ROBINSONS LAND CORPORATION

November 9, 2022

CERTIFICATION

Securities and Exchange Commission
Secretariat Building, PICC Complex
Roxas Boulevard, Pasay City

I, **KERWIN MAX S. TAN**, Chief Financial, Risk, and Compliance Officer, is a duly authorized representative of **Robinsons Land Corporation** with SEC registration 93269-A with principal office address at 15th Floor, Robinsons Cyberscape Alpha, Sapphire and Garnet Roads, Ortigas Center, Pasig City, do hereby certify the authenticity of the SEC Form 17-Q (Quarterly Report) with attached unaudited consolidated financial statements for the period ended September 30, 2022, submitted on November 9, 2022 online and that the Report is true and correct to the best of my knowledge.

Ktan

KERWIN MAX S. TAN
Authorized Representative

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)

September 30, 2022

(Quarter Ended)

SEC Form 17-Q

(Form Type)

Amendment Designation (If applicable)

CN 000452R - Listed

(Secondary License Type and File Number)

COVER SHEET

9 3 2 6 9 – A

SEC Registration Number

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

(Company's Full Name)

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

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

Kerwin S. Tan	**8397-1888**
(Contact Person)	(Company Telephone Number)

1 2 / 3 1	1 7 - Q	
Month *Day* (Fiscal Year)	(Form Type)	*Month* *Day* (Annual Meeting)

(Secondary License Type, If Applicable)

Dept. Requiring this Doc.

Amended Articles Number/Section

Total Amount of Borrowings

Total No. of Stockholders

Domestic

Foreign

To be accomplished by SEC Personnel concerned

File Number

LCU

Document ID

Cashier

STAMPS

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SECURITIES AND EXCHANGE COMMISSION

SEC FORM 17-Q

QUARTERLY REPORT PURSUANT TO SECTION 17 OF THE SECURITIES REGULATION CODE AND SRC RULE 17(2)(b) THEREUNDER

1. For the quarterly period ended **September 30, 2022**

2. Commission identification number **93269-A**

3. BIR Tax Identification No. **000-361-376-000**

4. Exact name of issuer as specified in its charter

   ROBINSONS LAND CORPORATION

5. Province, country or other jurisdiction of incorporation or organization
   MANILA, PHILIPPINES

6. Industry Classification Code: ☐ (SEC Use Only)

7. Address of issuer's principal office Postal Code

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

8. Issuer's telephone number, including area code

   8397-1888

9. Former name, former address and former fiscal year, if changed since last report

   Not applicable

10. Securities registered pursuant to Sections 8 and 12 of the Code, or Sections 4 and 8 of the RSA

Title of each Class	Number of shares of common stock outstanding
Common	**5,079,919,285 shares**
Registered bonds payable	**₱29,554,780,000.00**

11. Are any or all of the securities listed on a Stock Exchange?

Yes [/] No [ ]

If yes, state the name of such Stock Exchange and the class/es of securities listed therein:

PHILIPPINE STOCK EXCHANGE **COMMON STOCK**

12. Indicate by check mark whether the registrant:

(a) has filed all reports required to be filed by Section 17 of the Code and SRC Rule 17 thereunder or Sections 11 of the RSA and RSA Rule 11(a)-1 thereunder, and Sections 26 and 141 of the Corporation Code of the Philippines, during the preceding twelve (12) months (or for such shorter period the registrant was required to file such reports)

Yes [/] No [ ]

(b) has been subject to such filing requirements for the past ninety (90) days.

Yes [/] No [ ]

PART I--FINANCIAL INFORMATION

Item 1. Financial Statements.

Financial Statements and, if applicable, Pro Forma Financial Statements meeting the requirements of SRC Rule 68, Form and Content of Financial Statements, shall be furnished as specified therein. **See Exhibit II**

Item 2. Management's Discussion and Analysis of Financial Condition and Results of Operations.

See Exhibit I

PART II--OTHER INFORMATION

The Company's retained earnings include accumulated equity in undistributed net earnings of investee companies and affiliates amounting to ₱5,562 million as of September 30, 2022 and ₱5,991 million as of December 31, 2021. This amount, plus ₱25,500 million of retained earnings appropriated for expansion, are not available for dividend declaration.

SIGNATURES

Pursuant to the requirements of the Securities Regulation Code, the issuer has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

Issuer
Signature & Title
Date

FREDERICK D. GO
President and Chief Executive Officer
11/09/2022

Issuer
Signature & Title
Date

KERWIN MAX S. TAN
Chief Financial, Risk and Compliance Officer
11/09/2022

ROBINSONS LAND CORPORATION
3rd Quarter CY 2022 PERFORMANCE

I. Results of Operations

In Millions (except for Earnings per Share)	For the Nine Months Ended September 30 2022	2021	Horizontal Analysis Inc. (Dec.)		Vertical Analysis 2022	2021
REVENUES						
Real Estate Operations						
Rental income	**₱11,308**	₱7,917	₱3,391	43%	**32%**	26%
Real estate sales	**17,914**	18,305	(391)	(2%)	**50%**	59%
Amusement income	**269**	-	269	-	**1%**	-
Others	**4,888**	3,896	992	25%	**14%**	13%
	34,380	30,118	4,261	14%	**96%**	97%
Hotel Operations	**1,387**	839	547	65%	**4%**	3%
	35,766	30,958	4,808	16%	**100%**	100%
COSTS						
Real Estate Operations						
Cost of rental services	**4,108**	4,012	96	2%	**11%**	13%
Cost of real estate sales	**13,153**	12,850	303	2%	**37%**	42%
Cost of amusement services	**129**	-	129	-	**0%**	-
Others	**3,347**	2,375	972	41%	**9%**	8%
	20,737	19,237	1,500	8%	**58%**	62%
Hotel Operations	**1,554**	959	595	62%	**4%**	3%
	22,291	20,196	2,095	10%	**62%**	65%
	13,476	10,762	2,713	25%	**38%**	35%
GENERAL AND ADMINISTRATIVE EXPENSES	**3,225**	2,658	567	21%	**9%**	9%
INCOME BEFORE OTHER INCOME (LOSSES)	**10,251**	8,104	2,147	26%	**29%**	26%
OTHER INCOME (LOSSES)	**(758)**	(1,094)	336	31%	**(2%)**	(4%)
INCOME BEFORE INCOME TAX	**9,493**	7,010	2,483	35%	**27%**	23%
PROVISION FOR INCOME TAX	**1,642**	515	1,127	219%	**5%**	2%
NET INCOME	**₱7,851**	₱6,495	₱1,355	21%	**22%**	21%
Net Income Attributable to:						
Equity holders of Parent Company	**₱6,739**	₱6,385	₱354	6%	**19%**	21%
Non-controlling interest in consolidated subsidiaries	**1,112**	110	1,002	907%	**3%**	0%
	₱7,851	₱6,495	₱1,355	21%	**22%**	21%
Basic/Diluted Earnings Per Share	**₱1.32**	₱1.23	₱0.09	7%		

Robinsons Land Corporation ("RLC", the "Company") posted a 130% growth year-on-year in consolidated net income attributable to parent to Php2,045 million in the three-month period ending 30 September 2022. This pushed consolidated net income to end at Php6,739 million in the first nine months of 2022, 6% higher than same period last year.

This year's strong earnings were spurred by growing demands from RLC's recurring business units and amplified by revenues from Phase 2 of its Chengdu Ban Bian Jie project in China.

Margins remained relatively intact with consolidated EBITDA and EBIT coming in at ₱14,221 million and ₱10,251 million for a 19% and 26% increase, respectively.

Improved consumer spending and retail sales lifted mall revenues by 54% in the nine months of 2022 to ₱9,251 million, accounting for 26% of consolidated revenues. EBITDA jumped 67% to ₱4,736 million, while EBIT significantly increased as well to ₱2,023 million year-on-year on the back of flattish growth in depreciation expense. Robinsons Malls continues to assert itself as the second largest mall operator in the country highlighted by its 52 lifestyle centers.

Robinsons Offices delivered stable topline results with a 12% growth in revenues to ₱5,278 million in the nine months of the year, accounting for 15% of consolidated revenues. This stable performance is primarily driven by the strength of its portfolio, which consists of 29 quality assets in strategic locations boosted by the successful leasing activities in new buildings namely, Cyber Omega in Ortigas Center, Cybergate Iloilo 1 and Bridgetowne East Campus One. EBITDA rose 15% to ₱4,625 million, while EBIT grew 18% to ₱3,917 million.

With the significant easing of travel restrictions, resurgence of domestic tourism, and reopening of international borders, Robinsons Hotels and Resorts (RHR) improved revenues by 65% to ₱1,387 million in the first nine months of 2022, accounting for 4% of consolidated revenues. Notwithstanding pre-operating expenses from new hotel developments, EBITDA climbed 8% to ₱204 million as 3Q2022 EBIT reversed back into the black for the first time since the pandemic.

The RLC Residences and Robinsons Homes reported combined realized revenues of ₱6,311 million year-on-year, an increase of 8% versus same period last year, accounting for 18% of consolidated revenues. Both EBITDA and EBIT likewise improved by 11% to ₱2,389 million and to ₱2,311 million, respectively.

In the nine months, Robinsons Logistics and Industrial Facilities surged its industrial leasing revenues, EBITDA, and EBIT relative to last year to ₱406 million, ₱346 million, and ₱250 million, respectively. This is mainly attributable to the full-period contribution of industrial facilities that were completed last year in Sucat and in Pampanga.

The Integrated Developments Division recorded ₱452 million of revenues from the deferred gain on the sale of parcels of land to joint venture entities recorded in the nine months. EBITDA and EBIT landed at ₱216 million and ₱213 million, respectively.

II. Financial Position

In Millions	September 2022	December 2021	Horizontal Inc. (Dec.)		Vertical 2022	2021
ASSETS						
Current Assets						
Cash and cash equivalents	**₱10,774**	₱18,650	(₱7,876)	(42%)	**5%**	8%
Receivables	**12,794**	15,493	(2,699)	(17%)	**6%**	7%
Subdivision land, condominium and residential units for sale	**32,997**	37,679	(4,683)	(12%)	**15%**	17%
Other current assets	**5,845**	4,755	1,091	23%	**3%**	2%
Total Current Assets	**62,410**	76,577	(14,167)	(19%)	**28%**	34%
Noncurrent Assets						
Noncurrent receivables	**7,022**	7,550	(528)	(7%)	**3%**	3%
Investment properties	**125,672**	124,939	733	1%	**57%**	55%
Property and equipment	**15,249**	8,690	6,559	75%	**7%**	4%
Investments in joint ventures	**2,967**	2,591	376	15%	**1%**	1%
Right-of-use assets	**1,433**	1,199	234	20%	**1%**	1%
Other noncurrent assets	**5,952**	6,405	(453)	(7%)	**3%**	3%
Total Noncurrent Assets	**158,295**	151,373	6,922	5%	**72%**	66%
	₱220,705	₱227,950	(₱7,245)	(3%)	**100%**	100%
LIABILITIES AND EQUITY						
Current Liabilities						
Accounts payable and accrued expenses	**₱18,345**	₱17,730	₱615	3%	**8%**	8%
Current portion of loans payable	**17,848**	10,791	7,058	65%	**8%**	5%
Contract liabilities, deposits and other current liabilities	**6,461**	19,793	(13,331)	(67%)	**3%**	9%
Total Current Liabilities	**42,654**	48,313	(5,659)	(12%)	**19%**	21%
Noncurrent Liabilities						
Contract liabilities, deposits and other noncurrent liabilities	**8,865**	9,798	(933)	(10%)	**4%**	4%
Loans payable - net of current portion	**33,282**	36,252	(2,970)	(8%)	**15%**	16%
Deferred tax liabilities - net	**3,016**	3,237	(221)	(7%)	**1%**	1%
Total Noncurrent Liabilities	**45,163**	49,287	(4,124)	(8%)	**20%**	22%
Total Liabilities	**87,817**	97,600	(9,783)	(10%)	**40%**	43%
Equity						
Equity attributable to equity holders of the Parent Company						
Capital Stock	**5,194**	5,194	-	-	**2%**	2%
Additional paid-in capital	**39,036**	39,040	(4)	(0%)	**18%**	17%
Treasury stock	**(2,159)**	(438)	(1,721)	(393%)	**(1%)**	(0%)
Equity reserves	**17,701**	17,701	-	-	**8%**	8%
Other comprehensive income	**(91)**	(59)	(32)	(54%)	**(0%)**	(0%)
Retained Earnings						
Unappropriated	**43,252**	39,069	4,183	11%	**20%**	17%
Appropriated	**25,500**	25,500	-	-	**12%**	11%
	128,432	126,007	2,425	2%	**58%**	55%
Non-controlling interest	**4,455**	4,343	112	3%	**2%**	2%
Total Equity	**132,888**	130,350	2,538	2%	**60%**	57%
TOTAL LIABILITIES AND EQUITY	**₱220,705**	₱227,950	(₱7,245)	(3%)	**100%**	100%

RLC's financial position remained strong with total assets at ₱220,705 million which includes cash of ₱10,774 million.

As of September 30, 2022, Cash and Cash Equivalents decreased by 42% mainly due to the repayment of matured bonds in February 2022, payment of dividends, and disbursements for capital expenditures. This is net of the ₱15,000 million additional bonds issued this year.

Receivables (current and non-current) were down by 14% this year at ₱19,816 million mainly due to collections of receivables from prior year's sale of lot, rental, and installment contract receivables.

Subdivision land, condominium and residential units for sale decreased by 12% due to the recognition of the related cost of sales for the Company's Chengdu Ban Bian Jie project.

Total Investment properties and Property and equipment increased by 5% due to additional capital expenditures during the period.

Other assets (current and non-current) increased by 6% to ₱11,797 million due to additional advances to lot owners.

Total accounts payable and accrued expenses increased by 3% mainly due to additional capital expenditures.

Outstanding debt increased to ₱51,130 million as of September 30, 2022 from ₱47,043 million as of December 31, 2021 due to the additional bond issuance. This resulted to a net debt to equity ratio of 31% as of September 30, 2022.

Shareholders' equity landed at ₱132,888 million, net of ₱2,159 million of treasury stock resulting from the RLC's buyback program which was launched in November 2021.

III. Key Performance Indicators

A summary of key performance indicators of RLC are presented below. The Company employs analyses using comparisons and measurements based on the financial data for current periods against the same period of the past year.

