Investment properties" and "Property and equipment".

Significant customers in lease arrangements include the affiliated entities (see Note 20). Rental income arising from the lease of commercial properties to affiliated companies which are not part of the Group and therefore not eliminated amounted to ₱2,103 million, ₱2,997 million and ₱2,787 million for the years ended December 31, 2020, 2019 and 2018, respectively.

For the years ended December 31, 2020, 2019 and 2018, there are no revenue transactions with a single external customer which accounted 10% or more of the consolidated revenue from external customers. The main revenues of the Group are substantially earned from the Philippines.

The following table shows a reconciliation of the total EBITDA to total income before income tax:

	December 31		
	2020	2019	2018
EBITDA	**₱13,678,563,931**	₱17,249,441,280	₱16,350,270,162
Depreciation and amortization (Notes 22 and 24)	**(5,184,698,880)**	(4,966,545,415)	(4,456,732,645)
Other losses – net	**(1,487,600,935)**	(776,112,102)	(650,505,921)
Income before income tax	**₱7,006,264,116**	₱11,506,783,763	₱11,243,031,596

Except for the impact of COVID-19 pandemic to the operating results of the Group starting March 2020, there are no other trends or events or uncertainties that have had or that are reasonably expected to have a material impact on revenues or income from continuing operations.

7. **Cash and Cash Equivalents**

This account consists of:

	2020	2019
Cash on hand and in banks	**₱1,108,520,005**	₱6,338,788,195
Short-term investments (Notes 16 and 20)	**12,895,738,779**	721,650,328
	₱14,004,258,784	₱7,060,438,523

Cash in banks earn annual interest at the prevailing bank deposit rates. Short-term investments are invested for varying periods of up to three (3) months and earn interest at the prevailing short-term investment rates ranging from 1.13% to 3.75%, 1.00% to 3.50% and 0.20% to 3.90% for the years ended December 31, 2020, 2019 and 2018, respectively.

Interest earned from cash in banks and short-term investments for the years ended December 31, 2020, 2019 and 2018 amounted to ₱239 million, ₱287 million, and ₱157 million, respectively (see Note 26).

The cash and cash equivalents as of December 31, 2020 and 2019 are free to meet the immediate cash requirements of the Group (see Note 10).

8. **Receivables**

This account consists of:

	2020	2019 (As restated - see Note 4)
Trade		
Installment contract receivables - at amortized cost	**₱14,960,310,062**	₱11,173,387,274
Installment contract receivables - at FVOCI	**931,573,340**	990,081,179
Rental receivables (Note 20)	**2,625,743,652**	1,022,641,161
Accrued rent receivables	**1,834,791,308**	1,672,789,954
Hotel operations	**267,686,252**	708,232,304
	20,620,104,614	15,567,131,872
Affiliated companies (Note 20)	**1,029,848,891**	1,355,316,367
Others		
Receivable from insurance	**516,821,913**	549,764,921
Receivable from condominium corporations	**232,470,481**	163,242,405
Advances to officers and employees	**66,734,411**	58,583,438
Others	**38,604,580**	28,142,195
	22,504,584,890	17,722,181,198
Less allowance for impairment losses	**212,927,700**	47,676,601
	22,291,657,190	17,674,504,597
Less noncurrent portion	**7,861,430,860**	11,520,497,445
	₱14,430,226,330	₱6,154,007,152

Installment contract receivables consist of accounts collectible in monthly installments over a period of one (1) to ten (10) years. These are carried at amortized cost, except for receivables from lease-to-own arrangements which are carried at fair value through OCI. The title of the real estate property, which is the subject of the installment contract receivable due beyond 12 months, passes to the buyer once the receivable is fully paid.

Rental receivables from affiliated companies included under 'Rental receivables' amounted to ₱262 million and ₱124 million as of December 31, 2020 and 2019, respectively (see Note 20).

Accrued rent receivables represent the portion of the lease as a consequence of recognizing income on a straight-line basis. As of December 31, 2020 and 2019, the noncurrent portion of accrued rent receivable amounted to ₱1,821 million and ₱1,659 million, respectively.

Receivables from hotel operations pertain to unpaid customer billings for charges from room accommodations, sale of food and beverage and other ancillary services. These are normally collectible within 30 to 90 days.

Receivable from affiliates represent advances made by the Parent Company in accordance with joint venture agreements (see Note 20).

Receivable from insurance consist of claims made by the Group for losses incurred related to its investment properties.

Receivable from condominium corporations pertain mostly to reimbursements for utilities paid by the Parent Company.

The receivables from officers and employees are advances related to conduct of business activities subject to liquidation and for personal loans which are collected through salary deduction.

Other receivables consist primarily of advances to brokers, interest receivable and advances to SSS.

Movements in the allowance for impairment losses on trade receivables in 2020 follow:

	Rental Receivables	Hotels Operations	Installment Contract Receivables	Total
Balances at January 1, 2020	**₱13,905,027**	**₱14,771,574**	**₱19,000,000**	**₱47,676,601**
Provision (Notes 23, 31 and 36)	**176,243,695**	**3,778,978**	**–**	**180,022,673**
Write-off	**–**	**(14,771,574)**	**–**	**(14,771,574)**
Balances at December 31, 2020	**₱190,148,722**	**₱3,778,978**	**₱19,000,000**	**₱212,927,700**

There is no movement in the allowance for impairment losses on trade receivables in 2019.

Aging Analysis
The aging analysis of the Group's receivables follows:

	December 31, 2020						
		Neither	Past Due But Not Impaired				Past
	Total	Past Due nor Impaired	Less than 30 days	30 to 60 days	61 to 90 days	Over 90 days	Due and Impaired
Trade receivables							
Installment contract receivables - at amortized cost	**₱14,960,310,062**	**₱12,806,030,730**	**₱302,529,645**	**₱205,833,712**	**₱116,588,117**	**₱1,510,327,858**	**₱19,000,000**
Installment contract receivables - at FVOCI	**931,573,340**	**787,496,740**	**17,377,240**	**13,013,885**	**8,523,429**	**105,162,046**	**–**
Rental receivables (Note 20)	**2,625,743,652**	**567,028,167**	**259,712,766**	**254,074,368**	**201,826,180**	**1,152,953,449**	**190,148,722**
Accrued rent receivables	**1,834,791,308**	**1,834,791,308**	**–**	**–**	**–**	**–**	**–**
Hotel operations	**267,686,252**	**64,245,015**	**86,314,912**	**9,849,385**	**3,274,604**	**100,223,358**	**3,778,978**
Affiliated companies (Note 20)	**1,029,848,891**	**1,029,848,891**	**–**	**–**	**–**	**–**	**–**
Others	**854,631,385**	**854,631,385**	**–**	**–**	**–**	**–**	**–**
	₱22,504,584,890	**₱17,944,072,236**	**₱665,934,563**	**₱482,771,350**	**₱330,212,330**	**₱2,868,666,711**	**₱212,927,700**

	December 31, 2019						
		Neither	Past Due But Not Impaired				Past
	Total	Past Due nor Impaired	Less than 30 days	30 to 60 days	61 to 90 days	Over 90 days	Due and Impaired
Trade receivables							
Installment contract receivables - at amortized cost	₱11,173,387,274	₱10,850,174,053	₱57,422,900	₱21,562,826	₱47,341,381	₱177,886,114	₱19,000,000
Installment contract receivables - at FVOCI	990,081,179	963,112,977	4,443,941	2,472,133	3,720,782	16,331,346	–
Rental receivables (Note 20)	1,022,641,161	269,344,986	160,109,276	60,412,107	26,936,664	491,933,101	13,905,027
Accrued rent receivables	1,672,789,954	1,672,789,954	–	–	–	–	–
Hotel operations	708,232,304	506,461,162	69,831,288	31,010,457	19,885,001	66,272,822	14,771,574
Affiliated companies (Note 20)	1,355,316,367	1,355,316,367	–	–	–	–	–
Others	799,732,959	799,732,959	–	–	–	–	–
	₱17,722,181,198	₱16,416,932,458	₱291,807,405	₱115,457,523	₱97,883,828	₱752,423,383	₱47,676,601

A summary of the movements in the installment contract receivables - at FVOCI of the Group is as follows:

	2020	2019
Beginning balance	**₱990,081,179**	₱785,221,675
Additions	**–**	106,015,840
Collections	**(27,305,750)**	–
Fair value adjustment - other comprehensive income	**(31,202,089)**	98,843,664
Ending balance	**₱931,573,340**	₱990,081,179

The changes in the fair value of the installment contract receivables at FVOCI (net of tax) in 2020, 2019 and 2018 amounted to ₱22 million, ₱69 million and ₱9 million, respectively.

On March 25, 2020, Republic Act No. 11469, otherwise known as the Bayanihan to Heal as One Act ("Bayanihan 1 Act") was enacted. Bayanihan 1 Act provides that all covered institutions shall implement a 30-day grace period for all loans with principal and/or interest and lease amortization falling due within the ECQ Period without incurring interest on interest, penalties, fees and other charges. Subsequently, on September 11, 2020, Republic Act No. 11494, otherwise known as the

Bayanihan to Recover as One Act ("Bayanihan 2 Act"), was enacted. Under Bayanihan 2 Act, a one-time 60-day grace period is granted for the payment of all existing, current and outstanding loans falling due, or any part thereof, on or before December 31, 2020, without incurring interest on interests, penalties, fees, or other charges and thereby extending the maturity of the said loans. Furthermore, a minimum 30-day grace period shall also be granted by covered institutions to all payments due within the period of community quarantine on rent and utility-related expenditures without incurring penalties, interest and other charges.

In 2020, the Group, provided reliefs under Bayanihan 1 Act and Bayanihan 2 Act, which offered financial reliefs to its borrowers/counterparties as a response to the effect of the COVID-19 pandemic. These relief measures included the restructuring of existing receivables including extension of payment terms.

Based on the Group's assessment, the modifications in the contractual cash flows as a result of the above reliefs are not substantial and therefore do not result in the derecognition of the affected financial assets.

As of December 31, 2020 and 2019, nominal amounts of trade receivables from residential, commercial and office development totaling ₱14,960 million and ₱11,173 million, respectively, were recorded initially at fair value. The fair values of the receivables were obtained by discounting future cash flows using the applicable rates of similar types of instruments.

Movements in the unamortized discount of the Group's receivables as of December 31, 2020 and 2019 follow:

	2020	2019
Balance at beginning of year	**₱11,173,387,274**	₱10,225,600,569
Additions during the year	**3,919,965,199**	1,044,452,555
Accretion for the year (Note 21)	**(133,042,411)**	(96,665,850)
Balance at end of year	**₱14,960,310,062**	₱11,173,387,274

9. Subdivision Land, Condominium and Residential Units for Sale

This account consists of:

	2020	2019
Land use right and development cost	**₱18,662,662,664**	₱15,888,472,944
Land and condominium units	**11,614,894,462**	14,087,963,035
Residential units and subdivision land	**3,403,756,340**	3,793,355,987
Land held for development	**7,570,587,954**	2,293,105,421
	₱41,251,901,420	₱36,062,897,387

The subdivision land, condominium and residential units for sale are carried at cost.

A summary of the movement in inventory is set out below:

	2020	2019
Beginning balance	**₱36,062,897,387**	₱31,464,454,298
Construction and development costs incurred	**9,171,932,407**	8,723,176,262
Land acquisition (Note 10)	**1,341,648,000**	–
Transfers (to) / from		
Investment properties (Note 11)	**824,173,445**	317,625,677
Property and equipment (Note 12)	**–**	(131,903,733)
Unrealized land cost (sale to SRPI) (Note 20)	**12,485,722**	(75,129,954)
Cost of real estate sales (Note 22)	**(6,161,235,541)**	(4,235,325,163)
	₱41,251,901,420	₱36,062,897,387

Borrowing cost capitalized amounted to ₱304 million, ₱486 million and ₱548 million for the years ended December 31, 2020, 2019 and 2018, respectively. The capitalization rate used to determine the amount of borrowing costs eligible for capitalization in 2020, 2019 and 2018 is 4.54%, 4.59% and 4.50%, respectively. These amounts were included in the construction and development costs incurred (see Note 16).

The amount of subdivision land, condominium and residential units for sale recognized as cost of real estate sales in the consolidated statements of comprehensive income amounted to ₱6,161 million, ₱4,235 million and ₱4,931 million for the years ended December 31, 2020, 2019 and 2018, respectively (see Note 22).

On October 20, 2015, the Chinese government awarded the Contract for Assignment of the Rights to the Use of State-Owned Land (the Contract) to the Group. In May 2016, the Masterplan had been completed and was submitted for approval to the Chinese government in the same month. The Chinese government approved the Masterplan in the first quarter of 2017 and construction activities have commenced (recognized as land use right and development cost).

Under the Contract, the Group is entitled to transfer, lease, mortgage all or part of the state-owned construction land use right to a third party. Upon receipt of the Certificate of State-owned Land Use Right Assignment, the land title will be subdivided into Individual Property Titles which will be issued to unit owners one year after completion of the development and turn-over of the units to the buyers. When all or part of the state-owned construction land use right is transferred, through sale of commercial units and high-rise condominium units to buyers, the rights and obligations specified in the Contract and in the land registration documents shall be transferred accordingly to the buyer. The use term will be the remaining years as of the date of transfer based on the original use term specified in the Contract.

When the use term under the Contract expires (residential: 70 years and commercial: 40 years) and the land user continues using the assigned land under the Contract, an application for renewal shall be submitted to the Chinese government not less than one (1) year prior to the expiration of the use term.

The land use right amounting to ₱10,221 million as at December 31, 2018 is pledged as security to the Renminbi (RMB) 216 million (₱1,651 million) loan from Agricultural Bank of China (Note 18). The said loan was fully paid in December 2019. No subdivision land, condominium and residential units for sale were pledged as security to liabilities as of December 31, 2020.

10. **Other Current Assets**

This account consists of:

	2020	2019
Restricted cash	**₱4,006,791,007**	₱2,533,017,832
Prepaid expenses (Note 23)	**1,926,648,491**	1,023,727,774
Input VAT - net	**1,623,017,384**	578,174,256
Advances to suppliers and contractors	**1,327,955,054**	1,140,769,746
Advances to lot owners	**331,941,593**	2,142,570,836
Supplies	**38,404,355**	69,613,798
Utility deposits (Notes 31 and 32)	**8,719,131**	8,417,364
Others	**3,426,503**	5,488,204
	₱9,266,903,518	₱7,501,779,810

Restricted cash includes the deposits in local banks for the purchase of land and deposits of buyers of Chengdu Xin Yao which will mainly be used for construction of real estate inventories (see Note 9).

Prepaid expenses consist mainly of prepayments for taxes and insurance and cost to obtain contract in relation to the Group's real estate sales. The cost to obtain contracts which include prepaid commissions and advances to brokers/agents amounted to ₱115 million and ₱106 million as of December 31, 2020 and 2019, respectively.

Input VAT - net of output VAT can be applied against future output VAT.

Advances to suppliers and contractors consist of advance payment for the construction of residential projects. These are recouped from billings which are expected to occur in a short period of time.

Advances to lot owners consist of advance payments to landowners which shall be applied against the acquisition cost of the real estate properties.

Supplies consist mainly of office and maintenance materials.

Utility deposits consist primarily of bid bonds and meter deposits.

Others consists of advances and reserve funds.

11. **Investment Properties**

A summary of the movement in the investment properties is set out below:

	December 31, 2020					
	Land Held for Future Development	**Land**	**Land Improvements**	**Buildings and Improvements**	**Construction In Progress**	**Total**
Cost						
Balances at January 1, 2020	**₱21,178,572,184**	**₱16,931,290,519**	**₱362,672,459**	**₱94,031,313,016**	**₱6,972,679,469**	**₱139,476,527,647**
Additions	**1,558,318,656**	**5,634,309**	**10,958,455**	**1,453,440,806**	**7,145,187,166**	**10,173,539,392**
Reclassification and transfers - net (Notes 9 and 12)	**(744,301,751)**	**(232,527,571)**	**86,482,575**	**2,032,469,976**	**(1,247,062,454)**	**(104,939,225)**
Balances at December 31, 2020	**21,992,589,089**	**16,704,397,257**	**460,113,489**	**97,517,223,798**	**12,870,804,181**	**149,545,127,814**
Accumulated Depreciation						
Balances at January 1, 2020	**–**	**–**	**178,910,574**	**35,498,476,870**	**–**	**35,677,387,444**
Depreciation (Notes 22 and 24)	**–**	**–**	**28,039,744**	**4,267,814,819**	**–**	**4,295,854,563**
Reclassification and transfers	**–**	**–**	**–**	**153,795,546**	**–**	**153,795,546**
Balances at December 31, 2020	**–**	**–**	**206,950,318**	**39,920,087,235**		**40,127,037,553**
Net Book Value	**₱21,992,589,089**	**₱16,704,397,257**	**₱253,163,171**	**₱57,597,136,563**	**₱12,870,804,181**	**₱109,418,090,261**

	December 31, 2019					
	Land Held for Future Development	Land	Land Improvements	Buildings and Improvements	Construction In Progress	Total
Cost						
Balances at January 1, 2019	₱21,644,110,051	₱16,401,461,680	₱371,698,367	₱86,699,272,436	₱6,314,587,588	₱131,431,130,122
Additions	69,276,337	498,975,069	33,384,747	2,754,948,866	6,355,317,188	9,711,902,207
Retirement/disposal	–	(100,000,000)	(1,370,033)	(1,106,358,267)	(39,590,100)	(1,247,318,400)
Reclassification and transfers - net (Notes 9 and 12)	(534,814,204)	130,853,770	(41,040,622)	5,683,449,981	(5,657,635,207)	(419,186,282)
Balances at December 31, 2019	21,178,572,184	16,931,290,519	362,672,459	94,031,313,016	6,972,679,469	139,476,527,647
Accumulated Depreciation						
Balances at January 1, 2019	–	–	153,490,503	31,960,543,792	–	32,114,034,295
Effect of adoption of PFRS 16	–	–	–	29,922,064	–	29,922,064
Balances at January 1, 2019, as restated	–	–	153,490,503	31,990,465,856	–	32,143,956,359
Depreciation (Notes 22 and 24)	–	–	26,209,217	3,997,156,833	–	4,023,366,050
Retirement/disposal	–	–	(789,146)	(414,556,318)	–	(415,345,464)
Reclassification and transfers	–	–	–	(74,589,501)	–	(74,589,501)
Balances at December 31, 2019	–	–	178,910,574	35,498,476,870	–	35,677,387,444
Net Book Value	₱21,178,572,184	₱16,931,290,519	₱183,761,885	₱58,532,836,146	₱6,972,679,469	₱103,799,140,203

Investment properties consist mainly of shopping malls/commercial centers, office buildings and industrial facilities that are held to earn rentals. Land held for future development pertains to land held for capital appreciation and land banking activities for development.

In 2019, retirement of investment properties includes the derecognition of investment properties of APVI resulting from deconsolidation (see Note 2).

The construction in progress items reclassified to their respective asset accounts in 2020 and 2019 amounted to ₱1,247 million and ₱5,658 million, respectively. The reclassifications in 2020 represent office buildings in Davao and Luisita. The reclassifications in 2019 represent mall and warehouse in Laguna, expansions of provincial malls, office buildings in Quezon City and Luisita. These were reclassified to buildings and improvements and land improvements. The remaining construction in progress represents new and expansion projects in various cities in Metro Manila and other parts of Luzon and Visayas regions. These normally take three (3) to five (5) years to construct until completion.

For the years ended December 31, 2020 and 2019, the Group reclassified investment properties to subdivision land, condominium and residential units for sale amounting to ₱824 million and ₱318 million, respectively (see Note 9). The Group also reclassified investment properties to property and equipment amounting to ₱29 million and ₱102 million in 2020 and 2019, respectively (see Note 12).

Depreciation expense charged to operations amounted to ₱4,296 million, ₱4,023 million and ₱3,699 million for the years ended December 31, 2020, 2019 and 2018, respectively (see Note 24).

Borrowing costs capitalized amounted to ₱425 million, ₱318 million and ₱323 million for the years ended December 31, 2020, 2019 and 2018, respectively. These amounts were included in the consolidated statements of cash flows under additions to investment properties. The capitalization rate used to determine the amount of borrowing costs eligible for capitalization for the years ended December 31, 2020, 2019 and 2018 is 4.54%, 4.59% and 4.50%, respectively (see Note 16).

The aggregate fair value of the Group's investment properties as of December 31, 2020 and 2019 amounted to ₱300,904 million and ₱220,514 million, respectively. The fair values of the investment properties were determined by independent professionally qualified appraisers and exceed its carrying cost.

The following table provides the fair value hierarchy of the Group's investment properties as of December 31, 2020 and 2019:

2020

			Fair value measurement using		
	Date of Valuation	**Total**	**Quoted prices in active markets (Level 1)**	**Significant observable inputs (Level 2)**	**Significant unobservable inputs (Level 3)**
Investment properties	**Various**	**₱300,904,223,207**	**₱–**	**₱–**	**₱300,904,223,207**

2019

			Fair value measurement using		
	Date of Valuation	Total	Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
Investment properties	Various	₱220,514,455,352	₱–	₱–	₱220,514,455,352

The fair values of the land held for future development were measured through market data approach which provides an indication of value by comparing the subject asset with an identical or similar assets for which price information is available. This approach was used for the land as it is commonly used in the property market since inputs and data for this approach are available.

The fair values of the buildings (retail, office and warehouses) were measured through income approach using the discounted cash flow analysis. This approach converts anticipated future gains to present worth by projecting reasonable income and expenses for the subject property.