The key performance indicators are as follows:

	As of September 30, 2022	As of December 31, 2021
Current ratio[1]	1.46:1	1.59:1
Acid test ratio (Quick ratio) [2]	0.69:1	0.81:1
Debt-to-equity ratio[3]	0.40:1	0.37:1
Asset-to-equity ratio[4]	1.66:1	1.75:1
Net book value per share[5]	₱25.28	₱24.37

	For the Period Ended September 30	
	2022	2021
Earnings per share[7]	₱1.32	₱1.23
Interest coverage ratio[8]	7.68x	4.56x
Net profit/operating margin[9]	29%	26%
Solvency ratio[10]	0.34	0.28
Return on equity[11]	6.6%	6.8%
Return on assets[12]	3.8%	3.4%

Notes:

1. **Current Ratio** is computed as Current Assets over Current Liabilities.
2. **Acid Test Ratio (Quick Ratio)** is computed as Quick Assets (which is the total of Cash and cash equivalents, Current receivables, Current contract assets, and Other current assets) over Current Liabilities
3. **Debt-to-Equity Ratio** is computed as the ratio of financial indebtedness (which for the applicable periods is equivalent to the book value of loans payable and short-term loans) to Equity attributable to equity holders of the Parent Company
4. **Asset-to-Equity Ratio** is computed as Total Assets over Total Shareholders' Equity.
5. **Net Book Value per Share** is computed as Equity attributable to equity holders of the Parent Company divided by total number of outstanding shares.

6. For the period ended September 30, 2022 and 2021, the ratios were calculated on a 12-month basis for solvency ratio, return on equity, and return on assets.
7. **Earnings per Share** is computed as Net Income attributable to equity holders of the Parent Company over weighted average number of outstanding shares.
8. **Interest Coverage Ratio** is computed as Earnings before interest and taxes (EBIT) over interest expensed and capitalized from financial indebtedness.
9. **Net Profit/Operating Margin** is computed as EBIT over Total revenues
10. **Solvency Ratio** is computed as Earnings before interest, taxes, depreciation and amortization (EBITDA) over financial indebtedness (which for the applicable periods is equivalent to the book value of loans payable and short-term loans).
11. **Return on Equity** is computed as Net income attributable to equity holders of Parent Company over Equity attributable to equity holders of the Parent Company.
12. **Return on assets** is computed as Net income attributable to equity holders of Parent Company over Total Assets.

Robinsons Land Corporation and Subsidiaries

Unaudited Interim Condensed Consolidated Financial Statements
September 30, 2022 and for the Nine Months Ended September 30, 2022 and 2021
(With Comparative Audited Consolidated Statement of
Financial Position as of December 31, 2021)

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

INTERIM CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

(With Comparative Audited Figures as at December 31, 2021)

	September 30, 2022 (Unaudited)	December 31, 2021 (Audited)
ASSETS		
Current Assets		
Cash and cash equivalents (Notes 6, 21, 25 and 26)	**₱10,773,957,865**	₱18,649,773,784
Receivables (Notes 7, 21, 25 and 26)	**12,794,308,902**	15,493,189,403
Subdivision land, condominium and residential units for sale (Note 8)	**32,996,737,770**	37,679,441,733
Other current assets (Notes 9, 25 and 26)	**5,845,027,443**	4,754,523,164
Total Current Assets	**62,410,031,980**	76,576,928,084
Noncurrent Assets		
Noncurrent receivables (Notes 7, 21, 25 and 26)	**7,021,569,463**	7,549,521,416
Investment properties (Note 10)	**125,672,274,750**	124,939,053,875
Property and equipment (Note 11)	**15,249,089,654**	8,689,979,440
Investments in joint ventures (Note 12)	**2,967,136,592**	2,590,847,311
Right-of-use assets (Note 27)	**1,432,696,683**	1,198,810,590
Other noncurrent assets (Notes 13, 21, 25 and 26)	**5,951,790,764**	6,404,798,306
Total Noncurrent Assets	**158,294,557,906**	151,373,010,938
	₱220,704,589,886	₱227,949,939,022
LIABILITIES AND EQUITY		
Current Liabilities		
Accounts payable and accrued expenses (Notes 14, 25, 26 and 27)	**₱18,344,657,831**	₱17,729,707,505
Contract liabilities, deposits and other current liabilities (Notes 15, 21, 25 and 26)	**6,461,291,909**	19,792,723,248
Current portion of loans payable (Notes 16, 25 and 26)	**17,848,070,000**	10,790,500,000
Total Current Liabilities	**42,654,019,740**	48,312,930,753
Noncurrent Liabilities		
Loans payable - net of current portion (Notes 16, 25 and 26)	**33,281,890,200**	36,252,364,144
Contract liabilities, deposits and other noncurrent liabilities (Notes 15, 17, 21, 25 and 26)	**8,864,682,502**	9,797,543,987
Deferred tax liabilities - net (Note 24)	**3,016,462,543**	3,237,136,115
Total Noncurrent Liabilities	**45,163,035,245**	49,287,044,246
Total Liabilities	**87,817,054,985**	97,599,974,999
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)	**39,035,724,124**	39,040,182,917
Treasury stock (Note 19)	**(2,158,710,416)**	(438,191,348)
Equity reserves (Note 19)	**17,701,192,360**	17,701,192,360
Other comprehensive income:		
Remeasurements of net defined benefit liability - net of tax	**(139,904,890)**	(143,416,050)
Fair value reserve of financial assets at FVOCI - net of tax	**144,247**	48,990,485
Cumulative translation adjustment	**48,310,245**	35,220,967
Retained earnings (Note 18)		
Unappropriated	**43,251,633,006**	39,068,956,487
Appropriated	**25,500,000,000**	25,500,000,000
	128,432,219,361	126,006,766,503
Non-controlling interest	**4,455,315,540**	4,343,197,520
	132,887,534,901	130,349,964,023
	₱220,704,589,886	₱227,949,939,022

See accompanying Notes to Interim Condensed Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

INTERIM CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

	For Period July to September		For the Period January to September	
	2022 (Unaudited)	2021 (Unaudited)	**2022 (Unaudited)**	2021 (Unaudited)
REVENUES (Notes 5 and 22)				
Real Estate Operations				
Rental income (Notes 10, 22 and 27)	**₱4,081,943,305**	₱2,497,476,751	**₱11,308,319,984**	₱7,917,374,772
Real estate sales	**1,777,010,148**	830,971,640	**17,914,485,746**	18,305,189,821
Amusement income	**134,500,559**	–	**268,727,876**	–
Others	**1,697,147,150**	1,271,180,609	**4,888,111,366**	3,895,905,380
	7,690,601,162	4,599,629,000	**34,379,644,972**	30,118,469,973
Hotel Operations (Note 22)	**580,350,489**	313,705,184	**1,386,747,483**	839,432,096
	8,270,951,651	4,913,334,184	**35,766,392,455**	30,957,902,069
COSTS (Note 23)				
Real Estate Operations				
Cost of rental services	**1,380,567,904**	1,353,708,959	**4,108,045,402**	4,011,899,802
Cost of real estate sales (Note 8)	**884,426,045**	393,186,955	**13,152,534,681**	12,850,031,883
Cost of amusement services	**63,558,358**	–	**129,001,392**	–
Others	**1,255,889,416**	736,634,377	**3,347,052,770**	2,374,629,361
	3,584,441,723	2,483,530,291	**20,736,634,245**	19,236,561,046
Hotel operations	**554,671,771**	342,894,939	**1,554,025,494**	959,062,660
	4,139,113,494	2,826,425,230	**22,290,659,739**	20,195,623,706
GROSS INCOME	**4,131,838,157**	2,086,908,954	**13,475,732,716**	10,762,278,363
GENERAL AND ADMINISTRATIVE EXPENSES (Note 23)	**963,145,719**	662,733,802	**3,224,574,959**	2,657,986,510
INCOME BEFORE OTHER INCOME (LOSSES)	**3,168,692,438**	1,424,175,152	**10,251,157,757**	8,104,291,853
OTHER INCOME (LOSSES)				
Interest income	**20,828,674**	33,445,179	**86,870,144**	126,653,439
Gain on sale of investment property	**–**	–	–	–
Gain on foreign exchange	**36,714,010**	60,839,144	**212,469,190**	39,434,442
Gain on sale of property and equipment	**6,670,707**	401,674	**46,256,448**	401,674
Equity in net loss of a joint venture	**(50,703,296)**	–	**(131,492,028)**	–
Interest expense (Notes 16 and 27)	**(369,334,253)**	(410,135,291)	**(972,054,319)**	(1,260,355,231)
	(355,824,158)	(315,449,294)	**(757,950,565)**	(1,093,865,676)
INCOME BEFORE INCOME TAX	**2,812,868,280**	1,108,725,858	**9,493,207,192**	7,010,426,177
PROVISION FOR INCOME TAX (Note 24)	**325,374,115**	118,331,132	**1,642,406,880**	515,047,248
NET INCOME	**2,487,494,165**	990,394,726	**7,850,800,312**	6,495,378,929
OTHER COMPREHENSIVE INCOME				
Other comprehensive income to be reclassified to profit or loss in subsequent periods				
Cumulative translation adjustment	**15,995,384**	–	**13,089,278**	–
Other comprehensive loss not to be reclassified to profit or loss in subsequent periods				
Remeasurements of net defined benefit liability	**3,511,160**	–	**3,511,160**	34,655,400
Fair value reserve of financial assets at FVOCI, net of income tax effect (Note 7)	**(18,716,011)**	–	**(48,846,238)**	(3,711,290)
	(15,204,851)	–	**(45,335,078)**	30,944,110
Total Other Comprehensive Income	**790,533**	–	**(32,245,800)**	30,944,110
TOTAL COMPREHENSIVE INCOME	**₱2,488,284,698**	₱990,394,726	**₱7,818,554,512**	₱6,526,323,039

(Forward)

	For Period July to September		For the Period January to September	
	2022 (Unaudited)	2021 (Unaudited)	**2022 (Unaudited)**	2021 (Unaudited)
Net Income Attributable to:				
Equity holders of Parent Company	**₱2,045,169,261**	₱887,644,656	**₱6,738,522,012**	₱6,384,945,902
Non-controlling interest in consolidated subsidiaries	**442,324,904**	102,750,070	**1,112,278,300**	110,433,027
	₱2,487,494,165	₱990,394,726	**₱7,850,800,312**	₱6,495,378,929
Total Comprehensive Income Attributable to:				
Equity holders of Parent Company	**₱2,045,959,794**	₱887,644,656	**₱6,706,276,212**	₱6,415,890,012
Non-controlling interest in consolidated subsidiaries	**442,324,904**	102,750,070	**1,112,278,300**	110,433,027
	₱2,488,284,698	₱990,394,726	**₱7,818,554,512**	₱6,526,323,039
Basic/Diluted Earnings Per Share (Note 20)	**₱0.40**	₱0.17	**₱1.32**	₱1.23

See accompanying Notes to Interim Condensed Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

INTERIM CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

	For the Nine Months Ended September 30, 2022 (Unaudited)											
	Attributable to Equity Holders of the Parent Company											
	Capital Stock (Note 19)	**Additional Paid-in Capital** (Note 19)	**Treasury Stock** (Note 19)	**Equity Reserves** (Note 19)	**Remeasurement of Net Defined Benefit Liability**	**Cumulative Translation Adjustment**	**Fair value Reserve of Financial Assets at FVOCI**	**Unappropriated Retained Earnings** (Note 18)	**Appropriated Retained Earnings**	**Total**	**Non-controlling Interest**	**Total Equity**
Balances at January 1, 2022	**₱5,193,830,685**	**₱39,040,182,917**	**(₱438,191,348)**	**₱17,701,192,360**	**(₱143,416,050)**	**₱35,220,967**	**₱48,990,485**	**₱39,068,956,487**	**₱25,500,000,000**	**₱126,006,766,503**	**₱4,343,197,520**	**₱130,349,964,023**
Comprehensive income												
Net income	–	–	–	–	–	–	–	**6,738,522,012**	–	**6,738,522,012**	**1,112,278,300**	**7,850,800,312**
Other comprehensive income	–	–	–	–	**3,511,160**	**13,089,278**	**(48,846,238)**	–	–	**(32,245,800)**	–	**(32,245,800)**
Total comprehensive income	–	–	–	–	**3,511,160**	**13,089,278**	**(48,846,238)**	**6,738,522,012**	–	**6,706,276,212**	**1,112,278,300**	**7,818,554,512**
Additional investment in subsidiary	–	–	–	–	–	–	–	–	–	–	**43,500,000**	**43,500,000**
Stock issue costs	–	–	–	–	–	–	–	**(1,050,000)**	–	**(1,050,000)**	–	**(1,050,000)**
Acquisition of treasury stock	–	**(4,458,793)**	**(1,720,519,068)**	–	–	–	–	–	–	**(1,724,977,861)**	–	**(1,724,977,861)**
Cash dividends	–	–	–	–	–	–	–	**(2,554,795,493)**	–	**(2,554,795,493)**	**(1,043,660,280)**	**(3,598,455,773)**
Balances at September 30, 2022	**₱5,193,830,685**	**₱39,035,724,124**	**(₱2,158,710,416)**	**₱17,701,192,360**	**(₱139,904,890)**	**₱48,310,245**	**₱144,247**	**₱43,251,633,006**	**₱25,500,000,000**	**₱128,432,219,361**	**₱4,455,315,540**	**₱132,887,534,901**

	For the Nine Months Ended September 30, 2021 (Unaudited)											
	Attributable to Equity Holders of the Parent Company											
	Capital Stock (Note 19)	Additional Paid-in Capital (Note 19)	Treasury Stock (Note 19)	Equity Reserves (Note 19)	Remeasurement of Net Defined Benefit Liability	Cumulative Translation Adjustment	Fair value Reserve of Financial Assets at FVOCI	Unappropriated Retained Earnings (Note 18)	Appropriated Retained Earnings	Total	Non-controlling Interest	Total Equity
Balances at January 1, 2021	₱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
Comprehensive income												
Net income	–	–	–	–	–	–	–	6,384,945,902	–	6,384,945,902	110,433,027	6,495,378,929
Other comprehensive income	–	–	–	–	34,655,400	–	(3,711,290)	–	–	30,944,110	–	30,944,110
Total comprehensive income	–	–	–	–	34,655,400	–	(3,711,290)	6,384,945,902	–	6,415,890,012	110,433,027	6,526,323,039
Sale of investment in subsidiary	–	–	–	19,471,715,330	–	–	–	–	–	19,471,715,330	3,186,353,816	22,658,069,146
Stock issue costs	–	–	–	–	–	–	–	(6,127,000)	–	(6,127,000)	(3,000)	(6,130,000)
Cash dividends	–	–	–	–	–	–	–	(1,298,457,671)	–	(1,298,457,671)	–	(1,298,457,671)
Balances at September 30, 2021	₱5,193,830,685	₱39,041,328,236	₱–	₱19,471,715,330	(₱146,430,095)	(₱102,703,543)	₱62,291,414	₱36,902,310,555	₱26,000,000,000	₱126,422,342,582	₱4,175,493,567	₱130,597,836,149

See accompanying Notes to Interim Condensed Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

INTERIM CONSOLIDATED STATEMENTS OF CASH FLOWS

	For the Nine Months Ended September 30	
	2022 (Unaudited)	2021 (Unaudited)
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	**₱9,493,207,192**	₱7,010,426,177
Adjustments for:		
Depreciation (Notes 10 and 11)	**3,893,977,573**	3,785,570,214
Interest expense (Note 16)	**842,400,887**	1,214,590,217
Interest expense on lease liabilities (Note 27)	**129,653,432**	45,765,014
Accretion expense on security deposits	**37,131,558**	20,218,878
Amortization of right-of-use assets (Note 27)	**76,051,003**	31,285,724
Net movement in pension liabilities	**12,681,004**	17,412,557
Gain on sale of property and equipment	**(35,248,934)**	(401,674)
Gain on sale of an investment property	**(11,007,514)**	–
Equity in net earnings of joint ventures (Note 12)	**(876,739,057)**	(346,343,805)
Interest income	**(561,982,274)**	(514,253,853)
Operating income before working capital changes	**13,000,124,870**	11,264,269,449
Decrease (Increase) in:		
Receivables – trade	**3,198,795,293**	(1,581,501,595)
Subdivision land, condominium and residential units for sale	**4,845,113,549**	4,133,846,607
Other current assets	**1,535,940,468**	1,289,203,600
Increase (Decrease) in:		–
Accounts payable and accrued expenses and other liabilities	**124,432,879**	4,989,844,687
Customers' deposits	**(13,525,717,804)**	(9,544,987,542)
Cash generated from operations	**9,178,689,255**	10,550,675,206
Interest received from cash and short-term investments	**81,557,102**	128,929,135
Interest received from installment contract receivables	**475,112,130**	387,600,414
Income tax paid	**(1,587,062,658)**	(1,458,215,316)
Net cash flows provided by operating activities	**8,148,295,829**	9,608,989,439
CASH FLOWS FROM INVESTING ACTIVITIES		
Decrease (Increase) in:		
Advances to lot owners (Notes 9 and 13)	**(2,254,769,931)**	204,236,094
Advances to suppliers and contractors	**(583,918,423)**	20,973,459
Receivables from affiliated companies (Notes 7 and 21)	**17,600,468**	(982,680,912)
Other noncurrent assets	**(22,223,685)**	88,916,020
Additions to:		
Investment properties (inclusive of capitalized borrowing cost) (Note 10)	**(7,120,077,208)**	(13,008,226,900)
Property and equipment (Note 11)	**(3,374,338,303)**	(518,738,536)
Investment in joint ventures	**(356,530,333)**	–
Proceeds from:		
Subscription of noncontrolling interest (Note 2)	**43,500,000**	–
Disposal of investment property	**26,785,714**	–
Disposal of property and equipment	**39,364,127**	401,674
Net cash flows used in investing activities	**(13,584,607,574)**	(14,195,119,101)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from:		
Availment of short-term loans (Note 16)	–	8,500,000,000
Sale of investment in subsidiary – net	–	20,690,154,757
Loans payable (Note 16)	**15,000,000,000**	–
Payment of:		
Loans payable (Note 16)	**(10,790,500,000)**	(6,655,000,000)
Acquisition of treasury stock (Note 19)	**(1,724,977,861)**	–
Interests on loans	**(1,086,684,447)**	(1,681,730,340)
Cash dividends	**(3,599,082,655)**	(1,298,457,671)
Principal portion of lease liabilities	**(100,635,441)**	(34,028,920)
Debt issue costs	**(185,718,543)**	–
Short-term loans	–	(8,500,000,000)
Interest on lease liabilities	–	(7,922,169)
Stock issuance costs	**(1,050,000)**	–
Increase in payable to affiliated companies and other noncurrent liabilities (Notes 15 and 17)	**49,144,773**	238,901,685
Net cash flows used in financing activities	**(2,439,504,174)**	11,251,917,342
NET DECREASE IN CASH AND CASH EQUIVALENTS	**(7,875,815,919)**	6,665,787,680
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	**18,649,773,784**	14,004,258,784
CASH AND CASH EQUIVALENTS AT END OF PERIOD	**₱10,773,957,865**	₱20,670,046,464

See accompanying Notes to Interim Condensed Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL STATEMENTS

1. Corporate Information

Robinsons Land Corporation (the Parent Company) is a stock corporation organized and incorporated on June 4, 1980 with a corporate life of 50 years under the laws of the Philippines. The Parent Company and its subsidiaries will collectively be 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, shopping malls, commercial centers and housing projects, hotels and other variants and mixed-used property projects. The Group is 62.34% owned by JG Summit Holdings, Inc. (JGSHI or the Ultimate Parent Company). JGSHI is one of the country’s largest conglomerates, with diverse interests in branded consumer foods, agro-industrial and commodity food products, petrochemicals, air transportation and financial services.

The Parent Company’s shares of stock are listed and currently traded at the Philippine Stock Exchange (PSE) under the stock symbol “RLC”.

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

The interim condensed consolidated financial statements as of September 30, 2022 and for the nine-month periods ended September 30, 2022 and 2021 were approved and authorized for issuance by the Parent Company’s Board of Directors (BOD) on November 8, 2022.

2. Basis of Preparation

The interim condensed consolidated financial statements as of September 30, 2022 and for the nine months period ended September 30, 2022 and 2021 have been prepared in compliance with Philippine Accounting Standards (PAS) 34, *Interim Financial Reporting,* as modified by the application of the financial reporting reliefs issued and approved by the Securities and Exchange Commission (SEC) in response to the COVID-19 pandemic.

The interim condensed consolidated financial statements do not include all the information and disclosures required in the annual financial statements and should be read in conjunction with the Group’s annual financial statements as of December 31, 2021 which have been prepared under Philippine Financial Reporting Standards (PFRSs), as modified by the application of the financial reporting relief on the accounting for significant financing components as issued and approved by the SEC in response to the COVID-19 pandemic.

The Parent Company has availed of the relief granted by the SEC under Memorandum Circular (MC) No. 34-2020 which further extended the deferral of PIC Q&A 2018-12-D (assessment if the transaction price includes a significant financing component) until December 31, 2023.

The interim condensed consolidated financial statements have been prepared on a historical cost basis, except for financial assets at fair value through other comprehensive income (FVOCI) that have been measured at fair value and are presented in Philippine Pesos (₱), the Group’s functional currency. All amounts are rounded to the nearest Peso unless otherwise indicated.

The Parent Company interim condensed consolidated financial statements provide comparative information in respect of the previous period. While there are recent signs of increased market activity with the easing of quarantine measures in key areas in the Philippines, management believes that the impact of COVID-19 pandemic situation remains fluid and evolving and the pace of recovery remains uncertain.

Statement of Compliance

The interim condensed consolidated financial statements of the Group have been prepared in compliance with PAS 34, as modified by the application of the financial reporting relief on the accounting for significant financing components as issued and approved by the SEC in response to the COVID-19 pandemic.

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

On December 15, 2020, the Philippine SEC issued SEC Memorandum Circular (MC) No. 34-2020 which further extended the deferral of the following provisions of PIC Q&A 2018-12 until December 31, 2023:

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. 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

The exclusion of land in the determination of POC and IFRIC Agenda Decision on Over Time Transfer of Constructed Goods (PAS 23, *Borrowing Cost*) for Real Estate industry as discussed in PIC Q&A No. 2018-12-E are not applicable to the Group.

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).

Basis of Consolidation

The interim condensed consolidated financial statements comprise the financial statements of the Group as of September 30, 2022 and December 31, 2021 and for the nine months period ended September 30, 2022 and 2021.

The interim condensed 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.

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.

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.

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 related assets (including goodwill), liabilities, non-controlling interest and other components of equity, while any resultant gain or loss is recognized in profit or loss. Any investment retained is recognized at fair value.

The consolidated financial statements include the financial statements of the Parent Company and the following subsidiaries as of September 30, 2022 and December 31, 2021:

	Country of Incorporation	Effective Percentage of Ownership	
		2022	2021
Robinson's Inn, Inc.	Philippines	**100%**	100%
RL Commercial REIT, Inc. (RCR)*	Philippines	**66%**	63%
Robinsons Properties Marketing & Management Corp.	Philippines	**100%**	100%
Manhattan Buildings and Management Corporation	Philippines	**100%**	100%
Robinson's Land (Cayman), Ltd.	Cayman Islands	**100%**	100%
Altus Mall Ventures, Inc.	Philippines	**100%**	100%
Bonifacio Property Ventures, Inc. (BPVI)	Philippines	**100%**	100%
Bacoor R and F Land Corporation (BRFLC)	Philippines	**70%**	70%
Altus Angeles, Inc. (AAI)	Philippines	**51%**	51%
GoHotels Davao, Inc. (GDI)	Philippines	**51%**	51%
The Company Resources Ltd. (The RLCRL)	British Virgin Island	**100%**	100%
Land Century Holdings Ltd. (LCHL)	Hong Kong	**100%**	100%
World Century Enterprise Ltd. (WCEL)	Hong Kong	**100%**	100%
First Capital Development Ltd. (First Capital)	Hong Kong	**100%**	100%
Chengdu Xin Yao Real Estate Development, Co. Ltd. (Chengdu Xin Yao)	China	**100%**	100%
RLGB Land Corporation (RLGB)	Philippines	**100%**	100%
Robinsons Logistix and Industrials, Inc. (RLII)	Philippines	**100%**	100%
RL Property Management, Inc. (RLPMI)	Philippines	**100%**	100%
RL Fund Management, Inc. (RLFMI)	Philippines	**100%**	100%
Malldash Corp.	Philippines	**100%**	100%
Staten Property Management, Inc.	Philippines	**100%**	–
RL Digital Ventures, Inc.	Philippines	**100%**	–

**formerly Robinsons Realty Management Corporation*

The functional currency of Robinson's Land (Cayman), Ltd. and The 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 5, 2021, Robinsons Logistix and Industrials, Inc. was incorporated to engage in and carry on a business of logistics and to develop buildings, warehouses, industrial and logistics facilities, among others.

On April 12, 2021, RL Property Management, Inc. was incorporated primarily to engage in the business of providing services in relation to property management, lease management, marketing, project management, including tenant services, care and maintenance of physical structures, securing and administering routine management services, formulating and implementing leasing strategies, enforcing tenancy conditions, ensuing compliance with relevant government regulations with respect to the managed property, and formulating and implementing policies and programs in respects of building management, maintenance and improvement, initiating refurbishment and monitoring thereof, and such other duties and functions necessary and incidental to property management.

On May 28, 2021, RL Fund Management, Inc. was incorporated to engage in the business of providing fund management services to real estate investment trust (REIT) companies, as provided under Republic Act No. 9856 (the Real Estate Investment Trust Act of 2009), including its implementing rules and regulations.

On July 26, 2021, Malldash Corp. was organized to engage in, develop, operate, and maintain the business of providing Information Technology (I.T.) solutions; to develop, operate, and maintain an electronic marketplace that will allow for business to business integration to consumer electronic commerce solutions; to provide solutions for merchant to consumer/user product delivery and/or fulfillment; to provide logistic services and digital services; and to do other things necessary or convenient for carrying out into effect the foregoing purpose.

On January 25, 2022, Staten Property Management, Inc. was incorporated to manage, own, operate, and carry on the business of providing management services to residential subdivisions, residential and office buildings, commercial, estate, facility, and industrial developments, repairs and maintenance services, lease and tenancy management services, outsourcing services, asset, condotel, parking and apartment management services, treasury and general accounting, billing and collection services, and property consulting services in various residential, commercial, industrial, recreational buildings and developments.

On February 17, 2022, RL Digital Ventures, Inc. was incorporated to engage in, develop, operate, maintain, and/or provide any form of digital activity and service Information technology (I.T.) solution, e-commerce business or platform, internet or cyberspace activity.

On April 15, 2021, the BOD and stockholders of the RCR approved the amendments to the Articles of Incorporation (AOI)of Robinsons Realty and Management Corporation that resulted to: (a) change in corporate name to RL Commercial REIT, Inc.; (b) change in primary purpose to engage in the business of REIT (c) increase in authorized capital stock from One Hundred Million Pesos (₱100,000,000), divided into One Hundred Million (100,000,000) common shares with par value of One Peso (₱1.00) per share, to Thirty-Nine Billion Seven Hundred Ninety-Five Million Nine Hundred Eighty-Eight Thousand Seven Hundred Thirty-Two (39,795,988,732) shares with par value of One Peso (₱1.00) per share. Further, a Comprehensive Deed of Assignment was executed between RCR and the Parent Company on April 15, 2021 for the assignment, transfer, and conveyance by the Parent Company of several properties (the Assigned Properties) to RCR in the form of buildings and condominium units with an aggregate gross area of Three Hundred Sixty-Five Thousand Three Hundred Twenty-Nine and Eighty-One Hundredths (365,329.81) square meters and with a total value of Fifty-Nine Billion Forty-Six Million Pesos (₱59,046,000,000) in exchange for the issuance of Nine Billion Nine Hundred Twenty-Three Million Nine Hundred Ninety-Seven Thousand One Hundred Eighty-Three (9,923,997,183) shares of the Assigned Properties at One Peso (₱1.00) per share with an aggregate par value of Nine Billion Nine Hundred Twenty-Three Million Nine Hundred Ninety-Seven Thousand One Hundred Eighty-Three Pesos (₱9,923,997,183), with the remaining amount of Forty-Nine Billion One Hundred Twenty-Two Million Two Thousand Eight Hundred Seventeen Pesos (₱49,122,002,817) being treated as additional paid-in capital without issuance of additional shares (the Property-for-Share Swap).

On August 2, 2021, SEC approved the amendments to RCR’s AOI and the Property-for- Share Swap. On September 14, 2021, RCR completed its initial public offering, and its common shares were listed and currently traded in the PSE as a REIT entity.

On March 8, 2022, a Deed of Sale was executed between RCR and the Parent Company for the sale of Robinsons Cybergate Bacolod for ₱734.00 million, exclusive of VAT.

On April 20, 2022, a Deed of Assignment was executed between RCR and the Parent Company for the infusion of Cyberscape Gamma for ₱5,888.00 million. On August 15, 2022, SEC has issued its approval of the valuation of Cyberscape Gamma in the amount of ₱5,888.00 million to be applied as payment for the additional issuance of 777,807,133 common shares.

In 2022, BRFLC issued 1,450,000 additional common shares from its registered share capital of 10,000,000 common shares at par of ₱100 per share, 70% of which or 1,015,000 common shares was subscribed and paid up by the Parent Company.

On February 18, 2022, the GOHD's BOD approved the declaration of cash dividends of ₱0.12 per outstanding common share to stockholders on record date as of February 18, 2022. The cash dividend was paid on March 15, 2022.