The construction-in-progress were measured at cost until such time the fair value becomes reliably measurable or construction is completed (whichever comes earlier).

The significant assumptions used in the valuation are discount rates of 8% and capitalization rates of 4.50% to 6.25%. The significant unobservable inputs to valuation of investment properties ranges from ₱750 to ₱364,000 per sqm.

Acquisition costs of investment properties that are recent and for land banking purposes approximate fair values. There are little or nil developments on these properties.

Rental income derived from investment properties amounted to ₱10,617 million, ₱15,420 million and ₱13,548 million for the years ended December 31, 2020, 2019 and 2018, respectively (see Note 21).

Property operations and maintenance costs arising from investment properties amounted to ₱492 million, ₱680 million and ₱791 million for the years ended December 31, 2020, 2019 and 2018, respectively (see Note 22).

There are no investment properties as of December 31, 2020 and 2019 that are pledged as security to liabilities. The Group has no restrictions on the realizability of its investment properties. Except for contracts awarded, there no contractual obligations to purchase, construct or develop investment properties or for repairs, maintenance and enhancements.

The total contractual commitments arising from awarded contracts for the acquisition, development and construction of investment properties amounted to ₱15,155 million and ₱10,388 million, as of December 31, 2020 and 2019, respectively.

12. Property and Equipment

This account consists of:

	December 31, 2020					
	Land Improvements	**Buildings and Improvements**	**Construction in Progress**	**Theater Furniture and Equipment**	**Other Equipment**	**Total**
Cost						
Balances at January 1, 2020	**₱37,280,715**	**₱7,858,478,190**	**₱2,163,578,261**	**₱1,236,263,555**	**₱5,180,638,619**	**₱16,476,239,340**
Additions	**12,663,489**	**149,711,362**	**682,531,613**	**–**	**136,006,540**	**980,913,004**
Retirement/disposal	**–**	**(3,122,174)**	**–**	**–**	**(3,723,884)**	**(6,846,058)**
Reclassifications (Note 11)	**–**	**(739,385,296)**	**16,113,960**	**–**	**28,675,661**	**(694,595,675)**
Balances at December 31, 2020	**49,944,204**	**7,265,682,082**	**2,862,223,834**	**1,236,263,555**	**5,341,596,936**	**16,755,710,611**
Accumulated Depreciation						
Balances at January 1, 2020	**8,202,360**	**2,747,805,698**	**–**	**928,562,675**	**3,895,045,072**	**7,579,615,805**
Depreciation (Notes 22 and 24)	**12,353,115**	**228,381,485**	**–**	**27,908,924**	**560,398,864**	**829,042,388**
Retirement/disposal	**–**	**(3,122,174)**	**–**	**–**	**(3,723,884)**	**(6,846,058)**
Reclassifications (Note 11)	**–**	**(153,795,546)**	**–**	**–**	**–**	**(153,795,546)**
Balances at December 31, 2020	**20,555,475**	**2,819,269,463**	**–**	**956,471,599**	**4,451,720,052**	**8,248,016,589**
Net Book Value	**₱29,388,729**	**₱4,446,412,619**	**₱2,862,223,834**	**₱279,791,956**	**₱889,876,884**	**₱8,507,694,022**

	December 31, 2019					
	Land Improvements	Buildings and Improvements	Construction in Progress	Theater Furniture and Equipment	Other Equipment	Total
Cost						
Balances at January 1, 2019	₱9,701,004	₱5,857,110,497	₱2,987,546,446	₱1,063,841,909	₱4,660,858,499	₱14,579,058,355
Additions	28,330,621	232,532,519	868,169,624	172,421,646	486,904,940	1,788,359,350
Retirement/disposal	(52,669)	(1,914,060)	–	–	(122,675,974)	(124,642,703)
Reclassifications (Notes 9 and 11)	(698,241)	1,770,749,234	(1,692,137,809)	–	155,551,154	233,464,338
Balances at December 31, 2019	37,280,715	7,858,478,190	2,163,578,261	1,236,263,555	5,180,638,619	16,476,239,340

(Forward)

	December 31, 2019					
	Land Improvements	Buildings and Improvements	Construction in Progress	Theater Furniture and Equipment	Other Equipment	Total
Accumulated Depreciation						
Balances at January 1, 2019	₱6,242,132	₱2,514,458,631	₱–	₱835,707,509	₱3,378,506,011	₱6,734,914,283
Depreciation (Notes 22 and 24)	2,711,138	282,754,871	–	92,855,166	508,593,901	886,915,076
Retirement/disposal	(52,669)	(1,914,060)	–	–	(114,836,326)	(116,803,055)
Reclassifications (Notes 9 and 11)	(698,241)	(47,493,744)	–	–	122,781,486	74,589,501
Balances at December 31, 2019	8,202,360	2,747,805,698	–	928,562,675	3,895,045,072	7,579,615,805
Net Book Value	₱29,078,355	₱5,110,672,492	₱2,163,578,261	₱307,700,880	₱1,285,593,547	₱8,896,623,535

The construction in progress items reclassified to their respective asset accounts in 2020 and 2019 amounted to nil and ₱1,692 million, respectively. The reclassifications in 2019 represent a hotel in Cebu. The remaining construction in progress represents new and expansion projects in various cities in Metro Manila and other parts of Visayas and Mindanao regions. These normally take three (3) to five (5) years to construct until completion.

As of December 31, 2020, the Group reclassified property and equipment to investment properties amounting to ₱723 million including accumulated depreciation amounting to ₱154 million (see Note 11).

Depreciation expense charged to operations amounted to ₱829 million, ₱887 million and ₱757 million for the years ended December 31, 2020, 2019 and 2018, respectively (see Notes 22 and 24).

Borrowing costs capitalized amounted to ₱139 million, ₱48 million and ₱63 million for the years ended December 31, 2020, 2019, 2018, respectively (see Note 16).

There are no property and equipment items as of December 31, 2020 and 2019 that are pledged as security to liabilities. The Group has no restrictions on the realizability of its property and equipment. Except for contracts awarded, there no contractual obligations to purchase, construct or develop property and equipment or for repairs, maintenance and enhancements.

The total contractual commitments arising from awarded contracts for the acquisition, development and construction of property and equipment amounted to ₱2,736 million and ₱870 million as of December 31, 2020 and 2019, respectively.

The Group performed impairment testing on its hotel property and equipment assets with a carrying value of P5,209 million as of December 31, 2020, by assessing the recoverable amount of cash-generating units based on a value in use (VIU) calculation using cash flow projections from financial budgets approved by senior management covering a five-year period. The projected cash flows have been updated to reflect the demand for products and services, taking into consideration the impact of the coronavirus pandemic.

The significant assumptions used in the valuation are pre-tax discount rate of 8.791% and average growth rate of 3.00% for cash flows beyond five years. Based on the impairment testing, there is no impairment loss on the Group's hotel property and equipment assets (see Note 5).

The calculation of value in use of the CGUs is most sensitive to the following assumptions:
- EBITDA margins
- Discount rate
- Growth rates used to extrapolate cash flows beyond the forecast period

EBITDA Margins
EBITDA margins are based on average values achieved in one (1) to five (5) years preceding the beginning of the budget period. These are increased over the budget period for anticipated efficiency improvements. A 28.0% to 50.0% EBITDA margin per annum was applied. A decreased demand can lead to a decline in gross margin.

Discount Rates
Discount rates represent the current market assessment of the risks specific to each CGU, taking into consideration the time value of money and individual risks of the underlying assets that have not been incorporated in the cash flow estimates. The discount rate calculation is based on the specific circumstances of the Group and its operating segments and is derived from its weighted average cost of capital (WACC). The WACC takes into account both debt and equity. The cost of equity is derived from the expected return on investment by the Group's investors. The cost of debt is based on the interest-bearing borrowings the Group is obliged to service. Segment-specific risk is incorporated by applying individual beta factors. The beta factors are evaluated annually based on publicly available market data. Adjustments to the discount rate are made to factor in the specific amount and timing of the future tax flows in order to reflect a pre-tax discount rate.

Growth Rate Estimates
Rates are based on published industry research. A reduction in the long-term growth rate would result in impairment.

13. Other Noncurrent Assets

This account consists of:

	2020	2019
Advances to suppliers and contractors	**₱2,137,959,389**	₱2,257,056,721
Advances to land owners (Note 20)	**3,745,307,951**	1,886,052,753
Utility deposits (Notes 31 and 32)	**660,905,455**	744,380,122
Financial assets at fair value through OCI	**129,718,939**	91,674,297
Others	**301,320,468**	154,375,470
	₱6,975,212,202	₱5,133,539,363

Advances to suppliers and contractors represents prepayments for the construction of investment properties and property and equipment.

Advances to land owners consist of advance payments to land owners which shall be applied against the acquisition cost of the real estate properties.

Utility deposits that are refundable consist primarily of bill and meter deposits.

Financial assets at fair value through OCI represents equity shares of APVI that were retained by the Group and equity shares of Data Analytics Ventures, Inc., both entities under the common control of the ultimate parent company.

A summary of the movements follows:

	2020	2019
Beginning balance	**₱91,674,297**	₱–
Additions	**24,000,000**	91,674,297
Fair value adjustment - other comprehensive income	**14,044,642**	–
Ending balance	**₱129,718,939**	₱91,674,297

The changes in the fair value (net of tax) in 2020, 2019 and 2018 amounted to ₱14 million, nil and nil, respectively.

"Others" include refundable due diligence deposits. This also includes an upfront fee paid to the province of Malolos, Bulacan amounting ₱100 million as of December 31, 2020 and 2019, in relation to the lease agreement executed in October 2018 for the lease of contiguous land situated at Brgy. Bulihan, City of Malolos, owned by the Province of Bulacan, pursuant to Proclamation No. 832 dated July 17, 2014. The project shall involve the lease of the project site and utilization thereof by the Group for a mixed-use development.

The lease period of the project site shall be for 25 years commencing on the 3rd project year counted from the commencement of the Construction Date and terminating on the date 25 years thereafter. The lease shall be automatically renewed for another 25 years upon mutual agreement by the parties. The upfront fee will be offset against the rent due starting on the 1st year of operation of the Parent Company in the said property. To date, the lease has not commenced.

14. **Accounts Payable and Accrued Expenses**

This account consists of:

	2020	2019
Accounts payable	**₱8,307,594,890**	₱8,974,009,895
Taxes and licenses payable	**2,938,323,973**	2,151,574,064
Accrued rent expense	**839,198,621**	927,182,324
Accrued interest payable	**575,272,217**	321,061,312
Commissions payable	**536,398,989**	405,805,820
Accrued contracted services	**489,509,112**	517,098,147
Accrued salaries and wages	**412,497,367**	333,919,117
Dividends payable	**45,060,888**	43,287,603
Other accrued payable	**720,468,340**	681,106,048
	₱14,864,324,397	₱14,355,044,330

Accounts payable mainly includes unpaid billings from suppliers and contractors related to construction activities which are non-interest bearing and are normally settled within 30-90 days term.

Taxes and licenses payable, accrued salaries and wages, accrued interest payable and accrued contracted services are normally settled within one (1) year.

Accrued rent expense represents primarily accrual for film rentals.

Commissions payable arises from obligations from contracts that qualified for revenue recognition. Consistent with the pattern of revenue recognition, the Group amortizes commission using the percentage of completion method.

Other accrued payable includes accrued utilities and advertising expenses.

15. Contract Liabilities, Deposits and Other Current Liabilities

This account consists of:

	2020	2019
Contract liabilities (Notes 17 and 20)	**₱28,053,511,701**	₱14,184,663,585
Deposits from lessees (Note 17)	**2,984,978,548**	2,928,599,269
Payable to affiliated companies (Note 20)	**256,642,319**	163,251,787
Current portion of lease liabilities (Note 34)	**37,296,745**	36,016,214
	₱31,332,429,313	₱17,312,530,855

Contract liabilities (including noncurrent portion shown in Note 17) consist of collections from real estate customers which have not reached the equity threshold to qualify for revenue recognition and excess of collections over the goods and services transferred based on percentage of completion. The movement in the contract liability is mainly due to reservation of sales and advance payment of buyers less real estate sales recognized upon reaching the equity threshold from increase in percentage of completion.

The amount of revenue recognized from amounts included in contract liabilities at the beginning of the year amounted to ₱10,459 million, ₱4,045 million and ₱1,663 million in 2020, 2019 and 2018, respectively.

Deposits from lessees (including noncurrent portion shown in Note 17) represent cash received in advance equivalent to three (3) to six (6) month rent which shall be refunded to lessees at the end of lease term. These are initially recorded at fair value, which was obtained by discounting its future cash flows using the applicable rates of similar types of instruments. The accretion expense on these deposits, recognized in “Accretion of security deposits” under “Cost of rental services”, amounted to ₱82 million, ₱76 million and ₱73 million for the years ended December 31, 2020, 2019 and 2018, respectively (see Note 22).

Included in the “Deposits from lessees” are unearned rental income amounting to ₱579 million and ₱756 million as of December 31, 2020 and 2019, respectively. Amortization of unearned rental income included in “Rental income” amounted to ₱80 million, ₱83 million and ₱97 million for the years ended December 31, 2020, 2019 and 2018, respectively.

16. **Loans Payable**

Short-term loans

As of December 31, 2020 and 2019, short-term loans amounted to nil and ₱8,492 million. Details as follows:

	2019
Short-term loan obtained from local banks that will mature in January 2020. Interest rate is at 4.05% per annum.	₱5,000,000,000
Short-term loan obtained from local banks that will mature in January 2020. Interest rate is at 4.10% per annum.	2,591,700,000
Short-term loan obtained from a local bank that will mature in January 2020. Interest rate is at 4.25% per annum.	900,000,000
	₱8,491,700,000

Peso-denominated short - term loans had a weighted average cost of 5.00% and 4.45% per annum in 2020 and 2019, respectively.

Long-term loans

Details of the principal amount of the long-term loans follow:

	2020	2019
Seven-year bonds from BDO, HSBC, SB Capital, Standard Chartered, DBP and East West maturing on February 23, 2022. Principal payable upon maturity, with fixed rate at 4.8000%, interest payable semi-annually in arrears	**₱10,635,500,000**	₱10,635,500,000
Seven-year term loan from MBTC maturing on March 15, 2024. Principal payable in annual installment amounting to two percent (2%) of the total drawn principal amount and the balance upon maturity, with fixed rate at 4.7500%, interest payable quarterly in arrears	**6,720,000,000**	6,860,000,000
Five-year term loan from BDO Unibank, Inc. maturing on July 8, 2021. Principal payable upon maturity, with fixed rate at 3.8327%, interest payable quarterly in arrears.	**6,500,000,000**	6,500,000,000
Seven-year term loan from BPI maturing on August 10, 2023. Principal payable in annual installment amounting to ₱10 million for six years and the balance upon maturity, with fixed rate at 3.8900%, interest payable quarterly in arrears.	**4,960,000,000**	4,970,000,000
Ten-year term loan from BPI maturing on February 13, 2027. Principal payable in annual installment amounting to ₱5 million for nine years and the balance upon maturity, with fixed rate at 4.9500%, interest payable quarterly in arrears	**4,485,000,000**	4,490,000,000
Ten-year bonds from BDO and Standard Chartered maturing on February 23, 2025. Principal payable upon maturity, with fixed rate at 4.9344%, interest payable semi-annually in arrears.	**1,364,500,000**	1,364,500,000
Five-year term loan from BDO Unibank, Inc. maturing on June 30, 2025. Principal payable upon maturity, with fixed rate at 4.7500%, interest payable quarterly in arrears.	**6,000,000,000**	–

(Forward)

	2020	2019
Three-year bonds maturing on July 17, 2023. Principal payable upon maturity, with fixed rate at 3.6830%, interest payable semi-annually in arrears.	**₱12,763,070,000**	₱–
Five-year bonds maturing on July 17, 2025. Principal payable upon maturity, with fixed rate at 3.8000%, interest payable semi-annually in arrears.	**427,210,000**	–
	53,855,280,000	34,820,000,000
Less debt issue costs	**251,501,217**	104,727,824
Long-term loans net of debt issue costs	**53,603,778,783**	34,715,272,176
Less current portion	**6,655,000,000**	155,000,000
Noncurrent portion of long-term loans	**₱46,948,778,783**	₱34,560,272,176

Debt issue costs are deferred and amortized using effective interest method over the term of the related loans. Details are as follows:

Debt issue cost

	2020	2019
Beginning balance	**₱104,727,824**	₱137,588,327
Additions	**209,317,145**	–
Amortizations	**(62,543,752)**	(32,860,503)
Ending balance	**₱251,501,217**	₱104,727,824

Total interest cost from short-term and long-term loans amounted to ₱1,430 million, ₱907 million and ₱836 million for the years ended December 31, 2020, 2019 and 2018, respectively (see Note 26).

Capitalized borrowing costs amounted to ₱868 million, ₱852 million and ₱934 million for the years ended December 31, 2020, 2019 and 2018, respectively (see Notes 9, 11 and 12).

Seven-year bonds from BDO, HSBC, SB Capital, Standard Chartered, DBP, and East West maturing on February 23, 2022

On February 23, 2015, the Group issued ₱10,636 million bonds constituting direct, unconditional, unsubordinated, and unsecured obligations of the Parent Company and shall at all times rank *pari passu* and without preference among themselves and among any present and future unsubordinated and unsecured obligations of the Parent Company, except for any statutory preference or priority established under Philippine law. The net proceeds of the issue shall be used by the Parent Company to refinance existing debt obligations and to partially fund investment capital expenditures.

Interest on the bonds shall be calculated on a 30/360-day count basis and shall be paid semi-annually in arrears on February 23 and August 23 of each year at which the bonds are outstanding.

Debt Covenants

The Group is required to maintain a debt-to-equity ratio not exceeding 2:1 as referenced from its consolidated financial statements as of its fiscal year end September 30 and consolidated interim financial statements as at March 31. The Group has complied with the debt covenant as of December 31, 2020 and 2019.

Seven-year term loan from Metropolitan Bank and Trust Company maturing on March 15, 2024

On March 15, 2017, the Group borrowed unsecured ₱7,000 million under Term Loan Facility Agreements with Metropolitan Bank and Trust Company.

The loan amounting to ₱7,000 million was released on March 15, 2017 which bears interest rate at 4.7500% per annum and shall be payable quarterly, computed on the basis of a year of 365 calendar days for the actual number of days elapsed. Annual principal payment is two percent (2%) of the total loan amount or ₱140 million.

Debt Covenants
The Group is required to maintain a ratio of consolidated total borrowings to consolidated shareholders' equity not exceeding 2:1 as referenced from its consolidated audited financial statements as of its calendar year end December 31 and the consolidated interim financial statements as of March 31, June 30, and September 30. The Group has complied with the debt covenant as of December 31, 2020 and 2019.

<u>Five-year term loan from BDO Unibank, Inc. maturing on July 8, 2021</u>
On July 8, 2016, the Group borrowed unsecured ₱6,500 million under Term Loan Facility Agreements with BDO Unibank, Inc.

The loan was released on July 8, 2016 amounting to ₱3,000 million and on September 27, 2016 amounting to ₱3,500 million with interest rate at 3.8327% per annum and shall be payable quarterly, computed on the basis of a year of 365 calendar days for the actual number of days elapsed.

Debt Covenants
The Group is required to maintain a debt to equity ratio not exceeding 2:1. The Group has complied with the debt covenant as of December 31, 2020 and 2019.

<u>Seven-year term loan from Bank of the Philippine Islands maturing on August 10, 2023</u>
On August 10, 2016, the Group borrowed unsecured ₱5,000 million under Term Loan Facility Agreements with Bank of the Philippine Islands.

Interest on the bonds shall be calculated on a 30/360-day count basis and shall be paid semi-annually in arrears on February 23 and August 23 of each year at which the bonds are outstanding.

Debt Covenants
The Group is required to maintain a debt-to-equity not exceeding 2:1 as referenced from its consolidated audited financial statements as of its fiscal year end September 30 and consolidated interim financial statements as at March 31. The Group has complied with the debt covenant as of December 31, 2020 and 2019.

<u>Ten-year term loan from BPI maturing on February 13, 2027</u>
On February 10, 2017, the Group borrowed unsecured ₱4,500 million under Term Loan Facility Agreements with Bank of the Philippine Islands.

The loan was released on February 10, 2017 amounting to ₱4,500 million with interest rate at 4.9500% per annum and shall be payable quarterly, computed on the basis of a year of 365 calendar days for the actual number of days elapsed.

Partial payment for this loan amounting to ₱5 million were made on February 13, 2019 and 2018.

Debt Covenants
The Group is required to maintain a ratio of net debt-to-equity not exceeding 2:1 as measured at each fiscal year-end date based on the audited consolidated financial statements. The Group has complied with the debt covenant as of December 31, 2020 and 2019.

Ten-year bonds from BDO and Standard Chartered maturing on February 23, 2025
On February 23, 2015, the Group issued ₱1,365 million bonds constituting direct, unconditional, unsubordinated, and unsecured obligations of the Parent Company and shall at all times rank *pari passu* and without preference among themselves and among any present and future unsubordinated and unsecured obligations of the Parent Company, except for any statutory preference or priority established under Philippine law. The net proceeds of the issue shall be used by the Parent Company to refinance existing debt obligations and to partially fund investment capital expenditures.

Interest on the bonds shall be calculated on a 30/360-day count basis and shall be paid semi-annually in arrears on February 23 and August 23 of each year at which the bonds are outstanding.

Debt Covenants
The Group is required to maintain a debt-to-equity not exceeding 2:1 as referenced from its consolidated audited financial statements as of its fiscal year end September 30 and consolidated interim financial statements as at March 31. The Group has complied with the debt covenant as of December 31, 2020 and 2019.