On February 4, 2022, the RCR's BOD approved the declaration of cash dividends of ₱0.092 per outstanding common share to stockholders on record date as of February 18, 2022. The cash dividend was paid on February 28, 2022. In addition, on May 10, 2022, the BOD approved the declaration of its first regular cash dividends for calendar year 2022 covering the period January to March 31, 2022 at ₱0.0965 per outstanding common share to stockholders on record date as of May 26, 2022. The cash dividend was paid on May 31, 2022. Furthermore, on November 8, 2022, RCR's BOD declared its third regular cash dividends for calendar year 2022 covering the period July 1 to September 30, 2022 at ₱0.0974 per outstanding common share, following the approval of the BOD in their regular meeting held on the same date. The cash dividends will be payable on November 29, 2022 to stockholders of record as of November 22, 2022.

Voting rights held by non-controlling interests on AAI, GDI, BRFLC and RCR are equivalent to 49%, 49%, 30% and 34%, respectively. As of September 30, 2022 and December 31, 2021, the Group does not consider these subsidiaries as having material non-controlling interest that would require additional disclosures.

3. Changes in Accounting Policies

Changes in Accounting Policies and Disclosures

The accounting policies adopted are consistent with those of the previous financial year except for the adoption of new standards effective in 2022. The Group has not early adopted any standard, interpretation or amendment that has been issued but is not yet effective.

Unless otherwise indicated, adoption of these standards did not have an impact on the unaudited interim condensed consolidated financial statements of the Group.

- 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.

- 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.

- 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.

- *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.

  - 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.

  - 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.

<u>Standards Issued but not yet Effective</u>
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, 2023

- Amendments to PAS 12, *Deferred Tax related to Assets and Liabilities arising from a Single Transaction*

  The amendments narrow the scope of the initial recognition exception under PAS 12, so that it no longer applies to transactions that give rise to equal taxable and deductible temporary differences.

  The amendments also clarify that where payments that settle a liability are deductible for tax purposes, it is a matter of judgement (having considered the applicable tax law) whether such deductions are attributable for tax purposes to the liability recognized in the financial statements (and interest expense) or to the related asset component (and interest expense).

  An entity applies the amendments to transactions that occur on or after the beginning of the earliest comparative period presented for annual reporting periods on or after January 1, 2023.

- Amendments to PAS 8, *Definition of Accounting Estimates*

  The amendments introduce a new definition of accounting estimates and clarify the distinction between changes in accounting estimates and changes in accounting policies and the correction of errors. Also, the amendments clarify that the effects on an accounting estimate of a change in an input or a change in a measurement technique are changes in accounting estimates if they do not result from the correction of prior period errors.

  An entity applies the amendments to changes in accounting policies and changes in accounting estimates that occur on or after January 1, 2023 with earlier adoption permitted.

- Amendments to PAS 1 and PFRS Practice Statement 2, *Disclosure of Accounting Policies*

  The amendments provide guidance and examples to help entities apply materiality judgements to accounting policy disclosures. The amendments aim to help entities provide accounting policy disclosures that are more useful by:

  - Replacing the requirement for entities to disclose their ‘significant’ accounting policies with a requirement to disclose their ‘material’ accounting policies, and
  - Adding guidance on how entities apply the concept of materiality in making decisions about accounting policy disclosures

  The amendments to the Practice Statement provide non-mandatory guidance. Meanwhile, the amendments to PAS 1 are effective for annual periods beginning on or after January 1, 2023. Early application is permitted as long as this fact is disclosed.

Effective beginning on or after January 1, 2024

- 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
- 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. However, in November 2021, the International Accounting Standards Board (IASB) tentatively decided to defer the effective date to no earlier than January 1, 2024.

Effective beginning on or after January 1, 2025

- 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

  On December 15, 2021, the FRSC amended the mandatory effective date of PFRS 17 from January 1, 2023 to January 1, 2025. This is consistent with Circular Letter No. 2020-62 issued by the Insurance Commission which deferred the implementation of PFRS 17 by two (2) years after its effective date as decided by the IASB.

  PFRS 17 is effective for reporting periods beginning on or after January 1, 2025, with comparative figures required. Early application is permitted.

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 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.

The Group is currently assessing the impact of adopting these amendments.

- 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 8, 2019, the 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.

  The PIC Q&A provisions covered by the SEC deferral that the Group availed in 2021 follows:

	Deferral Period
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

  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.

  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 availed of the SEC relief on the accounting for significant financing component of PIC Q&A No. 2018-12. Had this provision been adopted, the Group assessed that the impact would have been as follows:

  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 either full retrospectively or modified 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 contracts receivable, provision for deferred income tax, deferred tax asset or liability for all years presented, and the opening balance of retained earnings. These would have impacted the cash flows from operations and cash flows from financing activities for all years presented. The Group is assessing the impact of significant financing component as of September 30, 2022.

4. Significant Accounting Judgments and Estimates

The preparation of the accompanying consolidated financial statements in conformity with PFRSs, as modified by the application of the financial reporting reliefs issued and approved by the SEC in response to the COVID-19 pandemic, requires management to make estimates and assumptions that affect the amounts reported in the consolidated financial statements and accompanying notes. The estimates and assumptions used in the accompanying consolidated financial statements are based upon management's evaluation of relevant facts and circumstances as of the date of the consolidated financial statements. 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 interim condensed 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.

Except as otherwise stated, the significant accounting policies, judgments, estimates and assumptions used in the preparation of the unaudited interim condensed consolidated financial statements are consistent with those used in the annual consolidated financial statements as at and for the year ended December 31, 2021.

Assessment of Joint Control
The Parent Company entered into various joint ventures with Shang Properties, Inc., Hong Kong Land Group, DMCI Project Developers, Inc., DoubleDragon Properties Corp, Tyme Global Limited, Robinsons Bank Corporation and Robinsons Retail Holdings, Inc. 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.

5. 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, amortization and other income (losses) (EBITDA).

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 interim condensed consolidated financial statements which is in accordance with PFRS as modified by the application of the financial reporting relief issued and approved by the Securities and Exchange Commission (SEC) in response to the COVID-19 pandemic.

Cost and expenses exclude interest, taxes and depreciation.

The Group derives its revenue from the following reportable units:

Robinsons Malls - 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 in the Philippines.

Robinsons Offices - develops and leases out office spaces.

Robinsons Hotels and Resorts - owns and operates a chain of hotels in various locations in the Philippines.

Robinsons Logistics and Industrial Facilities - develops and leases out warehouse and logistics facilities.

Robinsons Integrated Developments Division - focuses on strategic land bank acquisition and management, exploration of real estate-related infrastructure projects.

Chengdu Xin Yao (CDXY) - develops and sells real estate projects in China.

Segment information for the comparative period ended September 30, 2021 include new reportable segments to conform with the presentation for the period ended September 30, 2022.

The financial information about the operations of these business segments is summarized as follows:

Nine Months Ended September 30, 2022 (Unaudited)

	Robinsons Malls	Residential Division	Robinsons Offices	Robinsons Hotels and Resorts	Robinsons Logistics and Industrial Facilities	Robinsons Integrated Developments Division	Chengdu Xin Yao	Intersegment Eliminating Adjustments	Consolidated
Revenue									
Segment revenue:									
Revenues from contracts with customers	**₱268,727,876**	**₱4,807,055,586**	**₱–**	**₱1,386,747,483**	**₱–**	**₱425,800,012**	**₱12,681,630,148**	**₱–**	**₱19,569,961,105**
Rental income	**6,492,855,286**	**69,922,359**	**4,313,580,356**	**–**	**405,933,212**	**26,028,771**	**–**	**–**	**11,308,319,984**
Other income	**2,489,597,108**	**1,433,562,567**	**964,545,066**	**–**	**273,718**	**132,907**	**–**	**–**	**4,888,111,366**
Intersegment revenue	**39,387,950**	**–**	**496,874,436**	**1,466,263**	**–**	**19,885,410**	**–**	**(557,614,059)**	**–**
Total Revenue	**9,290,568,220**	**6,310,540,512**	**5,774,999,858**	**1,388,213,746**	**406,206,930**	**471,847,100**	**12,681,630,148**	**(557,614,059)**	**35,766,392,455**
Costs and expenses									
Segment costs and expenses	**4,515,016,255**	**3,921,429,597**	**653,596,111**	**1,182,868,464**	**60,520,462**	**236,127,707**	**10,975,647,526**	**–**	**21,545,206,122**
Intersegment costs and expenses	**10,522**	**39,398,814**	**516,760,961**	**1,443,762**	**–**	**–**	**–**	**(557,614,059)**	**–**
Total costs and expenses before depreciation and amortization	**4,515,026,777**	**3,960,828,411**	**1,170,357,072**	**1,184,312,226**	**60,520,462**	**236,127,707**	**10,975,647,526**	**(557,614,059)**	**21,545,206,122**
Earnings before interest, taxes and depreciation	**4,775,541,443**	**2,349,712,101**	**4,604,642,786**	**203,901,520**	**345,686,468**	**235,719,393**	**1,705,982,622**	**–**	**14,221,186,333**
Depreciation and amortization	**2,713,236,235**	**78,114,837**	**707,989,587**	**371,157,030**	**96,115,140**	**3,220,332**	**195,415**	**–**	**3,970,028,576**
Operating income	**₱2,062,305,208**	**₱2,271,597,264**	**₱3,896,653,199**	**(₱167,255,510)**	**₱249,571,328**	**₱232,499,061**	**₱1,705,787,207**	**₱–**	**₱10,251,157,757**

Nine Months Ended September 30, 2021 (Unaudited)

	Robinsons Malls	Residential Division	Robinsons Offices	Robinsons Hotels and Resorts	Robinsons Logistics and Industrial Facilities	Robinsons Integrated Developments Division	Chengdu Xin Yao	Intersegment Eliminating Adjustments	Consolidated
Revenue									
Segment revenue:									
Revenues from contracts with customers	₱–	₱4,996,317,830	₱–	₱839,432,096	₱–	₱2,857,341,645	₱10,451,530,346	₱–	₱19,144,621,917
Rental income	3,826,155,522	52,458,864	3,821,659,017	–	199,445,109	17,656,260	–	–	7,917,374,772
Other income	2,170,835,026	767,532,120	901,030,452	–	–	156,499	56,351,283	–	3,895,905,380
Intersegment revenue	31,676,986	–	95,548,795	2,746,672	–	–	–	(129,972,453)	–
Total Revenue	6,028,667,534	5,816,308,814	4,818,238,264	842,178,768	199,445,109	2,875,154,404	10,507,881,629	(129,972,453)	30,957,902,069
Costs and expenses									
Segment costs and expenses	3,154,025,880	3,669,754,197	687,694,120	650,051,896	16,278,678	1,357,734,114	9,501,215,393	–	19,036,754,278
Intersegment costs and expenses	8,555,625	35,914,433	70,909,994	13,371,725		1,220,676	–	(129,972,453)	–
Total costs and expenses before depreciation and amortization	3,162,581,505	3,705,668,630	758,604,114	663,423,621	16,278,678	1,358,954,790	9,501,215,393	(129,972,453)	19,036,754,278
Earnings before interest, taxes and depreciation	2,866,086,029	2,110,640,184	4,059,634,150	178,755,147	183,166,431	1,516,199,614	1,006,666,236	–	11,921,147,791
Depreciation and amortization	2,687,901,413	61,754,446	704,053,291	309,010,764	51,297,556	2,603,982	234,486	–	3,816,855,938
Operating income	₱178,184,616	₱2,048,885,738	₱3,355,580,859	(₱130,255,617)	₱131,868,875	₱1,513,595,632	₱1,006,431,750	₱–	₱8,104,291,853

The financial information about the segment assets and liabilities of these operating segments as at September 30, 2022 and December 31, 2021 are as follows:

As of September 30, 2022 (Unaudited)

	Robinsons Malls	Residential Division	Robinsons Offices	Robinsons Hotels and Resorts	Robinsons Logistics and Industrial Facilities	Integrated Developments Division	Chengdu Xin Yao	Intersegment Eliminating Adjustments	Consolidated
Assets and Liabilities									
Segment assets	**₱85,450,216,657**	**₱44,591,021,512**	**₱35,138,426,082**	**₱17,515,554,355**	**₱5,367,992,517**	**₱29,532,448,745**	**₱3,113,430,018**	**₱–**	**₱220,709,089,886**
Investment in subsidiaries - at cost	**419,012,638**	**5,000,000**	**44,592,727,671**	**25,500,000**	**500,000,000**	**895,500,000**	**–**	**(46,437,740,309)**	**–**
Total segment assets	**₱85,869,229,295**	**₱44,596,021,512**	**₱79,731,153,753**	**₱17,541,054,355**	**₱5,867,992,517**	**₱30,427,948,745**	**₱3,113,430,018**	**(₱46,437,740,309)**	**₱220,709,089,886**
Total segment liabilities	**₱70,015,168,123**	**₱11,177,443,309**	**₱3,031,322,787**	**₱1,028,637,467**	**₱254,056,816**	**₱2,565,989,499**	**(₱255,563,016)**	**₱–**	**₱87,817,054,985**
Other segment information									
Capital expenditures (Notes 10 and 11)									**₱10,494,415,511**
Additions to subdivision, condominium and residential units for sale (Note 8)									**₱8,307,421,132**

As of December 31, 2021 (Audited)

	Robinsons Malls	Residential Division	Robinsons Offices	Robinsons Hotels and Resorts	Robinsons Logistics and Industrial Facilities	Integrated Developments Division	Chengdu Xin Yao	Intersegment Eliminating Adjustments	Consolidated
Assets and Liabilities									
Segment assets	₱93,133,168,230	₱41,412,393,871	₱33,483,496,506	₱10,516,310,845	₱5,741,974,680	₱26,097,879,557	₱17,564,715,333	₱–	₱227,949,939,022
Investment in subsidiaries - at cost	1,468,599,829	–	38,695,727,671	25,500,000	500,000,000	794,000,000	–	(41,483,827,500)	–
Total segment assets	₱94,601,768,059	₱41,412,393,871	₱72,179,224,177	₱10,541,810,845	₱6,241,974,680	₱26,891,879,557	₱17,564,715,333	(₱41,483,827,500)	₱227,949,939,022
Total segment liabilities	₱61,402,702,230	₱11,052,352,132	₱4,519,296,986	₱954,867,452	₱367,754,388	₱5,119,157,887	₱14,183,843,924	₱–	₱97,599,974,999
Other segment information									
Capital expenditures (Notes 10 and 11)									₱17,999,501,395
Additions to subdivision land, condominium and residential units for sale (Note 8)									₱9,314,493,631

The revenue of the Group consists of sales to domestic customers. Inter-segment revenue accounted for under PFRS arising from lease arrangements amounting ₱558 million and ₱130 million for the nine months period ended September 30, 2022 and 2021, respectively, are eliminated in consolidation.

The carrying amount of assets located outside the Philippines amounted to ₱3,113 million and ₱17,565 million as of September 30, 2022 and December 31, 2021, respectively.

No operating segments have been aggregated to form the above reportable segments. Capital additions consists of additions to Property and equipment and Investment properties.

Significant customers in lease arrangements include the affiliated entities (see Note 21). 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 ₱2,277 million and ₱1,739 million for the nine months period ended September 30, 2022 and 2021, respectively.