Five-year term loan from BDO Unibank, Inc. maturing on June 30, 2025
On June 30, 2020, the Group borrowed ₱6,000 million under Term Loan Facility Agreements with BDO Unibank, Inc.

The loan was released on June 30, 2020 which bears interest rate at 4.7500% computed per annum and shall be payable quarterly, computed on the basis of a year of 365 calendar days for the actual number of days elapsed.

Debt Covenants
The Group is required to maintain a debt to equity ratio not exceeding 2:1. The Group has complied with the debt covenant as of December 31, 2020.

Three-year “Series C Bonds” maturing on July 17, 2023 and Five-Year “Series D Bonds” maturing on July 17, 2025.
On July 17, 2020, the Group issued its “Series C Bonds” amounting to ₱12,763 million and “Series D Bonds” amounting to ₱427 million constituting direct, unconditional, unsecured and unsubordinated peso-denominated obligations of the Parent Company and shall at all times rank *pari passu* and ratably without any preference or priority amongst themselves and at least *pari passu* with all other present and future unsubordinated and unsecured obligations of the Parent Company, other than obligations preferred by law. The net proceeds of the issue shall be used by the Parent Company to: (i) partially fund the capital expenditure budget of the Company for calendar years 2020 and 2021; (ii) repay short-term loans maturing in the second half of calendar year; and (iii) fund general corporate purposes including, but not limited to, working capital. The bonds have been rated PRS Aaa by Philippine Rating Services Corporation (PhilRatings) (Note 7).

Interest on the bonds shall be calculated on a 30/360-day count basis and shall be paid semi-annually in arrears on January 17 and July 17 of each year at which the bonds are outstanding.

Debt Covenants
The Group is required to maintain a debt-to-equity ratio not exceeding 2:1 as referenced from its consolidated financial statements as of its calendar year end December 31 and consolidated interim financial statements as at June 30. The Group has complied with the debt covenant as of December 31, 2020.

Details of the Group's loans payable by maturity follow:

Long-term loans

	Within 1 year	>1 to 2 years	>2 to 3 years	>3 to 4 years	>4 to 10 years	Total
December 31, 2020	**₱6,655,000,000**	**₱10,790,500,000**	**₱24,148,070,000**	**₱5,000,000**	**₱12,256,710,000**	**₱53,855,280,000**
December 31, 2019	₱155,000,000	₱6,655,000,000	₱10,790,500,000	₱5,085,000,000	₱12,134,500,000	₱34,820,000,000

17. Contract Liabilities, Deposits and Other Noncurrent Liabilities

This account consists of:

	2020	2019
Deposits from lessees (Note 15)	**₱3,263,657,716**	₱3,171,544,926
Lease liabilities - net of current portion (Note 34)	**1,940,151,368**	1,899,868,024
Contract liabilities - net of current portion (Notes 15 and 20)	**905,153,868**	2,958,482,166
Retentions payable	**510,887,699**	454,267,761
Pension liabilities (Note 29)	**666,282,219**	361,239,256
Advances for marketing and promotional fund	**271,538,207**	243,566,063
Others	**210,605,222**	210,998,269
	₱7,768,276,299	₱9,299,966,465

Retention payable are amounts withheld from payments to contractors which represents as guaranty for any claims for defects in projects requiring rework. These are released after the guarantee period. These are noninterest-bearing and will be remitted to contractors at the end of the contracted work.

Advances for marketing and promotional fund represents advances from tenants for sales promotions and marketing programs. These are tenant's share in the costs of advertising and promotional activities which the Group considers appropriate to promote the business in the mall complex.

Others include payable to the non-controlling interests of the Parent Company's subsidiaries.

18. Retained Earnings

After reconciling items, the declarable dividend of the Parent Company amounted to ₱31,479 million and ₱27,670 million as of December 31, 2020 and 2019, respectively.

Restriction
A portion of the unappropriated retained earnings representing the undistributed net earnings of subsidiaries amounting to ₱3,625 million and ₱3,252 million as of December 31, 2020 and 2019, respectively, are not available for dividend declaration by the Parent Company until received in the form of dividends.

Also, retained earnings amounting to ₱26,000 million and ₱27,000 million as of December 31, 2020 and 2019 were appropriated for future and ongoing expansions and are not available for dividends declaration.

Dividends declared

Cash dividends
The BOD declared cash dividends in favor of all its stockholders for the years ended December 31, 2020, 2019 and 2018 as follows:

	December 31, 2020	December 31, 2019	December 31, 2018
Date of declaration	**May 13, 2020**	May 29, 2019	April 6, 2018
Date of payment	**July 13, 2020, October 27, 2020**	July 12, 2019	May 23, 2018
Ex-dividend date	**June 10, 2020, October 1, 2020**	June 18, 2019	April 26, 2018
Dividend per share	**₱0.25, ₱0.25**	₱0.50	₱0.36
Total dividends	**₱2,596,915,343**	₱2,596,915,343	₱1,869,779,047

Property dividend
On July 31, 2019, the BOD of the Parent Company approved the declaration of property dividend in the form of its shares in APVI (see Note 2).

Appropriation
On December 10, 2020, the BOD approved the reversal of the retained earnings it appropriated in 2019 amounting to ₱27,000 million as the related projects to which the retained earnings were earmarked were completed already. The amount was originally earmarked for the continuing capital expenditures of the Group for subdivision land, condominium and residential units for sale, investment properties and property and equipment.

On the same date, the BOD also approved the appropriation of ₱26,000 million, out of the unappropriated retained earnings, to support the capital expenditure requirements of the Group for various projects. These projects and acquisitions are expected to be completed on various dates from 2021 to 2026.

On December 9, 2019, the BOD approved the reversal of the retained earnings it appropriated in 2018 amounting to ₱27,000 million as the related projects to which the retained earnings were earmarked were completed already. The amount was originally earmarked for the continuing capital expenditures of the Group for subdivision land, condominium and residential units for sale, investment properties and property and equipment.

On the same date, the BOD also approved the appropriation of ₱27,000 million, out of the unappropriated retained earnings, to support the capital expenditure requirements of the Group for various projects. These projects and acquisitions are expected to be completed on various dates from 2020 to 2024.

On December 14, 2018, the BOD approved the reversal of the retained earnings it appropriated in 2017 amounting to ₱24,500 million as the related projects to which the retained earnings were earmarked were completed already. The amount was originally earmarked for the continuing capital expenditures of the Group for subdivision land, condominium and residential units for sale, investment properties and property and equipment.

On the same date, the BOD also approved the appropriation of ₱27,000 million, out of the unappropriated retained earnings, to support the capital expenditure requirements of the Group for various projects approved by the Executive Committee during meetings held in September 2016. These projects and acquisitions are expected to be completed on various dates from 2019 to 2023.

19. Capital Stock and Other Equity Reserve

The details of the number of common shares as of December 31, 2020 and 2019 follow:

	December 31, 2020		December 31, 2019	
	Shares	**Amount**	Shares	Amount
Authorized - at ₱1 par value	**8,200,000,000**	**₱8,200,000,000**	8,200,000,000	₱8,200,000,000
Issued and outstanding common shares	**5,193,830,685**	**₱5,193,830,685**	5,193,830,685	₱5,193,830,685

Below is the summary of the Parent Company's track record of registration of securities with the SEC as of December 31, 2020:

	Number of shares registered	Issue/ offer price	Date of SEC approval	Number of holders of securities as of year end
Balance before Initial public offering	300,000,000			
Initial public offering	200,000,000	₱1.00/share	February 10, 1989	
Increase in offer price		₱5.81/share	June 3, 1989	
Add:				
1:1 stock rights offering	500,000,000	₱2.50/share	March 15, 1991	
20% stock dividend	200,000,000	₱1.00/share	June 16, 1993	
1:2 stock rights offering	600,000,000	₱2.50/share	March 21, 1995	
Exchange for shares of JGSHI[(1)] in MMHLC[(2)] and in RII[(3)]	496,918,457		April 3, 1997	
1:2 new share offering	450,000,000	₱12.00/share	September 25, 2006	
1:2 stock rights offering	1,364,610,228	₱10.00/share	May 17, 2011	
December 31, 2017	4,111,528,685			1,066
Add: Stock rights offering	1,082,302,000	₱18.20/share	February 8, 2018	(5)
December 31, 2018	5,193,830,685			1,061
Add (deduct) movement	–			(13)
December 31, 2019	5,193,830,685			1,048
Add (deduct) movement	–			4
December 31, 2020	**5,193,830,685**			**1,052**

(1) *JGSHI - JG Summit Holdings, Inc.*
(2) *MMHLC - Manila Midtown Hotels and Land Corporation*
(3) *RII - Robinson's Inn Inc.*

Stock rights offering
On November 13, 2017, the BOD of the Parent Company approved in principle the stock rights offering (SRO) of up to ₱20 billion composed of 1.1 billion common shares, with a par value of ₱1.00 per share, to all stockholders as of record date January 31, 2018. The Parent Company intends to use the proceeds from the SRO to finance the acquisition of land located in various parts of the country for all its business segments.

The Parent Company obtained the approval of the BOD of the Philippine Stock Exchange, Inc. (PSE) for the listing and trading of the rights shares on January 10, 2018, while the PSE's confirmation of exempt transaction covering the SRO was obtained on December 14, 2017. The following are the key dates of the SRO:

- Pricing date - January 24, 2018
- Ex-date - January 26, 2018
- Record date - January 31, 2018
- Offer period - February 2 to 8, 2018
- Listing date - February 15, 2018

The Parent Company successfully completed its ₱20 billion SRO of common shares following the close of the offer period on February 8, 2018. A total of 1.1 billion common shares from the SRO were issued at a price of ₱18.20 each. The listing of the shares occurred on February 15, 2018.

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 make 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 attributable to the equity holders of the Parent Company. Following is a computation of the Group's debt-to-capital ratio as of December 31, 2020 and 2019.

	2020	2019
(a) Loans payable (Note 16)	**₱53,603,778,783**	₱ 43,206,972,176
(b) Capital	**101,839,321,911**	₱99,508,809,473
(c) Debt-to-capital ratio (a/b)	**0.53:1**	0.43:1

As of December 31, 2020 and 2019, the Group is compliant with its debt covenants with lenders.

Other Equity Reserve

On March 6, 2013, the Parent Company acquired the remaining 20% non-controlling interest in APVI, increasing its ownership interest from 80% to 100%. Cash consideration of ₱198 million was paid to the non-controlling shareholders. The total carrying value of the net assets of APVI at the date of acquisition was ₱578 million, and the 20% equivalent of the carrying value of the remaining non-controlling interest acquired was ₱111 million. The difference of ₱88 million between the consideration and the carrying value of the interest acquired was booked in "Other equity reserve" account within equity.

On July 31, 2019, the Board of Directors of the Parent Company approved the declaration of a property dividend consisting of up to 100 million common shares of APVI with a par value of One Peso (Php1.00) per share to all eligible stockholders as of record date of August 15, 2019. Upon deconsolidation of APVI, the "Other equity reserve" was transferred to retained earnings in 2019 (see Note 2).

Stock issuance cost
In 2020, BRFLC issued 200,000 additional common shares from its registered share capital of 10,000,000 common shares at a par of ₱100 per share, 70% of which or 140,000 common shares was subscribed and paid up by the Parent Company.

20. Related Party Transactions

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. Affiliates are entities that are owned and controlled by the ultimate parent company and neither a subsidiary or associate of the Group. These affiliates are effectively sister companies of the Group by virtue of ownership of the ultimate parent company. Related parties may be individuals or corporate entities. Transactions are generally settled in cash, unless otherwise stated.

The amounts and balances arising from significant related party transactions are as follows:

	December 31, 2020			
	Amount/ Volume	**Receivable (Payable)**	**Terms**	**Conditions**
Ultimate Parent Company				
Rental income/receivable (a)	**₱79,100,497**	**₱73,384,001**	Three to five-year lease terms at prevailing market lease rates; renewable at the end of lease term	Unsecured; no impairment
Payable to affiliated companies (g)	**28,392,644**	**(130,244,412)**	Non-interest bearing; due and demandable	Unsecured
Under common control of Ultimate Parent Company				
Cash and cash equivalents (c)				
Cash in banks	**(739,506,924)**	**455,186,315**	Interest bearing at prevailing market rate; at 0.20% to 0.25% per annum; due and demandable	Unsecured; no impairment
Short-term investments	**1,093,000,267**	**1,093,000,267**	Interest bearing at prevailing market rate; at 0.375% to 1.25% per annum; due and demandable	Unsecured; no impairment
Interest income	**8,225,042**	**1,588,149**		
Rental income/receivable (a)	**2,024,233,627**	**188,601,404**	Three to 20-year lease terms at prevailing market lease rates; renewable at the end of lease term	Unsecured; no impairment
Advances to (b)	**4,532,524**	**29,848,891**	Non-interest bearing; due and demandable	Unsecured; no impairment
Payable to affiliated companies (g)	**64,997,888**	**(126,397,907)**	Non-interest bearing; due and demandable	Unsecured
Joint ventures in which the Parent Company is a venturer				
Advances to (b)	**(330,000,000)**	**1,000,000,000**	Interest-bearing at PDST R2 of applicable interest period	Unsecured; no impairment
Sale of land - contract liabilities (d)	–	**(2,705,550,000)**	Non-interest bearing; due in one year	Unsecured; no impairment
Sale of land - installment contract receivables (e)	–	**2,005,960,000**	Interest bearing at 4% interest rate; with remaining 2 annual installments	Unsecured; no impairment
Elimination of excess of gain on sale against investment in joint venture - contract liabilities (e)	–	**(895,520,498)**		

(Forward)

	December 31, 2020			
	Amount/ Volume	**Receivable (Payable)**	**Terms**	**Conditions**
Interest income from sale of land - installment contract receivables (e)	**₱101,099,160**	**₱101,099,160**		
Elimination of excess of interest income against investment in joint venture - contract liabilities (e)	**50,549,580**	**(50,549,580)**		
Other related parties				
Advances to lot owners (f)	**100,977**	**375,376,524**	Non-interest bearing; due and demandable	Unsecured; no impairment
		₱1,415,782,314		

	December 31, 2019			
	Amount/ Volume	Receivable (Payable)	Terms	Conditions
Ultimate Parent Company				
Rental income/receivable (a)	₱115,670,106	₱4,495,516	Three to five-year lease terms at prevailing market lease rates; renewable at the end of lease term	Unsecured; no impairment
Payable to affiliated companies (g)	(99,461,639)	(101,851,768)	Non-interest bearing; due and demandable	Unsecured
Under common control of Ultimate Parent Company				
Cash and cash equivalents (c)				
Cash in banks	382,884570	1,194,693,239	Interest bearing at prevailing market rate; at 1.00% to 1.13% per annum due and demandable	Unsecured; no impairment
Short-term investments	721,650,328	721,650,328	Interest bearing at prevailing market rate; at 1.13% to 3.50% per annum due and demandable	Unsecured; no impairment
Interest income	15,666,957	229,557		
Rental income/receivable (a)	2,881,473,517	119,716,903	Three to twenty year lease terms at prevailing market lease rate; renewable at the end of lease term	Unsecured; no impairment
Advances to (b)	7,680,843	25,316,367	Non-interest bearing; due and demandable	Unsecured; no impairment
Payables to affiliated companies (g)	30,912,648	(61,400,019)	Non-interest bearing; due and demandable	Unsecured
Joint ventures in which the Parent Company is a venturer				
Advances to (b)	1,140,000,000	1,330,000,000	Interest-bearing at PDST R2 of applicable interest period	Unsecured; no impairment
Sale of land (d)	217,380,000	–	Non-interest bearing	Unsecured; no impairment
Cost of land sold	(80,087,427)	–		
Sale of land - contract liabilities (d)	–	(2,705,550,000)	Non-interest bearing; due in one year	Unsecured; no impairment
Sale of land - installment contract receivables (e)	–	3,008,940,000	Interest bearing at 4% interest rate; with remaining 3 annual installments	Unsecured; no impairment
Elimination of excess of gain on sale against investment in joint venture - contract liabilities (e)	–	(1,003,834,662)		
Interest income from sale of land - installment contract receivables (e)	141,959,070	141,959,070		
Elimination of excess of interest income against investment in joint venture - contract liabilities (e)	70,979,535	(70,979,535)		
Other related parties				
Advances to lot owners (f)	77,439,650	375,275,547	Non-interest bearing; due and demandable	Unsecured; no impairment
		₱2,978,660,543		

Outstanding balances consist of the following:

	2020	2019
Cash and cash equivalents (Note 7)	**₱1,548,186,582**	₱1,916,343,567
Advances to affiliated companies (Note 8)	**1,029,848,891**	1,355,316,367
Advances to lot owners (Note 13)	**375,376,524**	375,275,547
Rental receivables (Note 8)	**261,985,405**	124,212,419
Others (Note 8)	**1,588,149**	229,557
Installment contract receivables (Note 8)	**2,107,059,160**	3,150,899,070
Contract liabilities (Note 17)	**(3,651,620,078)**	(3,780,364,197)
Payable to affiliated companies (Note 15)	**(256,642,319)**	(163,251,787)
	₱1,415,782,314	₱2,978,660,543

Significant transactions with related parties are as follows:

(a) *Rental income*
The Group leases commercial properties to affiliated companies with a lease term of three (3) to 20 years based on prevailing market lease rates.

(b) *Advances to affiliated companies*
The Group, in the normal course of business, has transactions with its major stockholders, ultimate parent company and its affiliated companies consisting principally of lease arrangements and advances principally for working capital requirement, financing for real estate development, and purchase of investment properties.

On June 13, 2019, the Parent Company has made advances to SRPI amounting to ₱1,000 million in accordance with the joint venture agreement. The advances remain outstanding as of December 31, 2020.

In October 2018, the Parent Company entered a Loan Agreement with RHK Land Corporation, a joint venture with Hong Kong Land Group, to make available a loan facility amounting to ₱1,400 million. As of December 31, 2019, total drawdown from this credit facility amounting to ₱330 million has been fully paid in 2020.

In 2020 and 2019, the Parent Company has also made advances to other affiliates amounting to ₱30 million and ₱25 million, respectively.

The total interest in 2020 and 2019 amounted to ₱13 million and ₱19 million, respectively.

(c) *Cash and cash equivalents*
The Group maintains savings and current accounts and time deposits with an entity under common control which is a local commercial bank. Cash and cash equivalents earn interest at the prevailing bank deposit rates.

(d) *Sale of Land – RHK Land Corporation*
In 2018, the Parent Company also entered into a contract to sell a parcel of land located within the Bridgetowne Complex in Pasig City with RHK Land Corporation. Total selling price of the land is ₱2,706 million (net of value added tax) which was fully paid as of December 31, 2018 and presented as contract liabilities, deposits and other current liabilities in consolidated statement of financial position.

(e) *Sale of Land – Shang Robinsons Properties, Inc.*
In June 2018, the Parent Company entered into a contract to sell two (2) adjoining parcels of land located at Bonifacio, Global City Taguig, with Shang Robinsons Properties Inc. (SRPI), a joint venture with Shang Properties, Inc. (SPI). Total selling price is ₱5,015 million (net of value added tax) and shall be payable in five (5) annual installments, with interest at a rate of 4% per annum on the unpaid amount of the purchase price. Out of the amount of selling price and cost of land, ₱2,507 million and ₱398 million were recognized in real estate sales and cost of real estate sales, respectively. These amounts represent the portion sold to SPI by virtue of its 50% ownership in SRPI. The remaining 50% will be recognized as the SRPI starts to sell to its customers. In 2020 and 2019, the Parent Company realized ₱66 million and ₱26 million from this deferred gain, respectively. As of December 31, 2020 and 2019, deferred gain on sale of land of ₱1,277 million and ₱1,079 million was presented against the carrying value of the investment in SRPI for financial statement presentation purposes. In addition, ₱896 million and ₱1,113 million is currently presented under "Contract liabilities, deposits and other noncurrent liabilities" as of December 31, 2020 and 2019, respectively (see Note 30). Outstanding balance for the purchase price amounted to ₱2,006 million presented under installment contract receivables while interest from the said receivable amounted to ₱51 million and ₱71 million as of December 31, 2020 and 2019, respectively.

(f) *Advances to lot owners*
In 2020 and 2019, the Parent Company made advances to BRFLC's stockholder amounting to ₱0.10 million and ₱77 million, respectively, for the purchase of parcels of land. The total remaining outstanding balances as of December 31, 2020 and 2019 amounted to ₱375 million.

(g) *Payable to affiliated companies*
The Group, in the normal course of business, has transactions with Ultimate Parent Company and its affiliated companies consisting primarily of administrative and support services.

<u>Terms and conditions of transactions with related parties</u>
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 receivables from related parties for the years ended December 31, 2020, 2019 and 2018. 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 by benefit type follows:

	2020	2019	2018
Short-term employee benefits	**₱1,255,883,031**	₱1,236,991,433	₱971,417,842
Post-employment benefits	**74,512,772**	86,267,912	61,807,906
	₱1,330,395,803	₱1,323,259,345	₱1,033,225,748

There are no other arrangements between the Group and any of its directors and key officers providing for benefits upon termination of employment, except for such benefits to which they may be entitled under the Group's pension plan.

<u>Approval requirements and limits on the amount and extent of related party transactions</u>
Material related party transactions (MRPT) refers to any related party transactions, either individually, or in aggregate over a twelve (12)–month period with the same related party, amounting to ten percent (10%) or higher of the Group's total consolidated assets based on its latest audited financial statements.

All individual MRPTs shall be approved by at least two-thirds (2/3) vote of the BOD, with at least a majority of the Independent Directors voting to approve the MRPT. In case that a majority of the Independent Directors' vote is not secured, the MRPT may be ratified by the vote of the stockholders representing at least two thirds (2/3) of the outstanding capital stock.

Aggregate RPT transactions within a 12-month period that meets or breaches the materiality threshold shall require the same Board approval in letter (d) above.

21. Revenue

The Group derives revenue from the transfer of goods and services over time and at a point in time, respectively, in different product types. The Group's disaggregation of each sources of revenue from contracts with customers are presented below:

	2020	2019	2018
Revenue from contracts with customers			
Recognized over time			
Residential development	**₱11,717,577,404**	₱8,708,003,578	₱8,345,617,524
Recognized at a point in time			
Industrial and integrated developments	**132,606,872**	320,940,495	2,546,767,437
Hotels and resorts	**1,083,317,112**	2,432,639,988	1,982,137,914
Amusement income	**218,910,438**	2,151,785,393	1,972,527,785
	1,434,834,422	4,905,365,876	6,501,433,136
Total revenue from contracts with customers	**₱13,152,411,826**	₱13,613,369,454	₱14,847,050,660
Rental income	**10,617,088,269**	15,420,499,255	13,548,204,208
Other income	**1,635,326,439**	1,549,966,856	1,163,227,782
	₱25,404,826,534	₱30,583,835,565	₱29,558,482,650

Performance obligations
Information about the Group's performance obligations are summarized below:

Real estate sales
The Group entered into contracts to sell with one identified performance obligation which is the sale of the real estate unit together with the services to transfer the title to the buyer upon full payment of contract price. The amount of consideration indicated in the contract to sell is fixed and has no variable consideration.

The sale of real estate unit may cover either the (i) commercial lot; (ii) serviced lot; (iii) serviced lot and house; and (iv) condominium unit. The Group concluded that there is one performance obligation in each of these contracts. The Group recognizes revenue from the sale of these real estate projects under pre-completed contract over time during the course of the construction.

Payment commences upon signing of the contract to sell and the consideration is payable in cash or under various financing schemes entered with the customer. The amount due for collection under the amortization schedule for each of the customer does not necessarily coincide with the progress of construction, which results to either a receivable or contract liability.

After the delivery of the completed real estate unit, the Group provides one-year warranty to repair minor defects on the delivered serviced lot and house and condominium unit. This is assessed by the Group as a quality assurance warranty and not treated as a separate performance obligation.

The transaction price allocated to the remaining performance obligations (unsatisfied or partially satisfied) as at December 31 are as follows:

	2020	2019
Within one year	**₱27,843,679,129**	₱14,184,663,585
More than one year	**905,153,868**	2,958,482,166
	₱28,748,832,997	₱17,143,145,751

The remaining performance obligations expected to be recognized within one year and in more than one year relate to the continuous development of the Group's real estate projects. The Group's condominium units are completed within three years and five years from start of construction while serviced lots and serviced lots and house are expected to be completed within two to three years from start of development.

Residential development

Type of Product	**2020**	2019	2018
Residences	**₱10,684,921,537**	₱7,693,160,488	₱7,460,955,561
Homes	**1,032,655,867**	1,014,843,090	884,661,963
	₱11,717,577,404	₱8,708,003,578	₱8,345,617,524

All of the Group's real estate sales from residential development are revenue from contracts with customers recognized over time.

Real estate sales include interest income from installment contract receivables amounting to ₱779 million, ₱323 million and ₱942 million for the years ended December 31, 2020, 2019 and 2018. These are also recognized over time.

Industrial and integrated developments

The real estate revenues amounting to ₱132 million and ₱321 million in 2020 and 2019, respectively, pertain to the sale of parcels of land which were recognized at a point in time.

Hotels and resorts

Type of Product	**2020**	2019	2018
Rooms	**₱769,884,612**	₱1,604,880,400	₱1,312,576,731
Food and beverage	**234,081,453**	724,881,634	593,105,042
Franchise revenue	**16,855,546**	27,137,473	16,819,902
Others	**62,495,501**	75,740,481	59,636,239
	₱1,083,317,112	₱2,432,639,988	₱1,982,137,914

The Group's revenue from hotels and resorts is attributed to the operations from the development and management of hotels and resorts. In view of the continuing community quarantines and restricted travel, the Group's hotels and resorts segment continues to be adversely affected by the lower number of guests and reduced room rates, both of which have significantly impacted the revenues reported under this segment. Also, many restaurants remain closed or allowed limited operations which impacted the food and beverage revenues of the segment.

Rental Income
In line with the rental relief framework implemented by the government to support businesses and the broader economy due to the impact of COVID-19, the Group waived its right to collect rent and other charges as part of various lease concessions it granted to lessees such as lease payment holidays or lease payment reductions. Rent discounts and concessions given vary for merchants that are (1) forced to close and (2) those that are still operational. Rental fees and common charges of merchants who were forced to close during the quarantine period were waived.

Costs to obtain contract
The balances below pertain to the costs to obtain contract presented in the consolidated financial statements.

	2020	2019
Balance at beginning of year	**₱230,171,138**	₱283,276,408
Additions	**654,107,757**	609,096,655
Amortization (Note 23)	**(769,766,175)**	(662,201,925)
Balance at end of year	**₱114,512,720**	₱230,171,138

22. Costs

This account consists of:

	2020	2019	2018
Real Estate Operations			
Cost of Rental Services			
Depreciation (Note 24)	**₱4,766,938,604**	₱4,607,173,026	₱4,208,494,869
Property operations and maintenance costs (Note 11)	**491,977,798**	680,456,641	791,291,480
Accretion of security deposits (Notes 15 and 26)	**81,719,528**	76,293,508	72,906,097
	5,340,635,930	5,363,923,175	5,072,692,446
Cost of Real Estate Sales (Note 9)	**6,161,235,541**	4,235,325,163	4,931,427,825
Cost of Amusement Services			
Film rentals expense	**92,678,800**	956,468,868	906,006,116
Others			
Contracted services	**300,103,610**	448,170,471	363,415,700
Others	**80,129,770**	1,110,670,362	838,169,402
	380,233,380	1,558,840,833	1,201,585,102
	11,974,783,651	12,114,558,039	12,111,711,489
Hotel Operations			
Cost of Room Services			
Property operations and maintenance costs	**279,461,422**	454,239,278	425,605,463
Depreciation (Note 24)	**417,760,276**	359,372,389	248,237,776
	697,221,698	813,611,667	673,843,239
Cost of Food and Beverage	**116,701,743**	380,535,302	320,069,980
Others			
Salaries and wages (Note 25)	**186,866,971**	227,866,865	97,141,168
Contracted services	**76,155,650**	162,308,423	85,818,160
Management fees	**7,475,302**	27,473,180	73,189,792

(Forward)

	2020	2019	2018
Supplies	**₱29,247,821**	₱60,043,442	₱37,493,390
Commission	**15,343,086**	54,021,163	15,255,321
Others	**218,761,806**	363,728,219	254,069,725
	533,850,636	895,441,292	562,967,556
	1,347,774,077	2,089,588,261	1,556,880,775
	₱13,322,557,728	₱14,204,146,300	₱13,668,592,264

Others under costs of real estate operations and hotel operations include expenses for utilities and other overhead expenses.

23. General and Administrative Expenses

	2020	2019	2018
Salaries and wages (Notes 20, 25 and 29)	**₱1,143,528,832**	₱1,095,392,480	₱936,084,580
Commission	**790,062,423**	807,360,809	800,153,709
Taxes and licenses	**660,794,393**	871,343,597	732,215,601
Advertising and promotions	**311,495,096**	610,213,348	655,239,141
Association dues	**148,662,981**	235,682,979	117,117,754
Insurance	**135,467,549**	152,723,079	132,096,341
Light, water and communication	**91,169,163**	89,871,012	97,834,528
Supplies	**39,668,479**	97,689,379	104,142,986
Travel and transportation	**21,746,328**	53,522,483	77,071,904
Rent (Note 34)	**14,022,060**	16,184,587	245,990,220
Entertainment, amusement and recreation	**8,578,646**	16,030,117	18,231,929
Others	**223,207,805**	50,779,530	80,174,176
	₱3,588,403,755	₱4,096,793,400	₱3,996,352,869

Others include provision for impairment losses amounting ₱180 million (Note 8). Others also include legal fees, audit fees, consultant fees, bank charges and other professional fees.

24. Depreciation

	2020	2019	2018
Real estate (Notes 11, 12, 22 and 34)			
Depreciation	**₱4,707,136,675**	₱4,550,908,737	₱4,208,494,869
Amortization of ROU asset (Note 34)	**59,801,929**	56,264,289	–
Hotel operations (Notes 12 and 22)			
Depreciation	**417,760,276**	359,372,389	248,237,776
	₱5,184,698,880	₱4,966,545,415	₱4,456,732,645

25. Personnel Expenses

Personnel expenses consist of:

	2020	2019	2018
Salaries, wages and other staff costs	**₱1,182,405,179**	₱1,162,639,446	₱917,284,253
Pension expense (Note 29)	**74,512,772**	86,267,912	61,807,906
SSS contributions, PAG-IBIG contributions, premiums and others	**73,477,852**	74,351,987	54,133,589
	₱1,330,395,803	₱1,323,259,345	₱1,033,225,748

The above amounts are distributed as follows:

	2020	2019	2018
General and administrative (Note 23)	**₱1,143,528,832**	₱1,095,392,480	₱936,084,580
Hotel operations (Note 22)	**186,866,971**	227,866,865	97,141,168
	₱1,330,395,803	₱1,323,259,345	₱1,033,225,748

26. **Other Income, Interest Income, Interest Expense and Finance Charges**

Interest income consists of:

	2020	2019	2018
Interest income:			
Cash and cash equivalents (Note 7)	**₱239,358,482**	**₱287,417,657**	₱156,969,192
Interest income from installment contract receivable - recognized under real estate sales (Note 21)	**779,097,282**	**322,778,964**	981,619,432
	₱1,018,455,764	**₱610,196,621**	₱1,138,588,624

Interest expense consists of (Notes 16, 17 and 34):

	2020	2019	2018
Loans payable (Note 16)	**₱1,429,987,739**	₱907,257,726	₱836,112,262
Lease liabilities (Note 34)	**147,011,090**	145,565,692	–
Accretion on deposits – recognized under cost of rental services (Notes 15 and 22)	**81,719,528**	76,293,508	72,906,097
	₱1,658,718,357	₱1,129,116,926	₱909,018,359

Capitalized borrowing costs for the years ended December 31, 2020, 2019 and 2018 are discussed in Notes 9, 11, 12 and 16.

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. Details follow:

	2020	2019	2018
Current			
RCIT	**₱1,224,090,815**	₱2,249,459,433	₱2,305,197,006
Final tax	**22,422,405**	22,710,178	14,307,463
MCIT	**2,002,924**	4,699,110	403,217
	1,248,516,144	2,276,868,721	2,319,907,686
Deferred	**498,383,741**	537,305,284	699,159,325
	₱1,746,899,885	₱2,814,174,005	₱3,019,067,011

The reconciliation of statutory income tax rate to the effective income tax rate follows:

	2020	2019	2018
Statutory income tax rate	**30.00%**	30.00%	30.00%
Reductions in income tax resulting from:			
Interest income subjected to final tax	**(0.08)**	(0.33)	(0.41)
Tax exempt real estate sales	**(0.16)**	(0.19)	(0.22)
Income subjected to BOI, PEZA and lower tax	**(4.83)**	(5.03)	(2.52)
Effective income tax rate	**24.93%**	24.45%	26.85%

Deferred taxes as of December 31, 2020 and 2019 relate to the tax effects of the following:

	2020	2019
Deferred tax assets:		
Lease liabilities	**₱593,234,434**	₱580,765,271
Pension liabilities	**207,932,398**	126,926,589
Accrued interest expense	**151,140,202**	126,624,344
Allowance for impairment loss	**68,309,782**	14,302,980
Accrued commissions	**81,530,380**	13,103,724
Unrealized foreign exchange	**14,541,400**	–
MCIT	**10,993,747**	10,782,821
	1,127,682,343	872,505,729
Deferred tax liabilities:		
Excess of real estate revenue based on percentage-of-completion over real estate revenue based on tax rules	**(2,830,010,602)**	(2,324,264,799)
Unamortized capitalized interest expense	**(1,963,663,525)**	(1,913,922,879)
Accrued rent income	**(690,795,632)**	(579,446,575)
Right-of-use assets	**(333,690,830)**	(351,520,199)
Unamortized debt issuance cost	**(78,275,956)**	(34,243,938)
Fair value reserve of financial assets at FVOCI	**(22,267,741)**	(37,215,115)
	(5,918,704,286)	(5,240,613,505)
Net deferred tax liabilities	**(₱4,791,021,943)**	(₱4,368,107,776)

Benefit for deferred tax relating to remeasurements of defined benefit liability recognized directly in equity amounted to ₱61 million for the year ended December 31, 2020. Provision for deferred tax relating to remeasurements of defined benefit liability recognized directly in equity amounted to ₱15 million and ₱12 million for the years ended December 31, 2019 and 2018, respectively.

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 of subsidiaries amounting to ₱9 million as of December 31, 2020 and 2019. The deferred tax assets of the above deductible temporary differences for which no deferred tax assets have been recognized amounted to ₱3 million as of December 31, 2020 and 2019.

Bayanihan to Recover as One Act
Republic Act No. 11494 or the Bayanihan to Recover as One Act was signed into law on September 11, 2020. Pursuant to Revenue Regulations No. 25-2020 implementing relevant provisions of the Bayanihan to Recover as One Act relative to Net Operating Loss Carry-Over

(NOLCO), unless otherwise disqualified from claiming the deduction, the business or enterprise which incurred net operating loss for taxable years 2020 and 2021 shall be allowed to carry over the same as a deduction from its gross income for the next five (5) consecutive taxable years immediately following the year of such loss. The net operating loss for said taxable years may be carried over as a deduction even after the expiration of the Bayanihan to Recover as One Act, provided the same are claimed within the next five (5) consecutive taxable years immediately following the year of such loss.

Details of NOLCO incurred for taxable year 2020 which are available for offset against future taxable income over a period of five (5) years are as follows:

Year incurred	Amount	Expired/Applied	Balance	Expiry Date
2020	₱150,926	₱–	₱150,926	December 31, 2025

As of December 31, 2020, the details of NOLCO incurred for taxable years prior to 2020 which are available for offset against future taxable income over a period of three (3) years are as follows:

Year incurred	Amount	Expired/Applied	Balance	Expiry Date
2019	₱8,613,865	₱–	₱8,613,865	December 31, 2022
2017	517,845	517,845	–	December 31, 2020
	₱9,131,710	₱517,845	₱8,613,865	

MCIT that can be used as deductions against income tax liabilities are as follows:

Year incurred	Amount	Expired/Applied	Balance	Expiry Date
2020	₱2,002,924	₱–	₱2,002,924	December 31, 2023
2019	4,699,110	–	4,699,110	December 31, 2022
2018	403,217	–	403,217	December 31, 2021
2017	315,448	315,448	–	December 31, 2020
	₱7,420,699	₱315,448	₱7,105,251	

Movement in NOLCO and MCIT follows:

NOLCO	2020	2019
Beginning balances	**₱9,131,710**	₱2,854,754
Additions	**150,926**	8,613,865
Expirations	**(517,845)**	(2,336,909)
Ending balances	**₱8,764,791**	₱9,131,710

MCIT	2020	2019
Beginning balances	**₱5,417,775**	₱1,009,765
Additions	**2,002,924**	4,699,110
Expirations	**(315,448)**	(291,100)
Ending balances	**₱7,105,251**	₱5,417,775

President Rodrigo Duterte signed into law on March 26, 2021 the Corporate Recovery and Tax Incentives for Enterprises (CREATE) Act to attract more investments and maintain fiscal prudence and stability in the Philippines. Republic Act (RA) 11534 or the CREATE Act introduces reforms to the corporate income tax and incentives systems. It takes effect 15 days after its complete publication in the Official Gazette or in a newspaper of general circulation or April 11, 2021.

The following are the key changes to the Philippine tax law pursuant to the CREATE Act which have an impact on the Company:

- Effective July 1, 2020, regular corporate income tax (RCIT) rate is reduced from 30% to 25% for **domestic** and **resident foreign** corporations. For **domestic** corporations with net taxable income not exceeding ₱5 million **and** with total assets not exceeding ₱100 million (excluding land on which the business entity's office, plant and equipment are situated) during the taxable year, the RCIT rate is reduced to 20%.
- Minimum corporate income tax (MCIT) rate reduced from 2% to 1% of gross income effective July 1, 2020 to June 30, 2023.
- Effective January 1, 2021, income tax rate for **nonresident foreign corporation** is reduced from 30% to 25%.
- Imposition of improperly accumulated earnings tax (IAET) is repealed.
- **Foreign-sourced dividends** received by domestic corporations are **exempt** from income tax subject to the following conditions:

    i. The funds from such dividends actually received or remitted into the Philippines are reinvested in the business operations of the domestic corporation in the Philippines within the next taxable year from the time the foreign-sourced dividends were received;
    ii. Shall be limited to funding the working capital requirements, capital expenditures, dividend payments, investment in domestic subsidiaries, and infrastructure project; and
    iii. The domestic corporation holds directly at least 20% of the outstanding shares of the foreign corporation and has held the shareholdings for a minimum of 2 years at the time of the dividend distribution.

- Qualified domestic market enterprises shall be entitled to 4 to 7 years ITH to be followed by 5 years ED.
- For investments prior to effectivity of CREATE:

    i. Registered business enterprises (RBEs) granted only an ITH – can continue with the availment of the ITH for the remaining period of the ITH.
    ii. RBEs granted an ITH followed 5% GIT or are currently enjoying 5% GIT – allowed to avail of the 5% GIT for 10 years.

As clarified by the Philippine Financial Reporting Standards Council in its Philippine Interpretations Committee Q&A No. 2020-07, the CREATE Act was not considered substantively enacted as of December 31, 2020 even though some of the provisions have retroactive effect to July 1, 2020. The passage of the CREATE Act into law on March 26, 2011 is considered as a non-adjusting subsequent event. Accordingly, current and deferred taxes as of and for the year ended December 31, 2020 continued to be computed and measured using the applicable income tax rates as of December 31, 2020 (i.e., 30% RCIT / 2% MCIT) for financial reporting purposes.

Applying the provisions of the CREATE Act, the Company would have been subjected to lower regular corporate income tax rate of 21% to 25% effective July 1, 2020.

- This will result in lower provision for current income tax for the year ended December 31, 2020 and lower income tax payable as of December 31, 2020, which will be reflected in the Company's 2020 annual income tax return but will only be recognized for financial reporting purposes in its 2021 financial statements. Pending clarification from the tax authorities on how the taxable income for the period beginning July 1, 2020 will be computed, the Company has not quantified the impact of the lower corporate income tax rate on the 2020 current income tax.

- Once applied, the CREATE Act will reduce the Group's deferred tax assets, deferred tax liabilities, and other comprehensive income recognized as of December 31, 2020 by an estimated amount of ₱153 million, ₱982 million and ₱31 million, respectively. These reductions will be recognized in the 2021 financial statements.

28. Basic/Diluted Earnings Per Share

Earnings per share amounts were computed as follows:

		2020	2019	2018
a.	Net income attributable to equity holders of Parent Company	**₱5,263,683,512**	₱8,686,233,159	₱8,216,002,328
b.	Weighted average number of common shares outstanding adjusted (Note 19)	**5,193,830,685**	5,193,830,685	5,056,330,685
c.	Earnings per share (a/b)	**₱1.01**	₱1.67	₱1.62

There were no potential dilutive shares for the years ended December 31, 2020, 2019 and 2018.

29. Employee Benefits

Pension Plans

The Group has funded, noncontributory, defined benefit pension plans covering all of its regular employees.

It provides benefits based on a number of month's salary for every year of service. Under the existing regulatory framework, Republic Act 7641, *The Retirement Pay Law*, requires a provision for retirement pay to qualified private sector employees in the absence of any retirement plan in the entity, provided however that the employee's retirement benefits under any collective bargaining and other agreements shall not be less than those provided under the law. The law does not require minimum funding of the plan.

The pension funds are being administered and managed through JG Summit Multi-Employer Retirement Plan (the "Plan"), with Robinsons Bank Corporation (RBC) as Trustee. The plans provide for retirement, separation, disability and death benefits to their members. The Group, however, reserves the right to discontinue, suspend or change the rates and amounts of their contributions at any time on account of business necessity or adverse economic conditions.

The retirement plan has an Executive Retirement Committee, which is mandated to approve the plan, trust agreement, investment plan, including any amendments or modifications thereto, and other activities of the Plan. Certain members of the BOD of the Parent Company are represented in the Executive Retirement Committee. RBC manages the plan assets based on the mandate as defined in the trust agreement.

The components of pension expense (included in "Personnel expenses" under "Costs and General and administrative expenses" in the consolidated statements of comprehensive income) follow:

	2020	2019	2018
Service cost	**₱56,527,009**	₱66,580,614	₱43,783,555
Net interest cost	**17,985,763**	19,687,298	18,024,351
Pension expense	**₱74,512,772**	₱86,267,912	₱61,807,906

The Plan was amended effective April 1, 2019. The effect of the change in retirement plan is reflected as Past Service Cost and recognized immediately in the 2019 pension expense.

There are no plan amendments, curtailments or settlements for the years ended December 31, 2020, 2019 and 2018.