The following table shows a reconciliation of the total EBITDA to total income before income tax:

	For the Nine Months Ended September 30	
	2022 (Unaudited)	2021 (Unaudited)
EBITDA	**₱14,221,186,333**	₱11,921,147,791
Depreciation and amortization	**(3,970,028,576)**	(3,816,855,938)
Other losses – net	**(757,950,565)**	(1,093,865,676)
Income before income tax	**₱9,493,207,192**	₱7,010,426,177

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.

6. Cash and Cash Equivalents

	September 30, 2022 (Unaudited)	December 31, 2021 (Audited)
Cash on hand and in banks	**₱7,565,955,867**	₱11,936,889,458
Short-term investments	**3,208,001,998**	6,712,884,326
	₱10,773,957,865	₱18,649,773,784

Cash in banks earns annual interest at the prevailing bank deposit rates. Short-term investments are invested for varying periods of up to three months and earn interest at the prevailing short-term investment rates.

7. Receivables

	September 30, 2022 (Unaudited)	December 31, 2021 (Audited)
Trade	**₱16,022,623,180**	₱19,388,168,502
Affiliated companies	**2,836,475,973**	2,854,076,441
Others	**1,169,706,912**	1,013,393,576
	20,028,806,065	23,255,638,519
Less allowance for impairment losses	**212,927,700**	212,927,700
	19,815,878,365	23,042,710,819
Less noncurrent portion	**7,021,569,463**	7,549,521,416
	₱12,794,308,902	₱15,493,189,403

Trade receivables include installment contract receivables, rental receivables, accrued rent receivables and receivables from hotel operations. Installment contract receivables pertain to accounts collectible in monthly installments over a period of one (1) to ten (10) years and are carried at amortized cost, except for receivables from lease-to-own arrangements which are carried at fair value through OCI. Others pertain to receivable from condominium corporations, advances to officers and employees, receivable from insurance companies, accrued interest receivable and advances to various third parties.

Fair value adjustment on installment contract receivables at FVOCI (net of tax) amounted to ₱49 million and ₱4 million for the nine months period ended September 30, 2022 and 2021, respectively.

Allowance for impairment losses on trade receivables follows:

	Rental Receivables	Hotels Operations	Installment Contracts	Total
Balances as at September 30, 2022 (Unaudited) and December 31, 2021 (Audited)	**₱190,148,722**	**₱3,778,978**	**₱19,000,000**	**₱212,927,700**

8. Subdivision Land, Condominium and Residential Units for Sale

	September 30, 2022 (Unaudited)	December 31, 2021 (Audited)
Land use right and development cost	**₱428,209,939**	₱10,370,718,830
Land and condominium units	**8,718,401,198**	14,108,094,215
Residential units and subdivision land	**14,359,190,838**	11,612,978,218
Land held for development	**9,490,935,795**	1,587,650,470
	₱32,996,737,770	₱37,679,441,733

The subdivision land, condominium and residential units for sale are carried at cost.

A summary of the movement in inventory is set out below:

	September 30, 2022 (Unaudited)	December 31, 2021 (Audited)
Beginning balance	**₱37,679,441,733**	₱41,251,901,420
Construction and development costs incurred	**8,307,421,132**	9,314,493,631
Land acquisition	**–**	339,455,204
Transfers (to) / from		
Investment properties	**5,906,386**	844,074,336
Other current asset	**–**	714,412,650
Unrealized land cost	**156,503,200**	(1,440,730,645)
Cost of real estate sales	**(13,152,534,681)**	(13,344,164,863)
	₱32,996,737,770	₱37,679,441,733

No borrowing cost were capitalized for the nine months period ended September 30, 2022 and 2021.

The amount of subdivision land, condominium and residential units for sale recognized as cost of real estate sales in the interim condensed consolidated statements of comprehensive income amounted to ₱13,153 million and ₱12,850 million for the nine months period ended September 30, 2022 and 2021, respectively.

Land Use Right
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.

No subdivision land, condominium and residential units for sale were pledged as security to liabilities as of September 30, 2022 and December 31, 2021.

9. Other Current Assets

	September 30, 2022 (Unaudited)	December 31, 2021 (Audited)
Restricted cash - escrow	**₱430,557,113**	₱378,034,904
Advances to lot owners	**2,508,899,123**	25,734,743
Advances to suppliers and contractors	**1,494,264,111**	1,350,983,744
Prepaid expenses	**879,950,163**	1,722,375,526
Input value-added tax - net	**439,908,592**	1,237,972,120
Supplies	**91,448,341**	39,422,127
	₱5,845,027,443	₱4,754,523,164

Restricted cash includes the deposits in local banks for the purchase of land.

Advances to lot owners consist of advance payments to landowners which shall be applied against the acquisition cost of the real estate properties.

For the nine months period ended September 30, 2022 and for the year ended December 31, 2021, the Group reclassified restricted cash and advances to lot owners to investment properties amounting to ₱1,274 million and ₱3,095 million, respectively.

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.

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.

Input VAT - net can be applied against future output VAT.

Supplies consist mainly of office and maintenance materials.

10. Investment Properties

A summary of the movement in the investment properties is set out below:

	September 30, 2022 (Unaudited)					
	Land Held for Future Development	Land	Land Improvements	Buildings and Improvements	Construction In Progress	Total
Cost						
Balances at January 1, 2022	₱28,302,991,865	₱18,042,486,420	₱464,968,467	₱104,599,289,174	₱18,199,335,815	₱169,609,071,741
Additions	24,320,423	33,494,575	11,681,694	2,869,163,538	4,181,416,978	7,120,077,208
Retirement/disposal	–	–	–	(928,059,123)	–	(928,059,123)
Reclassification and transfers - net	470,482,445	797,437,166	–	1,370,183,968	(5,726,823,796)	(3,088,720,217)
Balances at September 30, 2022	28,797,794,733	18,873,418,161	476,650,161	107,910,577,557	16,653,928,997	172,712,369,609
Accumulated Depreciation						
Balances at January 1, 2022	–	–	233,961,454	44,436,056,412	–	44,670,017,866
Depreciation (Notes 23)	–	–	17,260,845	3,280,875,271	–	3,298,136,116
Retirement/disposal				(928,059,123)		(928,059,123)
Balances at September 30, 2022	–	–	251,222,299	46,788,872,560	–	47,040,094,859
Net Book Value	₱28,797,794,733	₱18,873,418,161	₱225,427,862	₱61,121,704,997	₱16,653,928,997	₱125,672,274,750

	December 31, 2021 (Audited)					
	Land Held for Future Development	Land	Land Improvements	Buildings and Improvements	Construction In Progress	Total
Cost						
Balances at January 1, 2021	₱21,992,589,089	₱16,704,397,257	₱460,113,489	₱97,517,223,798	₱12,870,804,181	₱149,545,127,814
Additions	4,521,728,638	31,186,932	4,854,978	2,036,027,808	10,354,187,044	16,947,985,400
Reclassification and transfers - net (Notes 9 and 12)	1,788,674,138	1,306,902,231	–	5,046,037,568	(5,025,655,410)	3,115,958,527
Balances at December 31, 2021	28,302,991,865	18,042,486,420	464,968,467	104,599,289,174	18,199,335,815	169,609,071,741
Accumulated Depreciation						
Balances at January 1, 2021	–	–	206,950,318	39,920,087,235	–	40,127,037,553
Depreciation (Notes 22 and 24)	–	–	27,011,136	4,439,705,367	–	4,466,716,503
Reclassification and transfers	–	–	–	76,263,810	–	76,263,810
Balances at December 31, 2021	–	–	233,961,454	44,436,056,412	–	44,670,017,866
Net Book Value	₱28,302,991,865	₱18,042,486,420	₱231,007,013	₱60,163,232,762	₱18,199,335,815	₱124,939,053,875

Investment properties consist mainly of lifestyle 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. Land pertains to land where offices, malls and hotels are situated.

The construction in progress items reclassified to their respective asset accounts during the nine months period ended September 30, 2022 and for the year ended December 31, 2021 amounted to ₱5,727 million and ₱5,026 million, respectively. The reclassifications in 2022 represent hotel and office buildings in Cebu and Iloilo and logistics facility in Pampanga. The reclassifications in 2021 represent commercial buildings in Tacloban and La Union. 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 nine months period ended September 30, 2022 and for the year ended December 31, 2021, the Group reclassified investment properties to subdivision land, condominium and residential units for sale amounting to ₱6 million and ₱844 million, respectively.

Depreciation expense charged to operations amounted to ₱3,298 million and ₱3,234 million for the nine months ended September 30, 2022 and 2021, respectively.

Borrowing costs capitalized amounted to ₱417 million and ₱459 million for the nine months period ended September 30, 2022 and 2021, respectively. These amounts were included in the interim condensed 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 nine months period ended September 30, 2022 and 2021 is 3.85% and 4.46%, respectively (see Note 16).

The fair value of investment properties as of September 30, 2022 and December 31, 2021 amounted to ₱347,399 million and ₱346,666 million, respectively. The fair values of the investment properties were determined by independent professionally qualified appraisers and exceed their carrying cost

The following table provides the fair value hierarchy of the Group's investment properties as of September 30 and December 31:

	Date of Valuation	Total	Fair value measurement using: Quoted prices in active markets (Level 1)	Significant observable inputs (Level 2)	Significant unobservable inputs (Level 3)
		September 30, 2022 (Unaudited)			
Investment properties	**Various**	**₱347,399,427,485**	**₱–**	**₱–**	**₱347,399,427,485**
		December 31, 2021 (Audited)			
Investment properties	Various	₱346,666,206,609	₱–	₱–	₱346,666,206,609

As of September 30, 2022 and December 31, 2021, fair value was measured through income approach using build-up model which the Group believes is an appropriate valuation technique since it provides an indication of value by converting future cash flow to a single current value. Under the income approach, the value of an asset is determined by reference to the value of income, cash flow or cost saving generated by the asset. The level of fair value hierarchy within which the fair value measurements were determined is Level 3. The significant unobservable inputs used in the valuation pertains to lease growth rate and discount rates.

Rental income derived from investment properties amounted to ₱11,308 million and ₱7,917 million for the nine months period ended September 30, 2022 and 2021, respectively (see Note 22).

Property operations and maintenance costs arising from investment properties amounted to ₱472 million and ₱484 million for the nine months period ended September 30, 2022 and 2021, respectively.

There are no investment properties as of September 30, 2022 and December 31, 2021 that are pledged as security to liabilities. The Group has no restrictions on the realizability of its investment properties. Except for contracts awarded, there are 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 ₱14,290 million and ₱15,155 million as of September 30, 2022 and December 31, 2021, respectively.

11. Property and Equipment

	September 30, 2022 (Unaudited)					
	Land Improvements	**Buildings and Improvements**	**Construction in Progress**	**Theater Furniture and Equipment**	**Other Equipment**	**Total**
Cost						
Balances at January 1, 2022	**₱50,792,999**	**₱7,722,487,666**	**₱3,118,444,583**	**₱1,236,263,555**	**₱5,451,624,930**	**₱17,579,613,733**
Additions	**250,000**	**1,157,001,946**	**1,749,192,641**	**–**	**467,893,716**	**3,374,338,303**
Retirement/disposals	**–**	**–**	**–**	**–**	**(67,031,726)**	**(67,031,726)**
Reclassifications (Note 10)	**–**	**2,440,669,109**	**1,489,240,430**	**–**	**(145,180,978)**	**3,784,728,561**
Balances at September 30, 2022	**51,042,999**	**11,320,158,721**	**6,356,877,654**	**1,236,263,555**	**5,707,305,942**	**24,671,648,871**
Accumulated Depreciation						
Balances at January 1, 2022	**25,303,357**	**2,980,813,662**	**–**	**1,063,696,727**	**4,819,820,547**	**8,889,634,293**
Depreciation	**4,142,862**	**215,234,873**	**–**	**82,687,092**	**293,776,630**	**595,841,457**
Retirement/disposals	**–**	**–**			**(62,916,533)**	**(62,916,533)**
Balances at September 30, 2022	**29,446,219**	**3,196,048,535**	**–**	**1,146,383,819**	**5,050,680,644**	**9,422,559,217**
Net Book Value	**₱21,596,780**	**₱8,124,110,186**	**₱6,356,877,654**	**₱89,879,736**	**₱656,625,298**	**₱15,249,089,654**

	December 31, 2021 (Audited)					
	Land Improvements	Buildings and Improvements	Construction in Progress	Theater Furniture and Equipment	Other Equipment	Total
Cost						
Balances at January 1, 2021	₱49,944,204	₱7,265,682,082	₱2,862,223,834	₱1,236,263,555	₱5,341,596,936	₱16,755,710,611
Additions	848,795	681,500,600	309,627,210	–	59,539,390	1,051,515,995
Retirement/disposal	–	–	–	–	(2,917,857)	(2,917,857)
Reclassifications (Note 10)	–	(224,695,016)	(53,406,461)	–	53,406,461	(224,695,016)
Balances at December 31, 2021	50,792,999	7,722,487,666	3,118,444,583	1,236,263,555	5,451,624,930	17,579,613,733
Accumulated Depreciation						
Balances at January 1, 2021	20,555,475	2,819,269,463	–	956,471,599	4,451,720,052	8,248,016,589
Depreciation (Notes 22 and 24)	4,747,882	237,808,009	–	107,225,128	371,018,352	720,799,371
Retirement/disposal	–	–	–	–	(2,917,857)	(2,917,857)
Reclassifications (Note 10)	–	(76,263,810)	–	–	–	(76,263,810)
Balances at December 31, 2021	25,303,357	2,980,813,662	–	1,063,696,727	4,819,820,547	8,889,634,293
Net Book Value	₱25,489,642	₱4,741,674,004	₱3,118,444,583	₱172,566,828	₱631,804,383	₱8,689,979,440

Borrowing cost capitalized amounted to ₱76 million and ₱105 million for the nine months period ended September 30, 2022 and 2021, respectively (Note 16).

There are no property and equipment items as of September 30, 2022 and December 31, 2021 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 ₱1,457 million as of September 30, 2022 and ₱1,555 million as of December 31, 2021.

Depreciation expense charged to operations amounted to ₱596 million and ₱721 million for the nine months period ended September 30, 2022 and 2021, respectively.