The amounts recognized as pension liabilities included under "Deposit and other noncurrent liabilities" in the consolidated statements of financial position follow:

	2020	2019
Present value of defined benefit obligation	**₱765,271,635**	₱481,501,376
Fair value of plan assets	**(98,989,416)**	(120,262,120)
Pension liabilities	**₱666,282,219**	₱361,239,256

Changes in net defined benefit liability of funded funds follow:

	2020		
	Present value of defined benefit obligation	**Fair value of plan assets**	**Net defined benefit liability/(asset)**
Balance at January 1, 2020	**₱481,501,376**	**₱120,262,120**	**₱361,239,256**
Net benefit cost in consolidated statement of comprehensive income:			
Current service cost	**56,527,009**	**–**	**56,527,009**
Net interest cost	**23,599,028**	**5,613,265**	**17,985,763**
Subtotal	**80,126,037**	**5,613,265**	**74,512,772**
Benefits paid	**–**	**(21,813,578)**	**21,813,578**
Remeasurements in other comprehensive income:			
Actuarial changes arising from experience adjustments	**167,174,536**	**–**	**167,174,536**
Actuarial changes arising from changes in financial/demographic assumptions	**74,325,128**	**–**	**74,325,128**
Return on plan assets	**–**	**(15,845,500)**	**15,845,500**
Subtotal	**241,499,664**	**(15,845,500)**	**257,345,164**
Contributions paid	**(37,855,442)**	**10,773,109**	**(48,628,551)**
Balance at December 31, 2020	**₱765,271,635**	**₱98,989,416**	**₱666,282,219**

	2019		
	Present value of defined benefit obligation	Fair value of plan assets	Net defined benefit liability/(asset)
Balance at January 1, 2019	₱464,993,377	₱139,980,890	₱325,012,487
Net benefit cost in consolidated statement of comprehensive income:			
Current service cost	44,277,528	–	44,277,528
Past service cost	22,303,086	–	22,303,086
Net interest cost	26,505,290	6,817,992	19,687,298
Subtotal	93,085,904	6,817,992	86,267,912
Benefits paid	(14,991,030)	(15,578,368)	587,338
Remeasurements in other comprehensive income:			
Actuarial changes arising from experience Adjustments	(144,771,038)	–	(144,771,038)
Actuarial changes arising from changes in financial/demographic assumptions	83,184,163	–	83,184,163
Return on plan assets	–	(10,958,394)	10,958,394
Subtotal	(61,586,875)	(10,958,394)	(50,628,481)
Balance at December 31, 2019	₱481,501,376	₱120,262,120	₱361,239,256

	2018		
	Present value of defined benefit obligation	Fair value of plan assets	Net defined benefit liability/(asset)
Balance at January 1, 2018	₱470,681,322	₱146,133,669	₱324,547,653
Net benefit cost in consolidated statement of comprehensive income:			
Current service cost	43,783,555	–	43,783,555
Net interest cost	25,565,458	7,541,107	18,024,351
Subtotal	69,349,013	7,541,107	61,807,906
Benefits paid	(32,771,253)	(10,747,898)	(22,023,355)
Remeasurements in other comprehensive income:			
Actuarial changes arising from experience Adjustments	8,541,377	–	8,541,377
Actuarial changes arising from changes in financial/demographic assumptions	(50,807,082)	–	(50,807,082)
Return on plan assets	–	(2,945,988)	2,945,988
Subtotal	(42,265,705)	(2,945,988)	(39,319,717)
Balance at December 31, 2018	₱464,993,377	₱139,980,890	₱325,012,487

The major categories and corresponding fair values of plan assets by class of the Group's Plan as at the end of each reporting period are as follow:

	2020	2019
Cash and cash equivalents:		
Savings deposit account	**₱126,295**	₱1,729,968
Other securities	**4,925,863**	5,857,464
	5,052,158	7,587,432
Investment in debt instruments:		
Fixed rate bonds	**30,062,548**	32,429,238
Other debt instruments	**38,918**	6,098,772
	30,101,466	38,528,010
Accrued interest receivable	**303,336**	371,611
Other assets	**64,508,544**	73,779,070
Accrued trust and management fee payable	**(976,088)**	(4,003)
	₱98,989,416	₱120,262,120

The composition of the fair value of the Fund includes:

- *Cash and cash equivalents* - include savings and time deposit with various banks and special deposit account with Bangko Sentral ng Pilipinas.

- *Investment in debt instruments* - include investment in long-term debt notes and retail bonds issued by locally listed entities.

- *Accrued interest receivable and other receivable* - include interest earned from investments and receivable from affiliated companies.

- *Accrued trust and management fee payable* - pertains mainly to charges of trust or in the management of the plan.

The fund has no investment in the Parent Company as of December 31, 2020 and 2019.

The plan assets have diverse investments and do not have any concentration risk.

The management performs an asset-liability matching strategy annually. The overall investment policy and strategy of the Group's defined benefit plans is guided by the objective of achieving an investment return which, together with contributions, ensures that there will be sufficient assets to pay pension benefits as they fall due while also mitigating the various risk of the plans.

The overall expected rates of return on assets are based on the market expectations prevailing as at the reporting date, applicable to the period over which the obligation is settled.

The Group expects to contribute ₱142 million to the defined benefit pension plans in 2021.

The average duration of the defined benefit obligation of the Group as of December 31, 2020 and 2019 is 13 and 17 years, respectively.

The principal assumptions used to determine the pension benefits of the Group follow:

	2020	2019
Discount rate	**3.17% to 4.13%**	4.52% to 5.16%
Rate of salary increase	**4.70% to 5.70%**	5.70%

There are no unusual or significant risks to which the Plan exposes the Group. However, in the event a benefit claim arises under the Retirement Plan and the Retirement Fund is not sufficient to pay the benefit, the unfunded portion of the claim shall immediately be due and payable from the Group to the Retirement Fund.

The sensitivity analysis below has been determined based on reasonably possible changes of each significant assumption on the retirement benefit obligation as of December 31, 2020 and 2019, assuming all other assumptions were held constant.

It should be noted that the changes assumed to be reasonably possible at the valuation date are open to subjectivity, and do not consider more complex scenarios in which changes other than those assumed may be deemed to be more reasonable.

The balances below show the addition/reduction in pension obligation assuming assumptions are changed:

		Increase (decrease) on pension liabilities	
		2020	**2019**
Discount rates	+1.00%	**(₱64,775,773)**	**(₱35,560,743)**
	-1.00%	**74,940,988**	**52,024,195**
Salary increase rates	+1.00%	**₱72,748,884**	**₱53,425,615**
	-1.00%	**(64,255,469)**	**(37,518,849)**

Shown below is the maturity analysis of the undiscounted benefit payments of the Group:

	2020	2019
Less than 1 year	**₱35,064,852**	₱24,120,310
More than 1 years to 5 years	**286,070,659**	195,980,519
More than 5 years to 10 years	**536,142,337**	327,981,150
More than 10 years to 15 years	**514,871,618**	461,128,355
More than 15 years to 20 years	**525,224,875**	466,560,161
More than 20 years	**1,111,415,273**	968,316,035

30. **Interest in Joint Ventures and Joint Operations**

A. Interest in Joint Ventures

This account consists of the following:

	Percentage of ownership	**2020**	2019
RHK Land Corporation	60.00	**₱1,341,554,976**	₱1,375,530,317
Robinsons DoubleDragon Corp.	65.72	**673,652,470**	613,308,121
RLC DMCI Property Ventures, Inc.	50.00	**357,497,448**	361,343,210
Shang Robinsons Properties, Inc.*	50.00	**–**	–
Balance at end of year		**₱2,372,704,894**	₱2,350,181,648

**Net of deferred gain from sale of land offset against the carrying amount of investment*

Details and movements of interests in joint ventures are as follows:

	2020	2019
Investment in stocks - cost:		
Balance at beginning of year	**₱2,308,024,332**	₱1,409,502,348
Additions	**65,720,000**	1,124,368,855
Elimination of interest income on the sale of land	**(47,092,151)**	(69,606,759)
Elimination of gain on sale of land to joint venture	**(151,124,219)**	(156,240,112)
Balance at end of year	**2,175,527,962**	2,308,024,332
Accumulated equity in net earnings:		
Balance at beginning of year	**42,157,316**	(26,148,678)
Equity in net earnings during the year	**155,019,616**	68,305,994
Balance at end of year	**197,176,932**	42,157,316
	₱2,372,704,894	₱2,350,181,648

Joint Venture with Hong Kong Land Group
On February 5, 2018, the Parent Company's BOD approved the agreement with Hong Kong Land Group (HKLG) represented by Hong Kong Land International Holdings, Ltd. and its subsidiary Ideal Realm Limited to form a joint venture corporation (JVC).

On June 14, 2018, RHK Land Corporation (RHK Land), the JVC, was incorporated. RLC and HKLG owns 60% and 40%, respectively, of the outstanding shares in RHK Land. The principal office of the JVC is at 12F Robinsons Cyberscape Alpha, Sapphire and Garnet Roads, Ortigas Center, Pasig City.

RLC and HKLG, through RHK Land, shall engage in the acquisition, development, sale and leasing of real property. RHK Land shall initially undertake the purchase of a property situated in Block 4 of Bridgetowne East, Pasig City, develop the property into a residential enclave and likewise carry out the marketing and sales of the residential units. RHK Land also plans to pursue other development projects.

In October 2018, the Parent Company entered into a Shareholder Loan Agreement with RHK Land (see Note 20). Repayment date falls on the fifth anniversary of the effective date (see Note 8).

The investment in RHK Land is accounted as an investment in joint venture using equity method of accounting because the contractual arrangement between the parties establishes joint control.

Summarized financial information of RHK Land, presented in Philippine Peso, which is its functional and presentation currency and prepared in accordance with PFRSs as at and for the years ended December 31, 2020 and 2019 are as follows:

Summarized statements of financial position:

	2020	2019
Current assets	**₱3,275,771,788**	₱3,041,593,517
Noncurrent assets	**428,068,906**	414,407,411
Current liabilities	**(208,968,700)**	(23,155,433)
Noncurrent liabilities	**(812,701,457)**	(681,784,862)
Equity	**2,682,170,537**	2,751,060,633
Proportion of Group's ownership	**60.00%**	60.00%
Group's share in identifiable net assets	**1,609,302,322**	1,650,636,380
Carrying amount of investment	**₱1,341,554,976**	₱1,375,530,317

Summarized statements of comprehensive income:

	2020	2019
Interest income	**₱380,887**	₱234,930
Interest expense	**(38,025,086)**	(1,363,546)
Depreciation	**(10,347,672)**	(6,567,627)
Other expenses	**(49,134,945)**	(25,331,213)
Loss before income tax	**(97,126,816)**	(33,027,456)
Income tax benefit	**29,176,135**	9,931,730
Net loss	**(67,950,681)**	(23,095,726)
Other comprehensive income	**–**	–
Total comprehensive loss	**(₱67,950,681)**	(₱23,095,726)

Additional information:

	2020	2019
Cash and cash equivalents	**₱90,508,162**	₱110,354,539
Noncurrent financial liabilities*	**814,542,365**	681,784,862

**Excluding trade and other payables and provision.*

Reconciliation of the carrying amount of investment in RHK Land as of December 31, 2020 and 2019 is as follows:

	2020	2019
Beginning Balance	**₱1,375,530,317**	₱1,383,353,670
Equity in net loss	**(33,975,341)**	(7,823,353)
Carrying amount of investment	**₱1,341,554,976**	₱1,375,530,317

Joint Venture with DoubleDragon Properties Corp.
On December 26, 2019, Robinsons DoubleDragon Corp. (RDDC) was incorporated as the joint venture company (JVC) between RLC and DoubleDragon Corp. The primary purpose is to engage in realty development.

The investment in RDDC is accounted as an investment in joint venture using equity method of accounting because the contractual arrangement between the parties establishes joint control.

Summarized financial information of RDDC, presented in Philippine Peso, which is its functional and presentation currency and prepared in accordance with PFRS as at December 31, 2020 and 2019 and for the year ended December 31, 2020 and for the period December 26, 2019 to December 31, 2019 are as follows:

Summarized statements of financial position:

	2020	2019
Current assets	**₱238,069,943**	₱ 207,092,261
Noncurrent assets	**797,818,128**	805,030,515
Current liabilities	**(10,896,620)**	(78,952,079)
Equity	**1,024,991,451**	933,170,697
Proportion of Group’s ownership	**65.72%**	65.72%
Group’s share in identifiable net assets	**673,624,382**	613,279,782
Carrying amount of investment	**₱673,624,382**	₱613,279,782

Summarized statements of comprehensive income:

	2020	2019
Other expenses	**(₱966,859)**	(₱24,041,690)
Income tax benefit	**–**	7,212,387
Net loss	**(966,859)**	(16,829,303)
Other comprehensive income	**–**	–
Total comprehensive loss	**(₱966,859)**	(₱16,829,303)

Additional information:

	2020	2019
Cash and cash equivalents	**₱143,745,997**	₱112,768,935

Reconciliation of the carrying amount of investment in RDDC as of December 31, 2020 is as follows:

	2020	2019
Beginning balance	**₱613,308,121**	₱–
Additional/initial investment	**65,720,000**	624,368,855
Equity in net loss	**(5,375,651)**	(11,060,734)
Carrying amount of investment	**₱673,652,470**	₱613,308,121

Joint Venture with DMCI Project Developers, Inc.
In October 2018, the Parent Company entered into a Joint Venture Agreement with DMCI Project Developers, Inc. (DMCI PDI) to develop, construct, manage, and sell a residential condominium situated in Las Pinas City. Both parties agreed to incorporate a joint venture corporation where each party will hold a 50% ownership.

On March 18, 2019, RLC DMCI Property Ventures, Inc. (RLC DMCI) was incorporated as the joint venture company (JVC) between RLC and DMCI PDI. The proposed project is intended to be a multi-tower residential condominium and may include commercial spaces.

The investment in RLC DMCI is accounted as an investment in joint venture using equity method of accounting because the contractual arrangement between the parties establishes joint control.

Summarized financial information of RLC DMCI, presented in Philippine Peso, which is its functional and presentation currency and prepared in accordance with PFRS as at December 31, 2020 and 2019 and for the year ended December 31, 2020 and for the period March 18, 2019 to December 31, 2019 are as follows:

Summarized statement of financial position:

	2020	2019
Current assets	**₱2,264,265,548**	₱1,990,136,107
Noncurrent assets	**100,883,589**	42,978,919
Current liabilities	**(317,250,653)**	(53,162,175)
Noncurrent liabilities	**(1,068,318,443)**	(992,681,286)
Equity	**979,580,041**	987,271,565
Proportion of Group’s ownership	**50.00%**	50.00%
Group’s share in identifiable net assets	**489,790,021**	493,635,783
Carrying amount of investment	**₱357,497,448**	₱361,343,210

Summarized statement of comprehensive income:

	2020	2019
Revenue	**₱6,211,645**	₱–
Cost of sales	**(4,221,509)**	–
Interest income	**10,853,485**	5,768,638
Interest expense	**(11,785,666)**	(9,882,647)
Other expenses	**(12,061,350)**	(4,077,708)
Loss before income tax	**(11,003,395)**	(8,191,717)
Income tax benefit	**3,311,871**	5,463,284
Net loss	**(7,691,524)**	(2,728,433)
Other comprehensive income	**–**	–
Total comprehensive loss	**(₱7,691,524)**	(₱2,728,433)

Additional information:

	2020	2019
Cash and cash equivalents	**₱473,607,885**	₱967,056,774
Noncurrent financial liabilities*	**(993,643,274)**	(992,681,286)

**Excluding trade and other payables and provision.*

Reconciliation of the carrying amount of investment in RLC DMCI as of December 31, 2020 is as follows:

	2020	2019
Beginning balance	**₱361,343,210**	₱–
Initial investment	**–**	500,000,000
Equity in net loss	**(3,845,762)**	(1,364,217)
Elimination of gain on sale of land (Note 22)	**–**	(137,292,573)
Carrying amount of investment, December 31, 2020	**₱357,497,448**	₱361,343,210

Joint Venture with Shang Properties, Inc.
On November 13, 2017, the Parent Company's BOD approved the agreement with Shang Properties, Inc. (SPI) to form a joint venture corporation (JVC).

On May 23, 2018, Shang Robinsons Properties, Inc. (SRPI), the JVC, was incorporated. Both RLC and SPI each own 50% of the outstanding shares in SRPI. The office address of SRPI is at Lower Ground Floor, Cyber Sigma Building, Lawton Avenue, Fort Bonifacio Taguig.

RLC and SPI, through SRPI, shall build and develop a property situated at McKinley Parkway corner 5th Avenue and 21st Drive at Bonifacio Global City, Taguig, Metro Manila. The project is intended to be a mixed-use development and may include residential condominium units, serviced apartments and commercial retail outlets. SRPI also plans to pursue other development projects.

The investment in the SRPI is accounted as an investment in joint venture using equity method of accounting because the contractual arrangement between the parties establishes joint control.

In accordance with the joint venture agreement with SPI, the Parent Company agrees to extend loan to SRPI, at fair and commercial rates comparable to loans extended by third party banks and financial institutions, an amount of ₱1,000 million annually starting April 1, 2019 up to April 1, 2022. As of

December 31, 2020, the Parent Company has already extended a loan to SRPI amounting to ₱1,000 million (see Notes 8 and 20).

Summarized financial information of SRPI, presented in Philippine Peso, which is its functional and presentation currency and prepared in accordance with PFRSs as at and for the years ended December 31, 2020 and 2019 are as follows:

Summarized statements of financial position:

	2020	2019
Current assets	**₱9,188,271,545**	₱9,146,232,494
Noncurrent assets	**384,133,286**	9,654,289
Current liabilities	**(3,850,530,594)**	(1,944,842,884)
Noncurrent liabilities	**(3,167,337,600)**	(5,052,940,000)
Equity	**2,554,536,637**	2,158,103,899
Proportion of Group's ownership	**50.00%**	50.00%
Group's share in identifiable net assets	**1,277,268,319**	1,079,051,949
Carrying amount of investment	**₱–**	₱–

Summarized statements of comprehensive income:

	2020	2019
Revenue	**₱929,357,646**	₱461,237,320
Cost of sales	**(364,980,368)**	172,582,512
Gross profit	**564,377,278**	288,654,808
Interest income	**30,782,143**	9,735,751
Depreciation	**(441,529)**	(118,599)
Other expenses	**(77,814,376)**	(46,650,505)
Income before income tax	**516,903,516**	251,621,455
Income tax expense	**(145,836,412)**	(74,512,861)
Net income	**371,067,104**	177,108,594
Other comprehensive income	**–**	–
Total comprehensive income	**₱371,067,104**	₱177,108,594

Additional information:

	2020	2019
Cash and cash equivalents	**₱2,986,436,833**	₱3,379,326,909
Noncurrent financial liabilities*	**2,000,000,000**	2,000,000,000

**Excluding trade and other payables and provision.*

Reconciliation of the carrying amount of investment in SRPI as of December 31, 2020 and 2019 is as follows:

	2020	2019
Beginning balance	**₱1,079,051,949**	₱990,497,652
Equity in net earnings	**198,216,371**	88,554,297
	1,277,268,320	1,079,051,949
Elimination of gain on sale of land (Note 20)	**(1,277,268,320)**	(1,079,051,949)
Carrying amount of investment	**₱–**	₱–

Deferred gain on sale of land to SRPI attributable to the Parent Company was offset against the remaining carrying amount of investment in SRPI. The excess of the gain on sale of land amounting to ₱896 million and ₱1,004 million were presented as contract liabilities - net of current portion as of December 31, 2020 and 2019, respectively.

B. Joint Operations

The Group has entered into joint venture agreements with various landowners and other companies with various percentage interests in these joint operations depending on the value of the land or investment against the estimated development costs. These joint venture agreements entered into by the Group relate to the development and sale of subdivision land, condominium and residential units, with certain level of allocation of condominium unites/lots to be sold to buyers with provisions for sharing in the cash collection on the sale of allocated developed units.

The Group's joint venture agreements typically require the joint venture partner to contribute the land free from any lien, encumbrance and tenants or informal settlers to the project, with the Group bearing all the cost related to the land development and the construction of subdivision land, condominium and residential units, including the facilities.

Sales and marketing costs are allocated to both the Group and the joint operations partner. The projects covering the joint venture agreement are expected to be completed within two to three years. Each joint operations party has committed to contribute capital based on the terms of the joint venture agreement.

The total development costs on these joint ventures amounted to ₱5,505 million and ₱5,340 million as of December 31, 2020 and 2019, respectively. Total revenues from these joint ventures amounted to ₱975 million, ₱961 million and ₱573 million in 2020, 2019 and 2018, respectively.

Interest in joint projects with Horizon Land Property & Development Corporation, formerly Harbour Land Realty and Development Corp and Federal Land, Inc. (Jointly Controlled Operations)

On February 7, 2011, the Parent Company entered into a joint venture agreement with Horizon Land Property & Development Corporation (HLPDC), formerly Harbour Land Realty and Development Corp and Federal Land, Inc. (FLI) to develop Axis Residences (the Project) located along Pioneer Street in Mandaluyong City. The construction of the planned 2-phase residential condominium has commenced in March 2012. One tower of first phase was completed on September 2015.

The agreed contributions of the parties follow:

a. The Parent Company: Road lot valued at ₱89 million and development costs amounting ₱1,390 million
b. FLI: Development costs amounting ₱739 million
c. HLPDC, an affiliate of FLI: Four (4) adjoining parcels of land valued at ₱739 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: the Parent Company-50% and FLI-50%. Based on the foregoing, the Parent Company accounted for the joint arrangement as a jointly controlled operations and accordingly, recognized its share in the installment contract receivables, subdivision land, condominium and residential units for sale, deposits to joint venture partners, accounts payable, real estate sales and cost of real estate sales of the joint operations.

On December 6, 2017, the Parent Company executed an addendum agreement with HLPDC and FLI to discontinue the development of Phase II.

The following were the agreements included in the addendum:

a. The development of the Project shall be limited to Phase 1;
b. The discontinuance shall be without fault on either of the Parties. Accordingly, HLPDC and FLI shall reimburse RLC the amount of ₱193 million representing the non-development of four (4) towers of Phase II;
c. Ownership and right of possession of the parcels of land corresponding to Phase II shall remain to be with HLPDC and shall be excluded from the provisions of the JVA.
d. The perpetual right to use RLC's land contribution is limited to Phase I and to the adjacent properties owned by HLPDC, FLI or its affiliates.

The share of the Parent Company in the net assets and liabilities of the jointly controlled operations at December 31, 2020 and 2019 which are included in the consolidated financial statements follow:

Assets	**2020**	2019
Cash and cash equivalents	**₱1,053,151,322**	₱961,787,721
Receivables	**889,403,010**	507,047,094
Inventory	**75,436,830**	352,942,190
Other Assets	**26,406,015**	24,684,586
Total assets	**₱2,044,397,177**	₱1,865,003,978
Total liabilities	**₱1,829,127,423**	₱1,753,666,726

The following is the share of the Parent Company on the net income of the jointly controlled operations for the years ended December 31, 2020 and 2019:

	2020	2019
Realized sales	**₱604,868,579**	₱389,132,912
Interest and other income	**42,922,612**	25,890,660
	647,791,191	415,023,572
Cost of sales	**366,728,271**	314,067,343
General and administrative expenses	**25,555,554**	16,308,595
Income before income tax	**255,507,366**	84,647,633
Provision for income tax	**40,237,612**	21,079,580
Net income	**₱215,269,754**	₱63,568,053

Reconciliation of the carrying amount of investment in jointly controlled operations as of December 31, 2020 and 2019 is as follows:

	2020	2019
Beginning balance	**₱92,794,865**	₱61,010,838
Equity in net earnings	**122,474,889**	31,784,027
Carrying amount of investment	**₱215,269,754**	₱92,794,865

There were no dividends declared in 2020, 2019 and 2018.

31. **Financial Risk Management Objectives and Policies**

The Group's principal financial instruments comprise of short-term loans, loans payable, lease liabilities, deposit from lessees, receivables from affiliated companies, payables to affiliated companies, utility deposits, 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.

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.

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.

The table below summarizes the Group's exposure to foreign currency risk:

	December 31, 2020		December 31, 2019	
Assets				
Cash and cash equivalents	**$3,003,011**	**₱144,213,560**	$900,147	₱45,578,947
Liabilities				
Accounts payable and accrued expenses	**315,028**	**15,128,573**	483,259	24,469,776
Net foreign currency-denominated assets	**$2,687,983**	**₱129,084,987**	$416,888	₱21,109,171

	December 31, 2020		December 31, 2019	
Assets				
Cash and cash equivalents	**RMB 1,579,549,449**	**₱11,621,323,409**	RMB659,901,092	₱4,798,668,758
Liabilities				
Accounts payable and accrued expenses	**139,307,269**	**1,024,934,565**	101,213,015	736,000,799
Net foreign currency-denominated assets	**RMB 1,440,242,180**	**₱10,596,388,844**	RMB558,688,077	₱4,062,667,959

	December 31, 2020		December 31, 2019	
Assets				
Cash and cash equivalents	**SGD 4,670**	**₱169,637**	SGD1,632	₱61,401

	December 31, 2020		December 31, 2019	
Assets				
Cash and cash equivalents	**CAD 4,604**	**₱172,172**	CAD2,470	₱95,608

The exchange rates used to translate the Group's USD-denominated assets and liabilities as of December 31, 2020 and 2019 follow:

	December 31, 2020	December 31, 2019
US Dollar - Philippine Peso exchange rate	**₱48.02 to US$1.00**	₱50.64 to US$1.00

	December 31, 2020	December 31, 2019
Chinese Yuan - Philippine Peso exchange rate	**₱7.36 to RMB1.00**	₱7.27 to RMB1.00
Singapore Dollar - Philippine Peso exchange rate	**₱36.32 to SGD1.00**	₱36.32 to SGD1.00
Canadian Dollar - Philippine Peso exchange rate	**₱37.40 to CAD1.00**	₱38.72 to CAD1.00

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 December 31, 2020 and 2019.

Reasonably Possible Changes in USD-PHP Exchange Rates	Change in Income Before Income Tax
December 31, 2020	
2.0% PHP appreciation	**(₱2,581,700)**
2.0% PHP depreciation	**2,581,700**
December 31, 2019	
2.0% PHP appreciation	(₱422,182)
2.0% PHP depreciation	422,182

Reasonably Possible Changes in RMB-PHP Exchange Rates	Change in OCI
December 31, 2020	
2.0% PHP appreciation	**(₱211,927,777)**
2.0% PHP depreciation	**211,927,777**
December 31, 2019	
2.0% PHP appreciation	(₱81,253,359)
2.0% PHP depreciation	81,253,359

Reasonably Possible Changes in SGD-PHP Exchange Rates	Change in Income Before Income Tax
December 31, 2020	
2.0% PHP appreciation	**(₱3,393)**
2.0% PHP depreciation	**3,393**
December 31, 2019	
2.0% PHP appreciation	(₱1,228)
2.0% PHP depreciation	1,228

Reasonably Possible Changes in CAD-PHP Exchange Rates	Change in Income Before Income Tax
December 31, 2020	
2.0% PHP appreciation	**(₱3,443)**
2.0% PHP depreciation	**3,443**
December 31, 2019	
2.0% PHP appreciation	(₱1,912)
2.0% PHP depreciation	1,912

Sensitivity to foreign exchange rates is calculated on the Group's foreign currency denominated assets and liabilities, assuming a more likely scenario of foreign exchange rate of USD-PHP that can happen within 12 months after reporting date using the same balances of financial assets and liabilities as of reporting date.

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 December 31, 2020 and 2019, 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.

	December 31, 2020					
	On Demand	**1 to 3 months**	**3 to 12 months**	**More than 1 year but less than 5 years**	**5 years or more**	**Total**
Financial assets at amortized cost						
Cash and cash equivalents	**₱1,108,520,005**	**₱12,895,738,779**	**₱–**	**₱–**	**₱–**	**₱14,004,258,784**
Receivables						
Trade	**4,343,805,976**	**2,761,423,117**	**6,440,516,961**	**5,675,489,844**	**1,185,941,016**	**20,407,176,914**
Affiliated companies	**1,029,848,891**	**–**	**–**	**–**	**–**	**1,029,848,891**
Others	**61,895,813**	**740,186,931**	**52,548,641**	**–**	**–**	**854,631,385**
Other assets						
Restricted cash	**4,006,791,007**	**–**	**–**	**–**	**–**	**4,006,791,007**
Utility deposits	**8,719,131**	**–**	**–**	**514,748,450**	**146,157,005**	**669,624,586**
Total financial assets	**₱10,559,580,823**	**₱16,397,348,827**	**₱6,493,065,602**	**₱6,190,238,294**	**₱1,332,098,021**	**₱40,972,331,567**
Accounts payable and accrued expenses	**₱2,796,338,396**	**₱6,318,533,122**	**₱2,848,425,651**	**₱664,437,426**	**₱2,236,589,802**	**₱14,864,324,397**
Payables to affiliated companies and others (included under Deposits and other current liabilities)	**256,642,319**	**–**	**–**	**–**	**–**	**256,642,319**
Deposits from lessees	**–**	**1,428,487,668**	**1,556,490,880**	**1,716,701,000**	**1,546,956,716**	**6,248,636,264**
Lease liabilities	**–**	**34,153,724**	**104,842,182**	**630,780,039**	**5,736,218,935**	**6,505,994,880**
Loans payable and future interest payment	**–**	**990,253,166**	**7,784,983,750**	**43,839,906,815**	**3,924,629,754**	**56,539,773,485**
Other financial liabilities	**₱3,052,980,715**	**₱8,771,427,680**	**₱12,294,742,463**	**₱46,851,825,280**	**₱13,444,395,207**	**₱84,415,371,345**

	December 31, 2019					
	On Demand	1 to 3 months	3 to 12 months	More than 1 year but less than 5 years	5 years or more	Total
Financial assets at amortized cost						
Cash and cash equivalents	₱6,338,788,195	₱721,650,328	₱–	₱–	₱–	₱7,060,438,523
Receivables						
Trade	1,257,572,139	1,915,952,447	2,155,433,240	4,206,495,562	5,984,001,883	15,519,455,271
Affiliated companies	1,355,316,367	–	–	–	–	1,355,316,367
Others	35,316,134	697,396,765	67,020,060	–	–	799,732,959
Other assets						
Restricted cash	2,533,017,832	–	–	–	–	2,533,017,832
Utility deposits	8,417,364	–	–	510,878,279	233,501,843	752,797,486
Total financial assets	₱11,528,428,031	₱3,334,999,540	₱2,222,453,300	₱4,717,373,841	₱6,217,503,726	₱28,020,758,438
Accounts payable and accrued expenses	₱3,414,792,863	₱6,000,221,826	₱2,824,471,791	₱601,897,208	₱1,513,660,642	₱14,355,044,330
Payables to affiliated companies and others (included under Deposits and other current liabilities)	163,251,787	–	–	–	–	163,251,787
Deposits from lessees	–	1,432,862,955	1,495,736,314	1,764,874,057	1,406,670,869	6,100,144,195
Lease liabilities	–	31,534,814	96,802,877	589,327,721	5,953,173,907	6,670,839,319
Loans payable and future interest payment	–	9,168,537,285	1,010,879,696	28,726,359,279	4,697,440,697	43,603,216,957
Other financial liabilities	₱3,578,044,650	₱16,621,905,244	₱5,403,126,100	₱31,080,561,057	₱13,570,946,115	₱70,892,496,588

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, whenever it's advantageous to the Group.

The Group has no financial instruments with variable interest rates exposed to interest rate risk as of December 31, 2020 and 2019.

Credit risk
Credit risk is the risk that 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. Customers credit risk is managed by each business unit subject to the Group's established policy, procedures and controls. Credit quality of a customer is assessed and individual credit limits are defined in accordance with this assessment. These measures result in the Group's exposure to impairment loss as not significant. For installment contract receivables, exposure to bad debt is not significant as title to real estate properties are not transferred to the buyers until full payment has been made and the requirement for remedial procedure is minimal given the profile of buyers.

Credit risk arising from rental income from leasing properties is primarily managed through a tenant selection process. Prospective tenants are evaluated on the basis of payment track record and other credit information. In accordance with the provisions of the lease contracts, the lessees are required to deposit with the Group security deposits and advance rentals which helps reduce the Group's credit risk exposure in case of defaults by the tenants. For existing tenants, the Group has put in place a monitoring and follow-up system. Receivables are aged and analyzed on a continuous basis to minimize credit risk associated with these receivables. Regular meetings with tenants are also undertaken to assess paying capacity.

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. Credit risk from balances with banks and financial institution is managed by the Group's treasury department. Investments are only made with approved and credit worthy counterparties and within the credit limits assigned to each counterparty.

The changes in the gross carrying amounts of receivables from real estate sales and impact of COVID-19 pandemic did not materially affect the allowance for ECLs.

a. Credit risk exposure

The table below shows the gross maximum exposure to credit risk of the Group as of December 31, 2020 and 2019 without considering the effects of collaterals and other credit risk mitigation techniques:

	2020	2019
Cash and cash equivalents (net of cash on hand)	**₱13,994,251,961**	₱7,031,435,021
Receivables - net		
Trade receivables		
Installment contract receivable - at amortized cost	**14,941,310,062**	11,154,387,274
Installment contract receivable - at FVOCI	**931,573,340**	990,081,179
Rental receivables	**2,435,594,930**	1,008,736,134
Accrued rent receivable	**1,834,791,308**	1,672,789,954
Hotel operations	**263,907,274**	693,460,730
Affiliated companies	**1,029,848,891**	1,355,316,367
Other receivables	**854,631,385**	799,732,959
Other assets		
Restricted cash - escrow	**4,006,791,007**	2,533,017,832
Utility deposits	**669,624,586**	752,797,486
Financial assets at fair value through OCI	**129,718,939**	91,674,297
	₱41,092,043,683	₱28,083,429,233

The credit risk on installment contract receivables is mitigated because the corresponding title to the subdivision units sold under this arrangement is transferred to the buyers only upon full payment of the contract price.

Applying the expected credit risk model did not result in the recognition of an impairment loss for all financial assets at amortized cost in 2020 and 2019.

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 December 31, 2020 and 2019, gross of allowance for credit and impairment losses:

	December 31, 2020					
	Neither Past Due Nor Impaired					
	High Grade	Standard Grade	Substandard Grade	Past Due but not Impaired	Past Due and Impaired	Total
Cash and cash equivalents (net of cash on hand)	₱13,994,251,961	₱–	₱–	₱–	₱–	₱13,994,251,961
Receivables:						
Trade receivables						
Installment contract receivables - at amortized cost	12,806,030,730	–	–	2,135,279,332	19,000,000	14,960,310,062
Installment contract receivables - at FVOCI	787,496,740	–	–	144,076,600	–	931,573,340
Rental receivables	567,028,167	–	–	1,868,566,763	190,148,722	2,625,743,652
Accrued rent receivables	1,834,791,308	–	–	–	–	1,834,791,308
Hotel operations	64,245,015	–	–	199,662,259	3,778,978	267,686,252
Affiliated companies	1,029,848,891	–	–	–	–	1,029,848,891
Other receivables	854,631,385	–	–	–	–	854,631,385
Other assets						
Restricted cash	4,006,791,007	–	–	–	–	4,006,791,007
Utility Deposits	669,624,586	–	–	–	–	669,624,586
Financial Assets at fair value through OCI	129,718,939	–	–	–	–	129,718,939
	₱36,744,458,729	₱–	₱–	₱4,347,584,954	₱212,927,700	₱41,304,971,383

	December 31, 2019					
	Neither Past Due Nor Impaired					
	High Grade	Standard Grade	Substandard Grade	Past Due but not Impaired	Past Due and Impaired	Total
Cash and cash equivalents (net of cash on hand)	₱7,031,435,021	₱–	₱–	₱–	₱–	₱7,031,435,021
Receivables:						
Trade receivables						
Installment contract receivables - at amortized cost	10,850,174,053	–	–	304,213,221	19,000,000	11,173,387,274
Installment contract receivables - at FVOCI	963,112,977	–	–	26,968,202	–	990,081,179
Rental receivables	269,344,986	–	–	739,391,148	13,905,027	1,022,641,161
Accrued rent receivables	1,672,789,954	–	–	–	–	1,672,789,954
Hotel operations	506,461,162	–	–	186,999,568	14,771,574	708,232,304
Affiliated companies	1,355,316,367	–	–	–	–	1,355,316,367
Other receivables	799,732,959	–	–	–	–	799,732,959
Other assets						
Restricted cash	2,533,017,832	–	–	–	–	2,533,017,832
Utility deposits	752,797,486	–	–	–	–	752,797,486
Financial assets at fair value through OCI	91,674,297	–	–	–	–	91,674,297
	₱26,825,857,094	₱–	₱–	₱1,257,572,139	₱47,676,601	₱28,131,105,834

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. Receivable from installment contract receivables are considered high grade as title of the real estate property of the subject receivable passes to the buyer once fully paid. 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.

32. **Financial Instruments**

The carrying amount of cash and cash equivalents, trade receivables (except installment contract receivables), other receivables, utility deposits, receivable and payable to affiliated companies and accounts payable and accrued expenses are approximately equal to their fair values due to the short-term nature of the transaction.

Set out below is a comparison of carrying amounts and fair values of installment contract receivables, deposits from lessees and loans payable that are carried in the consolidated financial statements.

	December 31, 2020		December 31, 2019	
	Carrying Amount	**Fair Value**	Carrying Amount	Fair Value
Installment contract receivable				
Measured at amortized cost	**₱14,941,310,062**	**₱14,435,223,345**	₱11,154,387,274	₱10,929,014,937
Measured at FVOCI	**931,573,340**	**931,573,340**	990,081,179	990,081,179
Equity investment at FVOCI	**129,718,939**	**129,718,939**	91,674,297	91,674,297
Utility deposits	**669,624,586**	**617,242,771**	752,797,486	651,367,441
Retentions payable	**510,887,699**	**477,279,098**	454,267,761	424,383,886
Deposits from lessees	**6,248,025,012**	**5,884,371,416**	6,100,144,195	5,535,394,216
Lease liabilities	**1,977,448,113**	**1,742,281,832**	1,935,884,238	1,586,920,563
Loans payable	**53,603,778,783**	**56,539,773,485**	34,715,272,176	43,603,216,957

The fair values of installment contract receivables, customers' deposits, retentions payable, lease liabilities 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 1.9% to 2.7% as of December 31, 2020 and 3.6% to 4.3% as of December 31, 2019.

The fair value of equity investments at FVOCI are based on discounted value of future cash flows using the applicable rate of 11.8% to 12.5% as of December 31, 2020.

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.

The fair value of installment contract receivables, deposits from lessees and loans payable disclosed in the consolidated financial statements is categorized within level 3 of the fair value hierarchy. 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 and PEZA as preferred pioneer and non-pioneer 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.

<u>Dusit Thani Mactan Cebu</u>
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 (Dusit Thani Mactan Cebu)" on a Non-Pioneer status at a capacity of two hundred seventy two (272) rooms, under Certificate of Registration No. 2019-061 dated March 28, 2019. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from March 29, 2019 to March 28, 2023.

<u>Summit Hotel Greenhills</u>
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 (Summit Hotel Greenhills)" on a Non-Pioneer status at a capacity of one hundred (100) rooms, under Certificate of Registration No. 2019-093 dated May 15, 2019. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from July 2019 to June 2023.

<u>Summit Hotel Naga</u>
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 (Summit Hotel Naga)" on a Non-Pioneer status at a capacity of sixty (60) rooms, under Certificate of Registration No. 2020-210 dated October 28, 2020. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from March 2021 to February 2025.

<u>Go Hotel Naga</u>
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 (Go Hotel Naga)" on a Non-Pioneer status at a capacity of sixty eight (68) rooms, under Certificate of Registration No. 2020-211 dated October 28, 2020. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from March 2021 to February 2025.

<u>Westin Manila Sonata Place</u>
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 (Westin Manila Sonata Place Hotel)" on a Non-Pioneer status at a capacity of three hundred three rooms (303) rooms, under Certificate of Registration No. 2020-231 dated December 16, 2020. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from March 2022 to February 2026.

Go Hotel, Butuan

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 Establishment (Hotel - Go Hotel, Butuan)” on a Non-Pioneer status at a capacity of one hundred four (104) rooms, under Certificate of Registration No. 2014-214 dated December 5, 2014. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from January 2015 to December 2019.

Axis Residences (Phase 1)-Tower A

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 Non-Pioneer status at a capacity of four hundred fifty six (456) units, under Certificate of Registration No. 2015-048 dated February 26, 2015. Under the terms of its registration, the Group is entitled to income tax holiday for a period of three (3) years from February 27, 2015 to February 26, 2018.

The Pearl Place - Tower B

The Parent Company 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 Non-Pioneer status at a capacity of four hundred forty six (446) units, under Certificate of Registration No. 2016-159 dated August 3, 2016. Under the terms of its registration, the Group is entitled to income tax holiday for a period of three (3) years from October 2016 to October 2019.

Acacia Escalades-(Phase 2)-Building B

The Parent Company 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 Non-Pioneer status at a capacity of two hundred eighty-six (286) units, under Certificate of Registration No. 2016-264 dated December 22, 2016. Under the terms of its registration, the Group is entitled to income tax holiday for a period of three (3) years from January 2018 to January 2021.

Axis Residences (Phase 1)-Tower B

The Parent Company 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 Non-Pioneer status at a capacity of four hundred fifty-six (456) units, under Certificate of Registration No. 2016-263 dated December 22, 2016. Under the terms of its registration, the Group is entitled to income tax holiday for a period of three (3) years from August 2018 to August 2021.

Go Hotels Davao, Inc.

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 (Go Hotels Lanang - Davao City)” on a Non-Pioneer status at a capacity of one hundred eighty three (183) rooms, under Certificate of Registration No. 2015-266 dated December 3, 2015. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from January 2016 to December 2019.

Summit Hotel Tacloban

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 (Summit Hotel Tacloban)” on a Non-Pioneer status at a capacity of one hundred thirty eight (138) rooms, under Certificate of Registration No. 2017-236 dated August 16, 2017. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from April 2018 to March 2022.

Go Hotel, Iligan
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 Establishment (Hotel - Go Hotel, Iligan)" on a Non-Pioneer status at a capacity of one hundred (100) rooms, under Certificate of Registration No. 2017-235 dated August 16, 2017. Under the terms of its registration, the Group is entitled to income tax holiday for a period of four (4) years from April 2018 to March 2022.

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.

Robinsons Luisita
The Group is also registered with PEZA (beginning December 10, 2008) 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. 08-183 dated March 31, 2008, designating a building with a gross floor area of 9,025 square meters, which stands on a 12,703 square meter lot located at McArthur Highway, San Miguel, Tarlac as Information Technology (IT) Center, henceforth to be known as Robinsons Luisita. On January 5, 2017, the expansion of the existing Robinsons Luisita, specifically the construction of additional 3-storey office

building which shall increase the gross floor area of the IT Center from 9,025 square meters to 15,330.82 square meters, has also been registered with PEZA. Under the terms of its registration, the Group's expansion is entitled to certain tax and nontax incentives which include, among others, 5% special tax regime.