12. Interests in Joint Ventures and Joint Operations

Interest in Joint Ventures

This account consists of the following:

	Percentage of ownership	**September 30, 2022 (Unaudited)**	December 31, 2021 (Audited)
RHK Land Corporation	60.00	**₱1,435,350,419**	₱1,342,881,713
Robinsons DoubleDragon Corp.	65.72	**672,484,955**	672,605,442
RLC DMCI Property Ventures, Inc.	50.00	**434,262,913**	375,360,156
Shang Robinsons Properties, Inc.*	50.00	**–**	–
GoTyme Bank Corporation	20.00	**425,038,305**	200,000,000
Balance at end of period		**₱2,967,136,592**	₱2,590,847,311

Details and movements of interests in joint ventures for the nine months period ended September 30, 2022 and for the year ended December 31, 2021 are as follows:

	September 30, 2022 (Unaudited)	December 31, 2021 (Audited)
Investment in stocks - cost:		
Balance at beginning of period	**₱1,970,639,797**	₱2,175,527,962
Additions	**356,530,333**	200,000,000
Elimination of interest income on the sale of land	**121,815**	(101,894,007)
Elimination of gain on sale of land to joint venture	**(857,101,924)**	(302,994,159)
Balance at end of period	**1,470,190,021**	1,970,639,796
Accumulated equity in net earnings:		
Balance at beginning of period	**620,207,514**	197,176,932
Equity in net earnings during period	**876,739,057**	423,030,583
Balance at end the period	**1,496,946,571**	620,207,515
	₱2,967,136,592	₱2,590,847,311

As of September 30, 2022 and December 31, 2021, there is no objective evidence that the Group's interests in joint ventures are impaired.

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. The Company 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.

The Company 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 21). Repayment date falls on the fifth anniversary of the effective date (see Note 21).

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.

Joint Venture with DoubleDragon Properties Corporation

On December 26, 2019, Robinsons DoubleDragon Corp. (RDDC) was incorporated as the joint venture company (JVC) between the Parent Company and DoubleDragon Corporation. 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.

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. was incorporated as the joint venture company (JVC) between the Parent Company and DMCI PDI. RLC DMCI Property Ventures, Inc., shall purchase, lease and develop real estate properties situated in Las Pinas City. The proposed project is intended to be a multi-tower residential condominium and may include commercial spaces.

The investments are accounted as joint venture using equity method of accounting because the contractual arrangement between the parties establishes joint control.

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 the Parent Company 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.

The Parent Company 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 September 30, 2022 and December 31, 2021, the Parent Company has already extended a loan to SRPI amounting to ₱1,000 million (see Note 21).

Joint Venture with Tyme Global Limited, Robinsons Bank Corporation and Robinsons Retail Holdings, Inc.
On December 28, 2021, GoTyme Bank Corporation (GTBC) was incorporated as the joint venture company (JVC) between the Company, Tyme Global Limited, Robinsons Bank Corporation and Robinsons Retail Holdings, Inc. The primary purpose is to carry on and engage in a business of a digital bank. The investment in GTBC is accounted as an investment in joint venture using equity method of accounting because the contractual arrangement between the parties establishes joint control.

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 units/lots to be sold to buyers with provisions for sharing in the cash collection on the sale of allocated developed unites.

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.

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 the Parent Company 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 the Parent Company's land contribution is limited to Phase I and to the adjacent properties owned by HLPDC, FLI or its affiliates.

13. **Other Noncurrent Assets**

	September 30, 2022 (Unaudited)	December 31, 2021 (Audited)
Advances to suppliers and contractors	**₱2,679,431,086**	₱2,238,793,030
Advances to landowners	**2,214,991,232**	3,097,764,012
Utility deposits	**731,998,016**	700,428,276
Financial assets at FVOCI	**132,649,995**	172,097,119
Others	**192,720,435**	195,715,869
	₱5,951,790,764	₱6,404,798,306

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 FVOCI represent 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.

"Others" include deposit to various joint venture partners representing the Parent Company's share in an ongoing real estate development which will be liquidated at the end of the joint venture agreement. This deposit will be realized through the Group's share in the completed units or share in the sales proceeds of the units, depending on the agreement with the other party.

Included in "Others" is the upfront fee paid by the Parent Company amounting to ₱100 million to the province of Malolos, Bulacan in relation to the lease agreement executed during the year 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 Parent Company for a mixed-use development.

The lease period of the project site shall be for the twenty-five years (25) commencing on the third (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 first (1st) year of operation of the Parent Company in the said property. As of September 30, 2022 and December 31, 2021, the Parent Company does not have right to access nor the right to use the property since the Provincial Government of Bulacan has not yet completed its undertakings which resulted to non-commencement of the lease.

14. Accounts Payable and Accrued Expenses

	September 30, 2022 (Unaudited)	December 31, 2021 (Audited)
Accounts payable	**₱10,764,392,090**	₱10,645,301,227
Taxes and licenses payable	**4,021,637,613**	3,378,478,215
Dividends payable (Note 18)	**19,434,005**	20,060,887
Accrued rent expense	**898,269,508**	812,269,823
Accrued salaries and wages	**533,230,002**	612,038,750
Accrued contracted services	**528,918,328**	525,647,341
Commissions payable	**543,571,236**	544,681,641
Accrued interest payable	**196,020,162**	440,303,722
Other accrued expenses	**839,184,887**	750,925,899
	₱18,344,657,831	₱17,729,707,505

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 primarily represents accrual for film rental expense.

Accrued salaries and wages represents the accrual of salaries of employees payable within 30 days. This also includes accrual of bonuses which are normally settled within one (1) year.

Accrued contracted services represents accrual for outsourced services such as security services, technical support, shuttle services and others.

Commissions payable arises from obligations from revenue contracts with customers which were qualified for revenue recognition under PFRS 15. The Group uses percentage of completion method in amortizing sales commissions.

Other accrued expense primarily includes accrued utilities and advertising expenses.

15. Contract Liabilities, Deposits and Other Current Liabilities

	September 30, 2022 (Unaudited)	December 31, 2021 (Audited)
Contract liabilities (Notes 17 and 21)	**₱2,850,447,620**	₱16,314,489,808
Deposits from lessees (Note 17)	**3,172,005,734**	3,047,062,089
Payable to affiliated companies (Note 21)	**394,580,177**	392,987,620
Current portion of lease liabilities (Note 27)	**44,258,378**	38,183,731
	₱6,461,291,909	₱19,792,723,248

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 contract liabilities account includes deposits from real estate buyers that have not met the revenue recognition threshold of 10%.

Deposits from lessees (including noncurrent portion shown in Note 17) represent cash received in advance equivalent to three (3) to six (6) months rent which shall be refunded to lessees at the end of lease term. 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. Interest expense incurred amounting to ₱37 million and ₱20 million for the nine-months period ended September 30, 2022 and 2021.

Included in the "Deposit from lessees" are unearned rental income amounting to ₱748 million and ₱722 million as of September 30, 2022 and December 31, 2021, respectively.

16. **Loans Payable**

Long-term loans

	September 30,2022	December 31, 2021
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 4.8%, interest payable semi-annually in arrears	**₱–**	₱10,635,500,000
Seven-year term loan from MBTC maturing on March 15, 2024. Principal payable in annual installment amounting to 2% of the total drawn principal amount and the balance upon maturity, with fixed rate at 3.1000%, interest payable quarterly in arrears	**6,440,000,000**	6,580,000,000
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 3.89%, interest payable quarterly in arrears.	**4,940,000,000**	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%, interest payable quarterly in arrears	**4,475,000,000**	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 term loan from BDO maturing on June 30, 2025 Principal payable upon maturity, with fixed rate at 4%, interest payable quarterly in arrears.	**6,000,000,000**	6,000,000,000
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
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
Three-year bonds from BDO, BPI, Chinabank, Metrobank and SB Capital maturing on August 26, 2025. Principal payable upon maturity, with fixed rate of 5.3789% interest payable quarterly in arrears	**6,000,000,000**	–
Five-year bonds from BDO, BPI, Chinabank, Metrobank and SB Capital maturing on August 26, 2027. Principal payable upon maturity, with fixed rate of 5.9362% interest payable quarterly in arrears	**9,000,000,000**	–
	51,409,780,000	47,200,280,000
Less debt issue costs	**279,819,800**	157,415,856
Long-term loans net of debt issue costs	**51,129,960,200**	47,042,864,144
Less current portion	**17,848,070,000**	10,790,500,000
Noncurrent portion of long-term loans	**₱33,281,890,200**	₱36,252,364,144

Debt issue costs are deferred and amortized using effective interest method over the term of the related loans. Total interest cost expensed out from long-term loans amounted to ₱842 million and ₱1,215 million for the nine months period ended September 30, 2022 and 2021, respectively.

Capitalized borrowing cost amounted to ₱493 million and ₱564 million for the nine months ended September 30, 2022 and 2021, respectively (see Notes 8, 10 and 11).

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 were 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.

The loan matured and was paid fully in February 2022.

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, 2021.

Seven-year term loan from MBTC maturing on March 15, 2024

On March 15, 2017, the Group borrowed unsecured ₱7,000 million under Term Loan Facility Agreements with MBTC.

The loan amounting to ₱7,000 million was released on March 15, 2017 which bears interest rate at 3.1000% 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 financial statements as of its calendar year end December 31 and the consolidated interim condensed financial statements as of March 31, June 30, and September 30. The Group has complied with the debt covenant as of September 30, 2022 and December 31, 2021.

Seven-year term loan from BPI maturing on August 10, 2023

On August 10, 2016, the Group borrowed unsecured ₱5,000 million under Term Loan Facility Agreements with BPI.

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. Annual principal payment is ₱10 million.

Debt Covenants
The Group is required to maintain a debt-to-equity 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 March 31, June 30 and September 30. The Group has complied with the debt covenant as of September 30, 2022 and December 31, 2021.

<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, 2022 and 2021, respectively.

On November 21, 2021, BPI and the Parent Company executed Amendment to Loan Agreement amending, among others, the interest rate of 4.00% per annum effective November 13, 2021 until November 12, 2025 and interest rate of 4.95% per annum thereafter until maturity date.

Debt Covenant
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 September 30, 2022 and December 31, 2021.

<u>Ten-year bonds from BDO and Standard Chartered maturing on February 23, 2025</u>
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 should 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 Covenant
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 calendar year end December 31 and consolidated interim financial statements as at September 30. The Group has complied with the debt covenant as of September 30, 2022 and December 31, 2021.

<u>Five-year term loan from BDO maturing on June 30, 2025</u>
On June 30, 2020, the Group borrowed ₱6,000 million under Term Loan Facility Agreements with BDO.

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.

On November 26, 2021, BDO and the Parent Company executed Amendment to the Term Loan Facility Agreement amending the interest rate from 4.75% per annum to 4.00% per annum effective December 30, 2021 until maturity date.

Debt Covenant
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 September 30, 2022 and December 31, 2021.

<u>Three-year "Series C Bonds" maturing on July 17, 2023 and Five-Year "Series D Bonds" maturing on July 17, 2025.</u>
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).

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.

<u>Three-year "Series E Bonds" maturing on August 26, 2025 and Five-Year "Series F Bonds" maturing on August 26, 2027.</u>

On August 26, 2022, the Group issued its "Series E Bonds" amounting to ₱6,000 million and "Series F Bonds" amounting to ₱9,000 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 for project development and land acquisition of the Company for calendar years 2022 and 2023 and to partially repay maturing debt obligations; and (ii) for general corporate purposes including, but not limited to, working capital. The bonds have been rated PRS Aaa by Philippine Rating Services Corporation (PhilRatings).

Interest on the bonds shall be calculated on a 30/360-day count basis and shall be paid quarterly in arrears on February 26, May 26, August 26 and November 26 of each year at which the bonds are outstanding.

Debt Covenant
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 September 30, 2022. The Group has complied with the debt covenant as of September 30, 2022 and December 31, 2021.

Excluding the debt issue costs, 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
September 30, 2022	**₱17,848,070,000**	**₱6,305,000,000**	**₱13,796,710,000**	**₱5,000,000**	**₱13,455,000,000**	**₱51,409,780,000**
December 31, 2021	₱10,790,500,000	₱24,148,070,000	₱5,000,000	₱7,796,710,000	₱4,460,000,000	₱47,200,280,000

Debt issue cost

	September 30, 2022 (Unaudited)	December 31, 2021 (Audited)
Beginning balance	**₱157,415,856**	₱251,501,217
Additions	**185,718,543**	–
Amortizations	**(63,314,599)**	(94,085,361)
Ending balance	**₱279,819,800**	₱157,415,856

17. Contract Liabilities, Deposits and Other Noncurrent Liabilities

	September 30, 2022	December 31, 2021
Deposits from lessees	**₱3,956,776,539**	₱3,839,296,381
Lease liabilities - net of current portion	**2,425,284,672**	2,092,404,232
Contract liabilities – net of current portion (Notes 15 and 21)	**1,114,971,746**	2,082,416,516
Pension liabilities	**640,856,177**	631,686,333
Retention payable	**149,161,708**	621,661,081
Advances for marketing and promotional fund	**366,973,274**	319,381,529
Others	**210,658,386**	210,697,915
	₱8,864,682,502	₱9,797,543,987

Retention payable represents amounts withheld from payments to contractors as guaranty for any claims against them. These are noninterest-bearing and will be remitted to contractors at the end of the contracted work.

Advances for marketing and promotional fund represent 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 holders of non-controlling interests of the Parent Company's subsidiaries.

18. Retained Earnings

Restriction
A portion of the unappropriated retained earnings representing the undistributed net earnings of subsidiaries amounting to ₱5,562 million as of September 30, 2022 and ₱5,991 million as of December 31, 2021 are not available for dividend declaration until received in the form of dividends. Also, ₱25,500 million of retained earnings appropriated for future and ongoing expansions as of September 30, 2022 and December 31, 2021 are also not available for dividends.

The unappropriated retained earnings is further restricted for dividend declaration to the extent of the cost of shares held in treasury amounting to ₱2,159 million as of September 30, 2022.

Appropriation
On December 8, 2021, the BOD approved the reversal of the retained earnings it appropriated in 2020 amounting to ₱26,000 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 approved the appropriation of ₱25,500 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 2022 to 2027.

Dividend Declaration
The BOD declared cash dividends in favor of all its stockholders for the nine months period ended September 30, 2022 and 2021 as follows:

	September 30, 2022	September 30, 2021
Date of declaration	**March 9, 2022**	May 6, 2021
Date of payment	**May 13, 2022**	June 21, 2021
Record date	**April 19, 2022**	May 26, 2021
Dividend per share	**₱0.50**	₱0.25
Total dividends	**₱2,554,795,493**	₱1,298,457,671

Dividends payable as of September 30, 2022 and December 31, 2021 amounted to ₱19 million and ₱20 million, respectively.

19. Capital Stock, Treasury Stock and Equity Reserve

Capital Stock
The details of the number of common shares as follow:

	September 30, 2022 (Unaudited)		December 31, 2021 (Audited)	
	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	**5,193,830,685**	**₱5,193,830,685**	5,193,830,685	₱5,193,830,685
Outstanding	**5,079,919,285**	**₱5,079,919,285**	5,170,265,785	₱5,170,265,785

Treasury Stock
On November 4, 2021, the BOD approved the ₱3,000 million common share buyback program of the Parent Company. In December 2021, the Parent Company acquired a total of 23,564,900 common shares at a range price of ₱17.36 to ₱19.38 per share for a total consideration of ₱438 million. In the nine months ended September 30, 2022, the Parent Company acquired a total of 90,346,500 common shares at a range price of ₱16.00 to ₱20.61 per share for a total consideration of ₱1,721 million. The total common shares acquired that are held in treasury amounted to ₱2,159 million as of September 30, 2022 and ₱438 million as of December 31, 2021.

Equity Reserves
On August 20, 2021, the Parent Company sold its investment to RCR by way of public offering at a selling price of ₱6.45 per share, with a total selling price amounting to ₱22.6 billion, net of transaction costs amounting to ₱737.32 million. As a result of the sale, the equity interest of the Parent Company over RCR changed from 100% to 63.49% as of December 31, 2021. The Group assessed that the change in ownership interest of the Parent Company over RCR as a result of the public offering does not result in a loss of control. Thus, RLC accounted the decrease in ownership interest in RCR as an equity transaction. No gain or loss was recognized upon consolidation, and any difference in the proceeds from sale of shares to public and the amount to be recorded as NCI is recorded as 'Equity Reserve in the interim condensed consolidated financial statements.

Capital Management
The primary objective of the Group's capital management is to ensure that it maintains healthy capital ratios in order to support its business and maximize shareholder value. The Group manages its capital structure and makes adjustments to these ratios in light of changes in economic conditions and the risk characteristics of its activities. In order to maintain or adjust the capital structure, the Group may adjust the amount of dividend payment to shareholders, return capital structure or issue capital securities. No changes have been made in the objective, policies and processes as they have been applied in previous years.

The Group monitors its use of capital structure using a gross 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.

The computation of the Group's gross debt-to-capital ratio is as follows:

	September 30, 2022 (Unaudited)	December 31, 2021 (Audited)
(a) Loans payable (Note 16)	**₱51,129,960,200**	₱47,042,864,144
(b) Equity attributable to equity holders of the Parent Company	**₱128,432,219,361**	₱126,006,766,503
(c) Debt-to-capital ratio (a/b)	**0.40:1**	0.37:1

As of September 30, 2022 and December 31, 2021, the Group is compliant with its debt covenants with lenders.

20. Basic Diluted Earnings Per Share

Earnings per share amounts for the nine months ended September 30 were computed as follows:

	2022 (Unaudited)	2021 (Unaudited)
a. Net income attributable to equity holders of Parent Company	**₱6,738,522,012**	₱6,384,945,902
b. Weighted average number of common shares outstanding as adjusted	**5,120,416,774**	5,193,830,685
c. Earnings per share (a/b)	**₱1.32**	₱1.23

There were no potential dilutive shares in 2022 and 2021.

21. 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, unless otherwise stated. Transactions are generally settled in cash.

The amounts and balances arising from significant related party transactions are as follows:

	September 30, 2022 (Unaudited)			
	Amount/ Volume	**Receivable (Payable)**	**Terms**	**Conditions**
Ultimate Parent Company				
Rental income/receivable (a)	**₱50,661,109**	**₱12,818,155**	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)	**4,548,305**	**(263,741,268)**	Non-interest bearing; due and demandable	Unsecured
Under common control of Ultimate Parent Company				
Cash and cash equivalents (c)				
Cash in banks	**(2,777,441,101)**	**2,891,343,032**	Interest bearing at prevailing market rate; at 0.20% to 0.25% per annum; due and demandable	Unsecured; no impairment
Short-term investments	**3,187,969,106**	**3,187,969,106**	Interest bearing at prevailing market rate; at 0.375% to 1.25% per annum; due and demandable	Unsecured; no impairment
Interest income	**7,703,267**	**15,948,699**		
Rental income/receivable (a)	**2,226,595,073**	**175,193,894**	Three to 20-year lease terms at prevailing market lease rates; renewable at the end of lease term	Unsecured; no impairment
Advances to (b)	–	**32,045,572**	Non-interest bearing; due and demandable	Unsecured; no impairment
Payable to affiliated companies (g)	**(2,955,748)**	**(128,711,413)**	Non-interest bearing; due and demandable	Unsecured
Joint ventures in which the Parent Company is a venturer				
Advances to (b)	**(17,600,468)**	**2,804,430,401**	Interest-bearing at PDST R2 of applicable interest period	Unsecured; no impairment
Sale of land - installment contract receivables (e)	–	–	Interest bearing at 4% interest rate; with remaining 1 annual installments	Unsecured; no impairment
Interest income from sale of land - installment contract receivables (e)	**19,289,273**	**19,289,273**		
Elimination of excess of interest income against investment in joint venture - contract liabilities (e)	**(121,815)**	**121,815**		
Other related parties				
Advances to lot owners (f)	**11,539,665**	**406,629,869**	Non-interest bearing; due and demandable	Unsecured; no impairment
Net Receivable		**₱9,153,337,135**		

	December 31, 2021			
	Amount/ Volume	Receivable (Payable)	**Terms**	**Conditions**
Ultimate Parent Company				
Rental income/receivable (a)	₱122,464,763	₱5,308,167	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)	128,948,551	(259,192,963)	Non-interest bearing; due and demandable	Unsecured
Under common control of Ultimate Parent Company				
Cash and cash equivalents (c)				
Cash in banks	5,213,597,818	5,668,784,133	Interest bearing at prevailing market rate; at 0.20% to 0.25% per annum; due and demandable	Unsecured; no impairment
Short-term investments	6,116,580,707	6,116,580,707	Interest bearing at prevailing market rate; at 0.375% to 1.25% per annum; due and demandable	Unsecured; no impairment
Interest income	15,605,517	10,635,657		
Rental income/receivable (a)	2,284,399,759	146,015,540	Three to 20-year lease terms at prevailing market lease rates; renewable at the end of lease term	Unsecured; no impairment
Advances to (b)	2,196,681	32,045,572	Non-interest bearing; due and demandable	Unsecured; no impairment
Payable to affiliated companies (g)	5,269,254	(131,667,161)	Non-interest bearing; due and demandable	Unsecured
Joint ventures in which the Parent Company is a venturer				
Advances to (b)	1,822,030,869	2,822,030,869	Interest-bearing at PDST R2 of applicable interest period	Unsecured; no impairment
Sale of land - contract liabilities (d)	–	(3,038,400,000))	Non-interest bearing; due in one year	Unsecured; no impairment
Sale of land - installment contract receivables (e)	–	1,144,167,528	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)	–	(1,176,186,617)		
Interest income from sale of land - installment contract receivables (e)	210,702,869	210,702,869		
Elimination of excess of interest income against investment in joint venture - contract liabilities (e)	98,654,651	(98,654,651)		
Other related parties				
Advances to lot owners (f)	19,713,680	395,090,204	Non-interest bearing; due and demandable	Unsecured; no impairment
Net Receivable		₱11,847,259,854		

Outstanding balances consist of the following:

	September 30, 2022 (Unaudited)	December 31, 2021 (Audited)
Cash and cash equivalents (Note 6)	**₱6,079,312,138**	₱11,785,364,840
Advances to affiliated companies (Note 7)	**2,836,475,973**	2,854,076,441
Advances to lot owners (Note 13)	**406,629,869**	395,090,204
Rental receivables (Note 7)	**188,012,049**	151,323,707
Others (Note 7)	**15,948,699**	10,635,657
Installment contract receivables (Note 7)	**19,289,273**	1,354,870,397
Deposits from real estate buyers (Note 15)	**121,815**	(4,313,241,268)
Payable to affiliated companies (Note 15)	**(392,452,681)**	(390,860,124)
	₱9,153,337,135	₱11,847,259,854

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 to twenty years based on prevailing market lease rates.

b) *Advances to (from) 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 extended advances to SRPI amounting to ₱1,000 million in accordance with the joint venture agreement. The non-interest bearing advances remain outstanding as of September 30, 2022 and December 31, 2021.

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 was fully paid in 2020.

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 (RHK Land). Total selling price of the land is ₱2,706 million (net of VAT) was paid in full in 2018. As the project is ongoing development, the payments received from RHK Land was presented as contract liabilities, deposits and other current liabilities in consolidated statement of financial position as of December 31, 2020.

In 2021, the development of this property was completed and all commitments and obligations of the Parent Company to RHK Land were fulfilled. Accordingly, the amounts that are previously under contract liabilities were recognized as real estate revenue in 2021.

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 SRPI starts to sell developed real estate properties to its customers. For the nine months period ended September 30, 2022 and 2021, the Parent Company realized ₱187 million and ₱202 million from this deferred gain, respectively.

As of September 30, 2022 and December 31, 2021, deferred gain on sale of land of ₱2,539 million and ₱1,682 million was presented against the carrying value of the investment in SRPI for financial statement presentation purposes. In addition, ₱669 million and ₱438 million are currently presented under "Contract liabilities, deposits and other noncurrent liabilities" as of September 30, 2022 and December 31, 2021 respectively (see Notes 15 and 17). Outstanding balance for the purchase price amounted to ₱1,003 million as of December 31, 2021 was paid in full as of September 30, 2022, while interest from the said installment sale amounted to ₱10 million and ₱30 million as of September 30, 2022 and December 31, 2021, respectively.

In 2021, the Parent Company also entered into a contract to sell a parcel of land located within the Bridgetowne Complex in Pasig City with SRPI. Total selling price of the land amounting to ₱3,180 million (net of VAT) was paid in full and the related revenue was recognized in 2021.

f) Advances to lotowners
The Parent Company made various advances to BRFLC's stockholder for the purchase of parcels of land. The total remaining outstanding balances as of September 30, 2022 and December 31, 2021 amounted to ₱407 million and ₱395 million, respectively.

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.

Terms and conditions of transactions with related parties
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 nine months ended September 30, 2022 and 2021. 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:

	September 30, 2022 (Unaudited)	September 30, 2021 (Unaudited)
Short-term employee benefits	**₱1,267,162,829**	₱1,030,453,023
Post-employment benefits	**32,837,837**	14,957,339
	₱1,300,000,666	₱1,045,410,362

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 to under the Group's pension plan.

Approval requirements and limits on the amount and extent of related party transactions
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.

22. 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:

	September 30, 2022 (Unaudited)	September 30, 2021 (Unaudited)
Revenue from contracts with customers		
Recognized over time		
Residential development	**₱4,807,055,586**	₱4,996,317,830
Integrated developments	**425,800,012**	2,857,341,645
	5,232,855,598	7,853,659,475
Recognized at a point in time		
Residential development	**12,681,630,148**	10,451,530,346
Hotels and resorts	**1,386,747,483**	839,432,096
Amusement income	**268,727,876**	–
	14,337,105,507	11,290,962,442
Total revenue from contracts with customers	**19,569,961,105**	19,144,621,917
Rental income	**11,308,319,984**	7,917,374,772
Other income	**4,888,111,366**	3,895,905,380
	₱35,766,392,455	₱30,957,902,069

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) serviced lot; (ii) serviced lot and house and (ii) 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.

On real estate sales from Chendu Xin Yao, the revenue is recognized under completed contract method. Under this method, all the revenue and costs associated with the sale of the real estate inventories is recognized at a point in time only after the completion of the projects.

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 contract asset 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 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, respectively, 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	September 30, 2022 (Unaudited)	September 30, 2021 (Unaudited)
Philippines		
Residences	₱3,722,453,561	₱4,285,521,136
Homes	1,084,602,025	710,796,694
China		
Chengdu Xin Yao	12,681,630,148	10,451,530,346
	₱17,488,685,734	₱15,447,848,176

The Group's real estate sales from residential development are revenue from contracts with customers recognized over time and at a point in time.

Real estate sales include interest income from installment contract receivable amounting to ₱456 million and ₱288 million for the nine months period ended September 30, 2022 and 2021, respectively. These are also recognized over time.

Integrated Developments
The real estate revenues amounting to ₱426 million and ₱2,857 million for the nine months period ended September 30, 2022 and 2021, respectively, pertain to the sale of parcels of land which were recognized over time.

Costs to obtain contract
The balances below pertain to the costs to obtain contract presented in the consolidated financial statements.

	September 30, 2022 (Unaudited)	December 31, 2021 (Audited)
Balance at beginning of period	₱414,292,033	₱114,512,720
Additions	608,973,909	845,088,708
Amortization (Note 23)	(464,608,733)	(545,309,395)
Balance at end of period	₱558,657,209	₱414,292,033

23. Costs and General and Administrative Expenses

Costs
Costs of rental services is composed of depreciation and amortization, property and operations and maintenance costs and accretion of security deposits.

Costs of hotel operations is composed of cost of room services broken down into property operations and maintenance costs and depreciation and amortization, costs of food and beverage and others which is composed mainly of salaries and wages, contracted services, management fee and supplies

Others under costs of real estate operations and hotel operations include expenses for utilities, and other overhead expenses.

General and Administrative Expenses

	September 30, 2022 (Unaudited)	September 30, 2021 (Unaudited)
Salaries and wages	**₱1,009,675,310**	₱899,374,597
Taxes and licenses	**1,044,414,268**	794,149,966
Commission	**521,968,839**	487,900,322
Advertising and promotions	**257,081,082**	131,330,414
Insurance	**91,091,600**	113,241,145
Light, water and communication	**93,515,703**	85,476,661
Rent	**12,860,199**	30,984,015
Association dues	**69,355,098**	37,962,059
Supplies	**34,791,868**	21,765,251
Travel and transportation	**43,823,774**	20,892,542
Entertainment, amusement and recreation	**16,331,068**	5,464,834
Others	**29,666,150**	29,444,704
	₱3,224,574,959	₱2,657,986,510

24. **Income Tax**

The Group’s provision for (benefit from) 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:

	September 30, 2022 (Unaudited)	September 30, 2021 (Unaudited)
Current		
RCIT	**₱1,841,101,212**	₱1,549,985,676
Final tax	**5,089,828**	3,981,025
MCIT	**843,694**	185,035
	1,847,034,734	1,554,151,736
Deferred	**(204,627,854)**	(1,039,104,488)
	₱1,642,406,880	₱515,047,248

The reconciliation of statutory income tax rate to the effective income tax rate follows:

	September 30, 2022 (Unaudited)	September 30, 2021 (Unaudited)
Statutory income tax rate	**25.00%**	25.00%
Reductions in income tax resulting from:		
Interest income subjected to final tax	**(0.01)**	(0.04)
Tax exempt real estate sales	–	(0.36)
CREATE adjustment	–	(14.06)
Income subjected to BOI, PEZA and lower tax	**(7.69)**	(3.20)
Effective income tax rate	**17.30%**	7.34%

Deferred Income Taxes
Deferred tax assets as of September 30, 2022 and December 31, 2021 relate to the tax effects of lease liabilities, pension liabilities, accrued interest expense, allowance for impairment loss, accrued commissions and MCIT which amounted to ₱1,028 million and ₱960 million, respectively.