Robinsons Cybergate Naga
The Group is also registered with PEZA (beginning May 12, 2017) 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. 15-715 dated December 17, 2015, for creating and designating a building, which stands on a 24,807-square meter, more or less, lot located at Naga Diversion Road corner Almeda Highway, Brangay Triangulo, Naga City as an IT Center, to be known as Robinsons Cybergate Naga. 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 Cyberpark Davao
The Group is also registered with PEZA (beginning October 3, 2017) 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. 16-377 dated June 28, 2016, for creating and designating 12,022 square meters, more or less, of land located along J.P. Laurel Avenue, Davao City as an IT Park, to be known as Robinsons Cyberpark Davao. 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 Galleria Cebu
The Group is also registered with PEZA (beginning July 12, 2013) 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 Nos. 00-411 dated December 29, 2000 and 12-001 dated January 17, 2012, for creating and designating a building with an area of 46,345 square meters, more or less, located at General Maxilom Avenue, Cebu City as Information Technology (IT) Center, to be known as Robinsons Galleria Cebu. Under the terms of its registration, the Group, as the Developer/Operator of the IT Center, shall not be entitled to PEZA incentives under RA 7916, as amended.

Robinsons Place Ilocos Norte Expansion
The Group is also registered with PEZA (beginning May 13, 2016) 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 Nos. 00-411 dated December 29, 2000 and 15-271 dated May 28, 2015, for creating and designating a building located at Barangay 1 San Francisco, San Nicolas, Ilocos Norte, with an aggregate land area of 26,537 square meters, more or less, as Information Technology (IT) Center, to be known as Robinsons Place Ilocos Norte Expansion. Under the terms of its registration, the Group is entitled to certain tax and nontax incentives which include, among others, 5% special tax regime.

Cyberscape Gamma
The Group is also registered with PEZA (beginning July 16, 2015) 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 Nos. 00-411 dated December 29, 2000 and 15-377 dated January 16, 2015, for creating and designating a building which stands on a 1,954.50 square meters, more or less, lot located at Topaz and Ruby Roads, Ortigas Center, Pasig City as Information Technology (IT) Center, to be known as Cyberscape Gamma.

Under the terms of its registration, the Group, as the Developer/Operator of the IT Center, shall not be entitled to PEZA incentives.

Robinsons Starmills Pampanga

The Group is also registered with PEZA (beginning September 11, 2007) 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. 06-544 dated November 28, 2006, for creating and designating a building established on parcels of land containing an aggregate area of 238,324 square meters, more or less, located at Gapan-Olongapo Road, Brgy. San Jose, San Fernando, Pampanga as an Information Technology (IT) Center, to be known as Robinsons Starmills Pampanga. Under the terms of its registration, the Group, as the Developer/Operator of the IT Center, shall not be entitled to PEZA incentives.

On May 23, 2017, the Group also registered for the construction, operation, and management of a 6-level building with a gross floor area of 12,503.25 square meters to be annexed into its existing Robinsons Starmills Pampanga IT Center under resolution No. 17-276. 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 Summit Center

The Group is also registered with PEZA (beginning September 1, 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 Nos. 00-411 dated December 29, 2000 and 04-387 dated November 22, 2004, for creating and designating a building which stands on two parcels of land with an aggregate area of 2,430 square meters, more or less, lot located at 6783 Ayala Avenue, Salcedo Village, Barangay Bel-Air, Makati City, as Information Technology (IT) Building, to be known as JG Summit Center. Under the terms of its registration, the Group, as the Developer/Operator of the IT Center, shall not be entitled to PEZA incentives.

Robinsons Equitable Tower

The Group is also registered with PEZA (beginning July 21, 2003) 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 Nos. 00-411 dated December 29, 2000 and 03-129 dated May 28, 2003, for creating and designating a 2,832 square meters parcel of land with an existing 43 storey condominium office building, located at ADB Avenue corner Poveda Street, Pasig city, as an Information Technology (IT) Zone to be known as Robinsons Equitable Tower. Under the terms of its registration, the Group, as the Developer/Operator of the IT Zone, shall not be entitled to PEZA incentives.

Cyberscape Alpha

The Group is also registered with PEZA (beginning January 4, 2013) 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 Nos. 00-411 dated December 29, 2000 and 11-665 dated November 25, 2011, for creating and designating a building located at Sapphire and Garnet Roads, Ortigas Center, Pasig City, as Information Technology (IT) Center, to be known as Cyberscape Alpha. Under the terms of its registration, the Group, as the Developer/Operator of the IT Center, shall not be entitled to PEZA incentives.

Cyberscape Beta
The Group is also registered with PEZA (beginning November 22, 2012) 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. 11-624 dated November 8, 2011, for creating and designating a building located at Topaz and Ruby Roads, Ortigas Center, Pasig City, containing an area of 1,955 square meter, more or less (a portion of Lot 2-C) as an Information Technology (IT) Center, henceforth to be known as Cyberscape Beta. Under the terms of its registration, the Group, as the Developer/Operator of the IT Center, shall not be entitled to PEZA incentives.

Robinsons Cybergate Cebu
The Group is also registered with PEZA (beginning October 28, 2009) 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 Nos. 00-411 dated December 29, 2000 and 08-312 dated June 26, 2008, for creating and designating 4,772 square meter, more or less, of land located at Don Gil Street, Barangay Capitol Site, Cebu City, as an Information Technology Center, to be known as Robinsons Cybergate Cebu. Under the terms of its registration, the Group, as the Developer/Operator of the IT Center, shall not be entitled to PEZA incentives.

Bridgetowne
The Group is also registered with PEZA (beginning June 26, 2015) 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 Nos. 00-411 dated December 29, 2000 and 13-182 dated March 22, 2013, for creating and designating several parcels of land located along C-5 Road, Ugong Norte, Quezon City, with an aggregate area of 79,222 square meters as Information Technology (IT) Park, to be known as Bridgetowne. Under the terms of its registration, the Group, as the Developer/Operator of the IT Center, shall not be entitled to PEZA incentives.

Cyber Sigma
The Group is also registered with PEZA (beginning December 16, 2016) 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. 15-027 dated January 30, 2015, for creating and designating a building with a gross floor area of 79,124.33 square meters as an Information Technology Center to be known as the Cyber Sigma which stands on a parcel of land located along Lawton Avenue, Bonifacio South, Taguig City containing an aggregate area of 5,000 square meters more or less. Under the terms of its registration, the Group, as the Developer/Operator of the IT Center, shall not be entitled to PEZA incentives.

Robinsons Luisita 2
The Group is also registered with PEZA (beginning June 25, 2020) 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. 19-004 dated January 16, 2019, for the declaration of a 2-storey building (with roofdeck) with gross floor area of 5,033.35 square meters, more or less, located at McArthur Highway, San Miguel, Tarlac City, as Special Economic Zone (Information Technology (IT) Center) to be known as Robinsons Luisita 2. 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 Luisita 3
The Group is also registered with PEZA (beginning March 4, 2021) 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. 19-429 dated August 29, 2019, for creating and designating a building with a gross floor area of 6,737.45 square meters, more or less, and the parcel of land upon which the building stands with an area of 3,254.73 square meters, located along McArthur Highway, San Miguel, Tarlac City as an Information Technology (IT) Center - Special Economic Zone to be known as Robinsons Luisita 3. 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 Magnolia
The Group is also registered with PEZA (beginning April 12, 2019) 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. 17-101 dated February 21, 2017 as amended by Board Resolution No. 18-244 dated May 22, 2018, for the declaration of a proposed building, which shall stand on a 2,076.43 square meters, more or less, lot located at Aurora Boulevard corner Dona Hemady Street, Quezon City, as Information Technology (IT) Center, to be known as Robinsons Cybergate Magnolia. Under the terms of its registration, the Group, as the Developer/Operator of the IT Center, shall not be entitled to PEZA incentives.

Robinsons Place Dasmarinas
The Group is also registered with PEZA (beginning November 28, 2008) 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 Nos. 00-411 dated December 29, 2000 and 08-081 dated February 15, 2008, for creating and designating a building with an area of 45,581 square meters, more or less, located at Aguinaldo Highway cor. Governor's Drive, Sitio Pala-pala, Brgy. Sampaloc, Dasmarinas, Cavite as Information Technology (IT) Center, to be known as Robinsons Place Dasmarinas. Under the terms of its registration, the Group, as the Developer/Operator of the IT Center, shall not be entitled to PEZA incentives under RA 7916, as amended.

Robinsons Otis
The Group is also registered with PEZA (beginning June 05, 2008) 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 Nos. 00-411 dated December 29, 2000 and 07-141 dated April 18, 2007, for creating and designating a building with an area of 32,976 square meters, more or less, located at Paz Mendiola Guanzon Street, Paco, Manila as Information Technology (IT) Center, to be known as Robinsons Otis. Under the terms of its registration, the Group, as the Developer/Operator of the IT Center, shall not be entitled to PEZA incentives under RA 7916, as amended.

Robinsons Cagayan De Oro
The Group is also registered with PEZA (beginning May 09, 2008) 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 Nos. 00-411 dated December 29, 2000 and 07-465 dated October 10, 2007, for creating and designating a building with an area of 18,450 square meters, more or less, located at Rosario Crescent corner Florentino Street, Limketkai Center, Cagayan de Oro City as Information Technology (IT) Center, to be known as Robinsons Cagayan De Oro. Under the terms of its registration, the Group, as the

Developer/Operator of the IT Center, shall not be entitled to PEZA incentives under RA 7916, as amended.

Robinsons Place Sta. Rosa
The Group is also registered with PEZA (beginning February 07, 2008) 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 Nos. 00-411 dated December 29, 2000 and 06-545 dated November 28, 2006, for creating and designating a building with an area of 37,382 square meters, more or less, located at Brgy. Tagapo, Sta. Rosa, Laguna as Information Technology (IT) Center, to be known as Robinsons Place Sta. Rosa. Under the terms of its registration, the Group, as the Developer/Operator of the IT Center, shall not be entitled to PEZA incentives under RA 7916, as amended.

Robinsons Place Iloilo
The Group is also registered with PEZA (beginning June 12, 2007) 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 Nos. 00-411 dated December 29, 2000 and 07-057 dated February 13, 2007, for creating and designating a building with an area of 78,158 square meters, more or less, located at Ledesma St., Iloilo City as Information Technology (IT) Center, to be known as Robinsons Place Iloilo. Under the terms of its registration, the Group, as the Developer/Operator of the IT Center, shall not be entitled to PEZA incentives under RA 7916, as amended.

Robinsons Place Novaliches
The Group is also registered with PEZA (beginning December 07, 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 Nos. 00-411 dated December 29, 2000 and 04-211 dated June 25, 2004, for creating and designating a building with an area of 55,765 square meters, more or less, located at 1199 Quirino Highway corner Maligaya Road, Barangay Pasong Putik, Novaliches, Quezon City as Information Technology (IT) Center, to be known as Robinsons Place Novaliches. Under the terms of its registration, the Group, as the Developer/Operator of the IT Center, shall not be entitled to PEZA incentives under RA 7916, as amended.

34. **Commitments and Contingencies**

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 ₱10,617 million, ₱15,420 million and ₱13,548 million for the years ended December 31, 2020, 2019 and 2018, respectively. Total percentage rent recognized as income for the years ended December 31, 2020, 2019 and 2018 amounted to ₱2,302 million, ₱3,867 million and ₱3,515 million, respectively.

Future minimum rentals receivable under noncancellable operating leases follows:

	December 31	
	2020	2019
Within one (1) year	**₱14,080,096,258**	₱14,346,692,713
After one (1) year but not more than five (5) years	**15,320,496,749**	17,739,106,757
After more than five (5) years	**1,443,106,385**	5,146,915,176
	₱30,843,699,392	₱37,232,714,646

In 2020, the Group granted rent concessions to its tenants which were affected by the community quarantine imposed by the government amounting to ₱3,475 million. These rent concessions did not qualify as a lease modification, thus, were accounted for as a variable lease payments and reported as reduction of lease income in 2020 (see Note 4).

Finance Lease Commitments - Group as Lessor
The Group has significantly entered into residential property leases on its residential condominium unit's portfolio. These leases have lease period of five (5) to ten (10) years and the lessee is given the right to purchase the property anytime within the lease period provided that the lessee any arrears in rental payment, condominium dues and other charges.

Future minimum lease payments under finance lease with the present value of future minimum lease payment as of December 31, 2020 and 2019 follow:

	December 31, 2020	
	Minimum Lease Payments	**Present Value of Minimum Lease Payments**
Within one (1) year	**₱656,523,582**	**₱644,097,650**
After one (1) year but not more than five (5) years	**275,049,758**	**256,955,689**
After more than five (5) years	**–**	**–**
Total minimum lease payments	**₱931,573,340**	**₱901,053,339**

	December 31, 2019	
	Minimum Lease Payments	Present Value of Minimum Lease Payments
Within one (1) year	₱527,064,357	₱508,606,027
After one (1) year but not more than five (5) years	288,662,164	256,322,263
After more than five (5) years	78,023,547	63,354,682
Total minimum lease payments	₱893,750,068	₱828,282,972

Group as a Lessee
The Group has lease contracts for various parcels of land used in its operations. Leases of land generally have lease terms between 25 and 50 years. The Group's obligations under its leases are secured by the lessor's title to the leased assets. Generally, the Group is restricted from assigning and subleasing the leased assets and some contracts require the Group to maintain certain financial ratios. There are several lease contracts that include extension and termination options and variable lease payments, which are further discussed below.

Right-of-Use Assets
The rollforward analysis of this account as of December 31, 2020 and 2019 follows:

	2020	2019
Cost		
At January 1	**₱1,380,551,088**	₱1,380,551,088
Accumulated Depreciation and Amortization		
At January 1	**208,446,393**	152,182,104
Depreciation (Note 24)	**59,801,929**	56,264,289
At December 31	**268,248,322**	208,446,393
Net book value	**₱1,112,302,766**	₱1,172,104,695

Lease liabilities
The rollforward analysis of this account as of December 31, 2020 and 2019 follows:

	2020	2019
At January 1	**₱1,935,884,238**	₱1,888,807,393
Interest expense (Note 26)	**147,011,090**	145,565,692
Payments	**(105,447,215)**	(98,488,847)
As at December 31	**₱1,977,448,113**	₱1,935,884,238
Current lease liabilities (Note 15)	**₱37,296,745**	₱36,016,214
Noncurrent lease liabilities (Note 17)	**₱1,940,151,368**	₱1,899,868,024

The following are the amounts recognized in the consolidated statement of comprehensive income:

	2020	2019
Depreciation expense of right-of-use assets	**₱59,801,929**	₱56,264,289
Interest expense on lease liabilities	**147,011,090**	145,565,692
Variable lease payments (included in general and administrative expenses) (Note 23)	**14,022,060**	16,184,587
	₱220,835,079	₱218,014,568

The Group has several lease contracts that include extension and termination options. These options are negotiated by management to provide flexibility in managing the leased-asset portfolio and align with the Group's business needs. Management exercises significant judgment in determining whether these extension and termination options are reasonably certain to be exercised (see Note 4).

Future minimum rentals payable under noncancellable operating leases are as follows:

	December 31	
	2020	2019
Within one (1) year	**₱138,995,906**	₱128,337,691
After one (1) year but not more than five (5) years	**630,780,039**	589,327,721
After more than five (5) years	**5,736,218,935**	5,953,173,907
	₱6,505,994,880	₱6,670,841,338

Capital Commitments
The Group has contractual commitments and obligations for the construction and development of investment properties and property and equipment items aggregating ₱15,155 million and ₱10,338 million as of December 31, 2020 and 2019, respectively. Moreover, the Group has

contractual obligations amounting to ₱7,386 million and ₱5,622 million as of December 31, 2020 and 2019, respectively, for the completion and delivery of real estate units that have been presold.

Contingencies
The Group has various collection cases or claims against or from its customers and certain tax assessments, 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 will have a material effect on its operating results and financial condition. 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. Notes to the Consolidated Statements of Cash Flows

The Group's noncash activities pertain to the following:

2020
- Transfers from investment properties to subdivision land, condominium and residential units for sale amounted to ₱824 million (see Notes 9 and 11).
- Transfers from property and equipment to investment properties amounted to ₱693 million (see Notes 11 and 12).
- Transfers from other current assets to investment properties amounting to ₱25 million (see Notes 10 and 11).
- The Group has remaining unpaid cash dividend amounting to ₱45 million as of December 31, 2020 (see Note 14).
- Total accretion of interest in 2020 for loans, lease liabilities and security deposits amounted to ₱1,430 million, ₱147 million and ₱82 million, respectively (see Notes 16, 26 and 34).

2019
- Transfers from investment properties to subdivision land, condominium and residential units for sale amounted to ₱318 million (see Notes 9 and 11).
- Transfers from investment properties to property and equipment amounted to ₱102 million (see Notes 11 and 12).
- Transfers from subdivision land, condominium and residential units for sale to property and equipment amounted to ₱132 million (see Notes 9 and 12).
- Transfers from other current assets to investment properties amounting to ₱33 million (see Notes 10 and 11).
- Total accretion of interest in 2019 for loans and security deposits amounted to ₱836 million and ₱76 million, respectively (see Notes 16, 26 and 34).

2018
- Transfers from investment properties to subdivision land, condominium and residential units for sale amounted to ₱2,072 million (see Notes 9 and 11).
- Transfers from investment properties to other current assets amounted to ₱3 million (see Notes 10 and 11).
- Transfers from other current assets to investment properties amounting to ₱1,458 million (see Notes 10 and 11).

- Total accretion of interest in 2019 for loans, lease liabilities and security deposits amounted to ₱1,907 million and ₱73 million, respectively (see Notes 16, 26 and 34).

Details of the movement in cash flows from financing activities follow:

	For the Year Ended December 31, 2020					
			Non-cash Changes			
	January 1, 2020	**Cash flows**	**Foreign exchange movement**	**Changes on fair values**	**Other**	**December 31, 2020**
Loans payable	**₱34,715,272,176**	**₱19,035,280,000**	**₱–**	**₱–**	**(₱146,773,393)**	**₱53,603,778,783**
Lease liabilities	**1,935,884,238**	**(105,447,215)**	**–**	**–**	**147,011,090**	**1,977,448,113**
Short term loans	**8,491,700,000**	**(8,491,700,000)**	**–**	**–**	**–**	**–**
Advances for marketing and promotional fund and others	**454,564,332**	**27,579,097**	**–**	**–**	**–**	**482,143,429**
Accrued interest payable	**321,061,312**	**(1,175,776,834)**	**–**	**–**	**1,429,987,739**	**575,272,217**
Payables to affiliated companies and others	**163,251,787**	**93,390,532**	**–**	**–**	**–**	**256,642,319**
Dividends payable	**43,287,603**	**(2,605,432,058)**	**–**	**–**	**2,607,205,343**	**45,060,888**
Total liabilities from financing activities	**₱46,125,021,448**	**₱6,793,636,495**	**₱–**	**₱–**	**₱4,021,687,806**	**₱56,940,345,749**

	For the Year Ended December 31, 2019					
			Non-cash Changes			
	January 1, 2019	Cash flows	Foreign exchange movement	Changes on fair values	Other	December 31, 2019
Loans payable	₱36,488,539,001	(₱1,806,127,328)	₱–	₱–	₱32,860,503	₱34,715,272,176
Lease liabilities	1,888,807,393	(98,488,847)	–	–	145,565,692	1,935,884,238
Short term loans	896,700,000	7,595,000,000	–	–	–	8,491,700,000
Advances for marketing and promotional fund and others	466,576,140	(12,011,808)	–	–	–	454,564,332
Accrued interest payable	322,322,878	(908,519,292)	–	–	907,257,726	321,061,312
Payables to affiliated companies and others	245,560,778	(83,852,149)	–	–	1,543,158	163,251,787
Dividends payable	43,304,321	(2,602,812,061)	–	–	2,602,795,343	43,287,603
Total liabilities from financing activities	₱40,351,810,511	₱2,083,188,515	₱–	₱–	₱3,690,022,422	₱46,125,021,448

Other includes amortization of debt issue cost, declaration of dividends and accrual of interest expense on loans.

36. Other Matters

COVID-19 Pandemic

Following the outbreak of the coronavirus disease that started in Wuhan, Hubei, China, on January 30, 2020, the World Health Organization declared the 2019 coronavirus disease ("COVID-19") outbreak a Public Health Emergency of International Concern, and subsequently, with the continued increase in the number of confirmed cases throughout the world, a pandemic on March 11, 2020.

In response to the pandemic, the Philippine government took actions and implemented quarantine measures at varying degrees starting March 16, 2020 which mandated the temporary closure and/or reduction in operating capacity of non-essential shops and businesses, prohibited mass gatherings and all means of public transportation, and restricted traveling through air, sea and land in and out of country, except by diplomats and uniformed workers (carrying medical supplies), among others. These measures have disrupted supply chains, business operations, and workplace structures, forcing a shift in priorities and short-term strategies.

With public health and safety in mind and in full cooperation with the government, the Group's malls and offices remained open to support establishments offering essential services, such as groceries, pharmacies, banks, and IT-Business Process Management (IT-BPM) firms; while the Group's residential teams worked relentlessly to ensure safety and security across condominium properties. Likewise, the Group's hotels served as temporary homes for returning Overseas Filipino Workers (OFWs) and guests under quarantine; while industrial facilities continued to operate under business-as-usual conditions.

The Group also institutionalized heightened cleanliness standards and invested in contactless technologies to minimize health and safety risks. While the ensuring business continuity, employee welfare and protection remained of utmost priority with the adoption of remote work arrangements and a digital workplace.

Furthermore, the Group has rolled out innovative solutions in response to the changed business landscape. For the Commercial Centers Division, together with its e-commerce platform, Robinsons Malls' 'Pickup Station', 'RDelivery', and 'RPersonal Shopper' were launched to facilitate worry-free shopping experiences while enabling partner tenants to expand consumer reach. The Office Buildings Division continued to expand its 'work.able' brand to capitalize on the growing demand for flexible workspaces. The Hotels and Resorts Division launched 'Working-On-the-Go Private Offices' to offer affordable private office packages for the growing work-at-home population and 'Just-Got-Home' program which primarily attracted urban professionals looking for a budget-friendly place that is in close proximity to their workplaces and other key establishments.

The Group is cognizant of COVID-19's potential material impact on its financial performance, the execution of its plans and strategies, and its customers and employees should the situation persist in the longer-term. Nevertheless, the Group expects to regain its significant foothold in the market it operates in as movement restrictions ease and as consumer sentiment recovers. Furthermore, despite unprecedented headwinds, the Group's financial position remains stable and strong on the back of its well-balanced and diversified business portfolio.

Property-for-share swap transaction with a subsidiary
In March 2021, the Board of Directors approved in principle the transfer of some of the Parent Company's assets to Robinsons Realty Management Corporation, a subsidiary, in exchange for the latter's shares in property-for-share swap transaction through the execution of a Deed of Assignment. Final terms of the property-for-share swap will still be determined and will be subject for further approval by the Board and regulatory bodies.

Corporate Recovery and Tax Incentives for Enterprises (CREATE) Act
On March 26, 2021, Pres. Rodrigo Duterte signed into law the CREATE Act which eyes to attract more investments and maintain fiscal prudence and stability in the Philippines. Republic Act (RA) 11534 or the CREATE Act introduces reforms to the corporate income tax and incentives systems which will take effect 15 days after its complete publication in the Official Gazette or in a newspaper of general circulation, which will be on April 11, 2021. For the detailed discussion of the CREATE Act, refer to Note 27.

Joint Venture Agreement for the Establishment of a Joint Venture Company
On February 16, 2021, the BOD of the Parent Company approved the execution of a joint venture agreement for the establishment of a joint venture company (JVC) in the Philippines and the investment of up to 20% of the share capital and voting rights of the JVC which will operate a digital bank in the country, subject to approval of the Bangko Sentral ng Pilipinas.

Joint Venture agreement has not yet been executed as of March 30, 2021.

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BOA/PRC Reg. No. 0001,
October 4, 2018, valid until August 24, 2021
SEC Accreditation No. 0012-FR-5 (Group A),
November 6, 2018, valid until November 5, 2021

INDEPENDENT AUDITOR'S REPORT
ON SUPPLEMENTARY SCHEDULES

The Stockholders and the Board of Directors
Robinsons Land Corporation
Level 2, Galleria Corporate Center
EDSA corner Ortigas Avenue, Quezon City, Metro Manila

We have audited in accordance with Philippine Standards on Auditing, the consolidated financial statements of Robinsons Land Corporation and its subsidiaries (the Group) as at December 31, 2020 and 2019, and for each of the three years in the period ended December 31, 2020, and have issued our report thereon dated March 30, 2021. Our audits were made for the purpose of forming an opinion on the basic financial statements taken as a whole. The schedules listed in the Index to the Financial Statements and Supplementary Schedules are the responsibility of the Group's management. These schedules are presented for purposes of complying with the Revised Securities Regulation Code Rule 68 and are not part of the basic financial statements. These schedules have been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, fairly state, in all material respects, the financial information required to be set forth therein in relation to the basic financial statements taken as a whole.

SYCIP GORRES VELAYO & CO.

Michael C. Sabado
Partner
CPA Certificate No. 89336
SEC Accreditation No. 0664-AR-4 (Group A),
November 11, 2019, valid until November 10, 2022
Tax Identification No. 160-302-865
BIR Accreditation No. 08-001998-073-2020,
December 3, 2020, valid until December 2, 2023
PTR No. 8534357, January 4, 2021, Makati City

March 30, 2021

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November 6, 2018, valid until November 5, 2021

INDEPENDENT AUDITOR'S REPORT ON
COMPONENTS OF FINANCIAL SOUNDNESS INDICATORS

The Stockholders and the Board of Directors
Robinsons Land Corporation
Level 2, Galleria Corporate Center
EDSA corner Ortigas Avenue, Quezon City, Metro Manila

We have audited in accordance with Philippine Standards on Auditing, the consolidated financial statements of Robinsons Land Corporation and its subsidiaries (the Group) at December 31, 2020 and 2019, and for each of the three years in the period ended December 31, 2020, and have issued our report thereon dated March 30, 2021. Our audits were made for the purpose of forming an opinion on the basic financial statements taken as a whole. The Supplementary Schedule of Financial Soundness Indicators, including their definitions, formulas, calculation, and their appropriateness or usefulness to the intended users, are the responsibility of the Group's management. These financial soundness indicators are not measures of operating performance defined by Philippine Financial Reporting Standards (PFRSs) and may not be comparable to similarly titled measures presented by other companies. This schedule is presented for the purpose of complying with the Revised Securities Regulation Code Rule 68 issued by the Securities and Exchange Commission and is not a required part of the basic financial statements prepared in accordance with PFRSs. The components of these financial soundness indicators have been traced to the Group's financial statements as at December 31, 2020 and 2019, and for each of the three years in the period ended December 31, 2020 and no material exceptions were noted.

SYCIP GORRES VELAYO & CO.

Michael C. Sabado
Partner
CPA Certificate No. 89336
SEC Accreditation No. 0664-AR-4 (Group A),
November 11, 2019, valid until November 10, 2022
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December 3, 2020, valid until December 2, 2023
PTR No. 8534357, January 4, 2021, Makati City

March 30, 2021

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

SUPPLEMENTARY INFORMATION AND DISCLOSURES REQUIRED ON REVISED SRC RULE 68

DECEMBER 31, 2020

Schedule A. Financial Assets

The Group does not have financial assets classified under available-for-sale, fair value through profit or loss and held to maturity as of December 31, 2020.

Schedule B. Amounts Receivable from Directors, Officers, Employees, Related Parties and Principal Stockholders (other than related parties)

The Group does not have amounts receivable from directors, officers, employees, related parties and principal stockholders (other than related parties) above ₱1 million or 1% of total consolidated assets as of December 31, 2020.

Schedule C. Amounts Receivable from Related Parties which are Eliminated During the Consolidation of Financial Statements

Below is the schedule of receivables (payables) with related parties which are eliminated in the consolidated financial statements as of December 31, 2020:

	Volume of Transactions		Receivable	Terms
Robinsons Properties Marketing & Management Corp. (RPMMC)	Share in expenses	₱3,590,974	₱46,008,281	Non-interest bearing and to be settled within one year
Altus Angeles, Inc. (AAI)	Advances	(2,980,214)	10,333,892	Non-interest bearing and to be settled within one year
Altus Property Ventures, Inc. (APVI)	Advances	4,846,956	14,392,552	Non-interest bearing and to be settled within one year
RLGB Land Corporation (RGLB)	Advances	26,528,088	26,528,088	Non-interest bearing and to be settled within one year
GoHotels Davao, Inc. (GHDI)	Share in expenses	886,047	3,713,934	Non-interest bearing and to be settled within one year
Robinsons Realty and Management Corporation (RRMC)	Share in expenses	–	–	Non-interest bearing and to be settled within one year
Bonifacio Property Ventures, Inc. (BPVI)	Advances	1,500,023,301	4,634,354,668	Non-interest bearing and to be settled within one year
RLC Resources Limited (RLCRL)	Advances	–	1,126,731	Non-interest bearing and to be settled within one year
		₱1,532,895,152	₱4,736,458,146	

	Balance at end of period	Current	Noncurrent
BPVI	₱4,634,354,668	₱4,634,354,668	₱–
RPMMC	46,008,281	46,008,281	–
RLGB	26,528,088	26,528,088	–
ASNC	14,392,552	14,392,552	–
AAI	10,333,892	10,333,892	–
GHDI	3,713,934	3,713,934	–
RLCRL	1,126,731	1,126,731	–
	₱4,736,458,146	₱4,736,458,146	₱–

The intercompany transactions between the Parent Company and the subsidiaries pertain to share in expenses, marketing fees and advances. There were no amounts written-off during the year and all amounts are expected to be settled within the year.

Related Party Transactions

Due from related parties

Below is the list of outstanding receivables from related parties of the Group presented in the consolidated statements of financial position as of December 31, 2020:

	Nature	Balance at end of period
Under common control of Ultimate Parent Company		
Robinsons Recreation Corporation	B	₱11,334,271
Altus Property Ventures Inc.	A	14,387,198
JG Summit Capital Markets Corporation	A	1,520,227
Express Holdings, Inc.	A	973,513
Oriental Petroleum & Mining Corp.	A	754,095
Robinsons Pharmacies, Inc.	A	586,618
Others	A, B	292,969
Joint ventures in which the Parent Company is a venturer		
Shang Robinsons Properties, Inc.	C	1,000,000,000
		₱1,029,848,891

Other receivables from affiliates account consist primarily of receivables from Robinsons Handyman, Inc., Robinsons Specialty Stores, Inc. and other affiliates.

Nature of intercompany transactions

The nature of the intercompany transactions with the related parties is described below:

(a) Expenses - these pertain to the share of the Group's related parties in various common selling and marketing and general and administrative expenses.
(b) Advances - these pertain to temporary advances to/from related parties for working capital requirements.
(c) Shareholders' loan - this pertains to the loan extended to the joint venture in accordance with the joint venture agreement.

The outstanding balances of intercompany transactions are due and demandable as of December 31, 2020.

Schedule D. Intangible Assets
The Group does not have intangible assets as of December 31, 2020.

Schedule E. Long-term debt
Below is the schedule of long-term debt of the Group as of December 31, 2020:

	Amount	Current	Noncurrent
Three-year bonds maturing on July 17, 2023. Principal payable upon maturity, with fixed rate at 3.6830%, interest payable semi-annually in arrears.	₱12,763,070,000	₱–	₱12,763,070,000
Seven-year bonds from Banco de Oro (BDO), Hongkong Shanghai Banking Corporation (HSBC), SB Capital Investment Corporation (SB Capital), Standard Chartered Bank (Standard Chartered), Development Bank of the Philippines (DBP) and East West Banking Corporation (East West) maturing on February 23, 2022. Principal payable upon maturity, with fixed rate at 4.8000%, interest payable semi-annually in arrears.	10,635,500,000	–	10,635,500,000
Seven-year term loan from MBTC maturing on March 15, 2024. Principal payable in annual installment amounting to two percent (2%) of the total drawn principal amount and the balance upon maturity, with fixed rate at 4.7500%, interest payable quarterly in arrears	6,720,000,000	140,000,000	6,580,000,000
Five-year term loan from BDO maturing on July 8, 2021. Principal payable upon maturity, with fixed rate at 3.8327%, interest payable quarterly in arrears.	6,500,000,000	6,500,000,000	–
Five-year term loan from BDO Unibank, Inc. maturing on June 30, 2025. Principal payable upon maturity, with fixed rate at 4.7500%, interest payable quarterly in arrears.	6,000,000,000	–	6,000,000,000
Seven-year term loan from BPI maturing on August 10, 2023. Principal payable in annual installment amounting to ₱10 million for six years and the balance upon maturity, with fixed rate at 3.8900%, interest payable quarterly in arrears.	4,960,000,000	10,000,000	4,950,000,000
Ten-year term loan from BPI maturing on February 13, 2027. Principal payable in annual installment amounting to ₱5 million for nine years and the balance upon maturity, with fixed rate at 4.9500%, interest payable quarterly in arrears	4,485,000,000	5,000,000	4,480,000,000
Ten-year bonds from BDO and Standard Chartered maturing on February 23, 2025. Principal payable upon maturity, with fixed rate at 4.9344%, interest payable semi-annually in arrears.	1,364,500,000	–	1,364,500,000
Five-year bonds maturing on July 17, 2025. Principal payable upon maturity, with fixed rate at 3.8000%, interest payable semi-annually in arrears.	427,210,000	–	427,210,000
	₱53,855,280,000	**₱6,655,000,000**	**₱47,200,280,000**

Schedule F. Indebtedness to Related Parties (Long term Loans from Related Companies)
Below is the list of outstanding payables to related parties of the Group presented in the consolidated statements of financial position as of December 31, 2020:

	Relationship	Nature	Balance at beginning of period	Balance at end of period
JG Summit Holdings, Inc.	Ultimate Parent Company	A, C	₱124,605753	₱152,998,397
Others	Under common control of the Ultimate Parent Company	A, B	38,646,034	103,643,922
			₱163,251,787	₱256,642,319

Others consist of payables to Robinsons Department Store, Robinsons Supermarket and Universal Robina Corporation, among others

Due to JG Summit Holdings, Inc. mainly due to share in IT and corporate expenses.

Nature of intercompany transactions
The nature of the intercompany transactions with the related parties is described below:

(a) Expenses - these pertain to the share of the Group's related parties in various common selling and marketing and general and administrative expenses.
(b) Advances - these pertain to temporary advances to/from related parties for working capital requirements.
(c) Management and marketing fee

The outstanding balances of intercompany transactions are due and demandable as of December 31, 2020.

Schedule G. Guarantees of Securities of Other Issuers
The Group does not have guarantees of securities of other issuers as of December 31, 2020.

Schedule H. Capital Stock

Title of issue	Number of shares authorized	Number of shares issued and outstanding as shown under related balance sheet caption	Number of shares reserved for options, warrants, conversion and other rights	Number of shares held by related parties	Directors, Officers and Employees	Others
Common Shares	8,200,000,000	5,193,830,685	–	3,166,806,886	11,805,421	2,015,218,378

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

ANNEX 68-D. RECONCILIATION OF UNAPPROPRIATED RETAINED EARNINGS AVAILABLE FOR DIVIDEND DECLARATION DECEMBER 31, 2020

Unappropriated Retained Earnings, beginning, as previously reported	₱26,501,747,857
Adjustments	1,168,719,060
Unappropriated Retained Earnings as adjusted, beginning	**27,670,466,917**
Net income actually earned/realized during the year	
Net income during the year closed to Retained Earnings	4,996,618,191
Less: Non-actual/unrealized income, net of tax	
Other unrealized expense or adjustments to the retained earnings as a result of certain transactions accounted for under the PFRS:	
Discounting effect on installment contract receivable (PAS 39)	(78,175,990)
Straight line adjustment rental income (PFRS 16)	2,731,723
Straight line adjustment rental expense (PFRS 16)	(162,118,027)
Discounting effect on security deposits (PAS 39)	1,845,477
Finance lease as a lessee (PFRS 16)	206,813,019
Amortization of commission expense (PFRS 16)	538,836,323
Capitalized borrowing costs	(607,488,563)
Gain or loss on Fair Value through Other Comprehensive Income (FVOCI)	8,407,149
Provision for deferred tax	498,383,741
Net income actually earned during the period	5,405,853,043
Less: Cash dividend declaration during the year	(2,596,915,343)
Reversal of appropriation	27,000,000,000
Additional appropriation during the year	(26,000,000,000)
Total Unappropriated Retained Earnings Available For Dividend Distribution, December 31, 2020	**₱31,479,404,617**

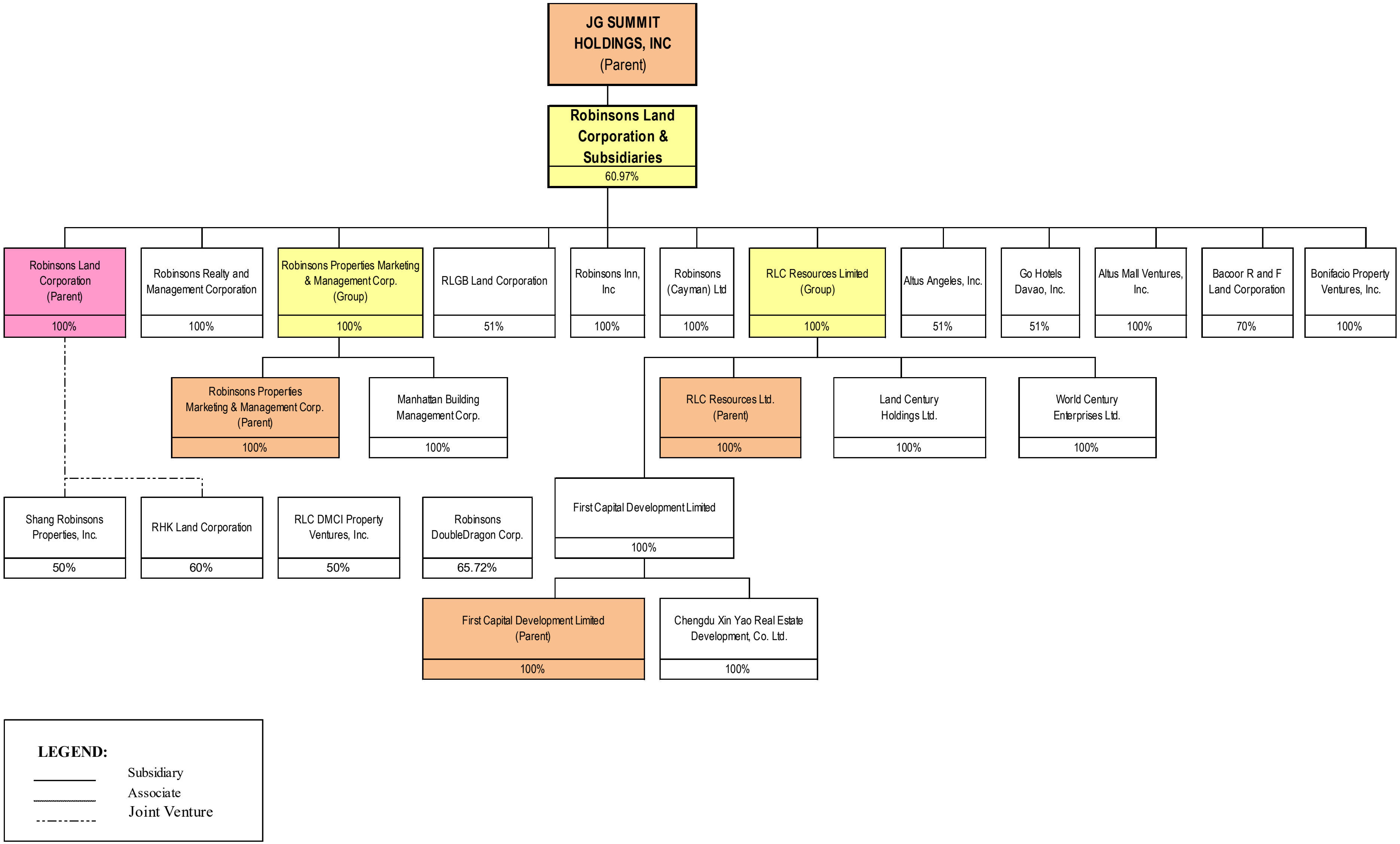
ROBINSONS LAND CORPORATION AND SUBSIDIARIES

ANNEX 68-E. SCHEDULE OF FINANCIAL SOUNDNESS INDICATORS AS OF DECEMBER 31, 2020

Ratio	Formula	Current Year	Prior Year
Current ratio	Current assets / Current liabilities	1.49	1.37
Acid test ratio (Quick ratio)	(Cash and cash equivalents + Current receivables + Other current assets) / Current liabilities	0.71	0.50
Solvency ratios	Earnings before interest, taxes, depreciation and amortization / (Short-term loans + Long-term loans)	0.26	0.40
Debt-to-equity ratio	(Short-term loans + Long-term loans) / Equity attributable to equity holders of the Parent Company	0.53	0.43
Asset-to-equity ratio	Total assets / Total equity	2.10	1.90
Interest coverage ratio	Earnings before interest and taxes / Interest expense + Capitalized interest expense	3.70	6.98
Return on equity	Net income attributable to equity holders of Parent Company / Equity attributable to equity holders of the Parent Company	0.05	0.09
Return on assets	Net income attributable to equity holders of Parent Company / Total assets	0.02	0.05
Net profit margin	Earnings before interest and taxes / Total revenues	0.33	0.40

Map of the Relationships of the Company within the Group

Below is a map showing the relationship between and among the Group and its ultimate parent company, subsidiaries, and joint ventures as of December 31, 2020:



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 eleven (11) subsidiaries as of December 31, 2020:

SUBSIDIARY	BUSINESS	% OWNERSHIP		COUNTRY OF INC OR RESIDENCE
		DIRECT	EFFECTIVE	
Robinson's Inn, Inc. [1]	Apartelle Operation	100	100	Philippines
Robinsons Realty and Management Corporation	Property development	100	100	Philippines
Robinsons Properties Marketing & Management Corporation	Marketing of real properties	100	100	Philippines
Robinsons (Cayman) Ltd	Property development	100	100	Cayman Islands
Altus Angeles, Inc.	Property management	51	51	Philippines
Altus Mall Ventures, Inc.	Property management	100	100	Philippines
GoHotels Davao, Inc.	Hotel Operation	51	51	Philippines
RLC Resources Ltd.	Property management	100	100	British Virgin Islands
Bonfacio Property Ventures, Inc.	Property management	100	100	Philippines
Bacoor R and F Land Corporation	Property management	70	70	Philippines
RLGB Land Corporation	Property management	51	100	Philippines

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