Deferred tax liabilities as of September 30, 2022 and December 31, 2021 relate to the tax effects of excess of real estate revenue based on percentage-of-completion over real estate revenue based on tax rules, unamortized capitalized interest expense, accrued rent income, right-of-use assets, unamortized debt issuance cost and fair value reserve of financial assets at FVOCI which amounted to ₱4,045 million and ₱4,197 million, respectively.

The net deferred tax liabilities as at September 30, 2022 and December 31, 2021 amounted to ₱3,016 million and ₱3,237 million, 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 interim condensed consolidated financial statements pertains to NOLCO of subsidiaries amounting to ₱13 million and ₱9 million as of September 30, 2022 and December 31, 2021, respectively. 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 September 30, 2022 and December 31, 2021.

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 the period ended September 30, 2022 and taxable years 2021 and 2020 which are available for offset against future taxable income over a period of five (5) years are as follows:

Period of recognition	Amount	Expired/Applied	Balance	Expiry Date
September 30, 2022	₱2,192,649	₱–	₱2,192,649	December 31, 2025
December 31, 2021	2,096,427	–	2,096,427	December 31, 2026
December 31, 2020	150,926	–	150,926	December 31, 2025
	₱4,440,002	₱–	₱4,440,002	

As of September 30, 2022, 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:

Period of recognition	Amount	Expired/Applied	Balance	Expiry Date
December 31, 2019	₱8,613,865	₱–	₱8,613,865	December 31, 2022

MCIT that can be used as deductions against income tax liabilities are as follows:

Period of recognition	Amount	Expired/Applied	Balance	Expiry Date
September 30, 2022	₱843,694	₱–	₱843,694	December 31, 2025
December 31, 2021	39,942	–	39,942	December 31, 2024
December 31, 2020	2,002,924	–	2,002,924	December 31, 2023
December 31, 2019	4,699,110	–	4,699,110	December 31, 2022
	₱7,585,670	₱–	₱7,585,670	

To attract more investments and maintain fiscal prudence and stability in the Philippines, on March 26, 2021 the Corporate Recovery and Tax Incentives for Enterprises (CREATE) Act was passed 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 took effect 15 days after its complete publication in the Official Gazette or in a newspaper of general circulation or April 11, 2021.

Effective July 1, 2020, regular corporate income tax (RCIT) rate is reduced from 30% to 25% for domestic and resident foreign corporations. The impact of the reduction of the income tax rate from 30% to 25% in 2020 was recognized in the 2021 interim condensed consolidated statement of comprehensive income.

RCR being a REIT entity is entitled to the deductibility of dividend distribution from its taxable income, provided it complies with the requirements under R.A. No. 9856 and IRR of R.A. No. 9856.

25. Financial Risk Management Objectives and Policies

The Group's principal financial instruments comprise of short-term loans, loans payable, 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.

Risk Management Structure

The Group's risk management structure is closely aligned with that of the Parent Company. The BOD of the Parent Company and the respective BODs of each subsidiary are ultimately responsible for the oversight of the Group's risk management processes that involve identifying, measuring, analyzing, monitoring and controlling risks.

The risk management framework encompasses environmental scanning, the identification and assessment of business risks, development of risk management strategies, design and implementation of risk management capabilities and appropriate responses, monitoring risks and risk management performance, and identification of areas and opportunities for improvement in the risk management process. Each BOD has created the board-level Audit Committee (AC) to spearhead the managing and monitoring of risks.

Audit Committee

The AC shall assist the Group's BOD in its fiduciary responsibility for the over-all effectiveness of risk management systems, and both the internal and external audit functions of the Group. Furthermore, it is also the AC's purpose to lead in the general evaluation and to provide assistance in the continuous improvements of risk management, control and governance processes.

The AC also aims to ensure that:

a. financial reports comply with established internal policies and procedures, pertinent accounting and audit standards and other regulatory requirements;
b. risks are properly identified, evaluated and managed, specifically in the areas of managing credit, market, liquidity, operational, legal and other risks, and crisis management;
c. audit activities of internal and external auditors are done based on plan, and deviations are explained through the performance of direct interface functions with the internal and external auditors; and
d. the Group's BOD is properly assisted in the development of policies that would enhance the risk management and control systems.

Enterprise Risk Management Group (ERMG)

To systematize the risk management within the Group, the ERMG was created to be primarily responsible for the execution of the enterprise risk management framework. The ERMG's main concerns include:

a. recommending risk policies, strategies, principles, framework and limits;
b. managing fundamental risk issues and monitoring of relevant risk decisions;
c. providing support to management in implementing the risk policies and strategies; and
d. developing a risk awareness program.

Support groups have likewise been created to explicitly manage on a day-to-day basis specific types of risks like trade receivables, supplier management, etc.

Compliance with the principles of good corporate governance is also one of the objectives of the BOD. To assist the BOD in achieving this purpose, the BOD has designated a Compliance Officer who shall be responsible for monitoring the actual compliance with the provisions and requirements of the Corporate Governance Manual and other requirements on good corporate governance, identifying and monitoring control compliance risks, determining violations, and recommending penalties on such infringements for further review and approval of the BOD, among others.

Risk Management Policies
The main risks arising from the use of financial instruments are foreign currency risk, liquidity risk, interest rate risk, credit risk and equity price risk. The Group's policies for managing the aforementioned risks are summarized below.

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 Chinese Renminbi (RMB) and United States Dollar (USD) which result primarily from movement of the Philippine Peso (PHP) against RMB and USD.

The Group does not have any foreign currency hedging arrangements.

The Group does not expect the impact of the volatility on other currencies to be material.

	September 30, 2022 (Unaudited)		December 31, 2021 (Audited)	
Assets				
Cash and cash equivalents	**$1,910,902**	**₱112,026,647**	$836,608	₱42,666,153
Liabilities				
Accounts payable and accrued expenses	**303,271**	**17,779,239**	274,293	13,988,668
Net foreign currency-denominated assets	**$1,607,631**	**₱94,247,408**	$562,315	₱28,677,485

	September 30, 2022 (Unaudited)		December 31, 2021 (Audited)	
Assets				
Cash and cash equivalents	**RMB319,463,964**	**₱2,631,933,257**	RMB724,391,434	₱5,812,249,564
Liabilities				
Accounts payable and accrued expenses	**(97,907,876)**	**(806,623,044)**	79,760,402	639,968,034
Net foreign currency-denominated assets	**RMB417,371,840**	**₱3,438,556,301**	RMB644,631,032	₱5,172,281,530

	September 30, 2022 (Unaudited)		December 31, 2021 (Audited)	
Assets				
Cash and cash equivalents	**SGD5,513**	**₱225,160**	SGD3,308	₱125,042

	September 30, 2022 (Unaudited)		December 31, 2021 (Audited)	
Assets				
Cash and cash equivalents	**CAD2,371**	**₱102,113**	CAD19,667	₱754,022

The exchange rates used to translate the Group's USD-denominated assets and liabilities as of September 30, 2022 and December 31, 2021 follow:

	September 30, 2022	December 31, 2021
US Dollar - Philippine Peso exchange rate	**₱58.63 to US$1.00**	₱51.00 to US$1.00

Chinese Yuan - Philippine Peso exchange rate	**₱8.24 to RMB1.00**	₱8.02 to RMB1.00
Singapore Dollar - Philippine Peso exchange rate	**₱40.85 to SGD1.00**	₱37.81 to SGD1.00
Canadian Dollar - Philippine Peso exchange rate	**₱43.06 to CAD1.00**	₱38.34 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 nine months period ended September 30, 2022 and for the year ended December 31, 2021.

Reasonably Possible Changes in USD-PHP Exchange Rates	Change in Income Before Income Tax
September 30, 2022	
2.0% PHP appreciation	**(₱1,884,947)**
2.0% PHP depreciation	**1,884,947**
December 31, 2021	
2.0% PHP appreciation	(₱573,550)
2.0% PHP depreciation	573,550

Reasonably Possible Changes in RMB-PHP Exchange Rates	Change in OCI
September 30, 2022	
2.0% PHP appreciation	**(₱68,771,126)**
2.0% PHP depreciation	**68,771,126**
December 31, 2021	
2.0% PHP appreciation	(₱103,445,631)
2.0% PHP depreciation	103,445,631

Reasonably Possible Changes in SGD-PHP Exchange Rates	Change in Income Before Income Tax
September 30, 2022	
2.0% PHP appreciation	**(₱4,504)**
2.0% PHP depreciation	**4,504**
December 31, 2021	
2.0% PHP appreciation	(₱2,501)
2.0% PHP depreciation	2,501

Reasonably Possible Changes in CAD-PHP Exchange Rates	Change in Income Before Income Tax
September 30, 2022	
2.0% PHP appreciation	**(₱2,042)**
2.0% PHP depreciation	**2,042**
December 31, 2021	
2.0% PHP appreciation	(₱15,080)
2.0% PHP depreciation	15,080

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.

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. Its diversified earnings mix provides a solid financial base for the Group, and a stable source of funds for business expansion and other capital requirements. For its operating expenses, the Group maintains a sufficient level of cash and cash equivalents.

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. The Group likewise maintains short-term revolving credit facilities.

The following table summarizes the maturity profile of the Group's financial assets and financial liabilities as of September 30, 2022 and 2021, 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 nine (9) months equal their carrying amounts, as the impact of discounting is insignificant.

	September 30, 2022					
	On Demand	**1 to 3 months**	**4 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	**₱7,565,955,867**	**₱3,208,001,998**	**₱–**	**₱–**	**₱–**	**₱10,773,957,865**
Receivables						
Trade	**3,576,463,957**	**3,223,338,941**	**4,792,626,870**	**3,882,831,708**	**334,434,004**	**15,809,695,480**
Affiliated companies	**–**	**32,172,222**	**–**	**2,804,303,751**	**–**	**2,836,475,973**
Others	**93,782,574**	**992,438,877**	**83,485,461**	**–**	**–**	**1,169,706,912**
Other assets						
Restricted cash	**430,557,113**	**–**	**–**	**–**	**–**	**430,557,113**
Utility deposits	**–**	**–**	**–**	**571,123,117**	**160,874,899**	**731,998,016**
Total financial assets	**₱11,666,759,511**	**₱7,455,952,038**	**₱4,876,112,331**	**₱7,258,258,576**	**₱495,308,903**	**₱31,752,391,359**
Accounts payable and accrued expenses	**₱2,889,685,422**	**₱5,299,368,186**	**₱6,440,504,703**	**₱391,849,352**	**₱398,168,533**	**₱15,419,576,196**
Payables to affiliated companies and others (included under Deposits and other current liabilities)	**394,580,177**	**–**	**–**	**–**	**–**	**394,580,177**
Deposits from lessees	**–**	**1,553,461,710**	**1,618,544,024**	**1,826,885,289**	**2,129,891,250**	**7,128,782,273**
Lease liabilities	**–**	**6,824,244**	**37,434,134**	**111,349,348**	**2,313,935,324**	**2,469,543,050**
Loans payable and future interest payment	**–**	**354,754,913**	**1,406,726,653**	**33,471,019,355**	**–**	**35,232,500,921**
Other financial liabilities	**₱3,284,265,599**	**₱7,214,409,053**	**₱9,503,209,514**	**₱35,801,103,344**	**₱4,841,995,107**	**₱60,644,982,617**

	December 31, 2021					
	On Demand	1 to 3 months	4 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	₱11,936,889,458	₱6,712,884,326	₱–	₱–	₱–	₱18,649,773,784
Receivables						
Trade	4,457,340,361	4,017,241,312	5,973,041,932	4,352,711,735	374,905,462	19,175,240,802
Affiliated companies	2,854,076,441	–	–	–	–	2,854,076,441
Others	81,249,976	859,814,687	72,328,913	–	–	1,013,393,576
Other assets						
Restricted cash	378,034,904	–	–	–	–	378,034,904
Utility deposits	2,427,000	–	–	544,598,012	153,403,264	700,428,276
Total financial assets	₱19,710,018,140	₱11,589,940,325	₱6,045,370,845	₱4,897,309,747	₱528,308,726	₱42,770,947,783
Accounts payable and accrued expenses	₱2,840,737,312	₱5,179,082,383	₱6,331,409,595	₱621,661,081	₱631,686,333	₱15,604,576,704
Payables to affiliated companies and others (included under Deposits and other current liabilities)	392,987,620	–	–	–	–	392,987,620
Deposits from lessees	–	1,492,271,667	1,554,790,422	1,772,643,466	2,066,652,915	6,886,358,470
Lease liabilities	–	42,469,312	127,407,934	790,339,904	5,980,159,045	6,940,376,195
2Loans payable and future interest payment	–	11,488,518,207	1,015,856,489	31,538,221,466	3,507,464,188	47,550,060,350
Other financial liabilities	₱3,233,724,932	₱18,202,341,569	₱9,029,464,440	₱34,722,865,917	₱12,185,962,481	₱77,374,359,339

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 September 30, 2022 and December 31, 2021.

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. These measures result in the Group's exposure to impairment loss as not significant.

With respect to credit risk arising from the Group's financial assets, which comprise of cash and cash equivalents and receivables, the Group's exposure to credit risk arises from default of the counterparty, with a maximum exposure equal to the carrying amount of these instruments.

a. Credit risk exposure
   The table below shows the gross maximum exposure to credit risk of the Group as of September 30, 2022 and December 31, 2021 without considering the effects of collaterals and other credit risk mitigation techniques:

	September 30, 2022 (Unaudited)	December 31, 2021 (Audited)
Cash and cash equivalents (net of cash on hand)	**₱10,663,373,373**	₱17,061,786,011
Receivables - net		
Trade receivables		
Installment contract receivable - at amortized cost	**11,544,220,912**	13,550,013,003
Installment contract receivable - at FVOCI	**454,684,399**	459,685,079
Rental receivables	**2,567,008,556**	3,878,612,354
Accrued rent receivable	**1,281,781,255**	1,023,695,381
Hotel operations	**174,928,058**	263,234,985
Affiliated companies	**2,836,475,973**	2,854,076,441
Other receivables	**1,169,706,912**	1,013,393,576
Other assets		
Restricted cash - escrow	**430,557,113**	4,006,791,007
Utility deposits	**731,998,016**	700,428,276
Financial assets at fair value through OCI	**132,649,995**	172,097,119
	₱31,987,384,562	₱44,983,813,232

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 for the nine months ended September 30, 2022 and 2021.

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.

26. Fair Value of 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 value due to the short-term nature of the transaction.

Set out below is a comparison of carrying amounts and fair values of installment contracts receivables, deposits from lessees and loans payable that are carried in the consolidated financial statements.

	September 30, 2022		December 31, 2021	
	Carrying Amount	**Fair Value**	Carrying Amount	Fair Value
Installment contract receivable				
Measured at amortized cost	**₱11,525,220,912**	**₱10,715,857,537**	₱13,550,013,003	₱13,018,056,548
Measured at FVOCI	**454,684,399**	**454,684,399**	459,685,079	459,685,079
Equity investment at FVOCI	**132,649,995**	**132,649,995**	172,097,119	172,097,119
Utility deposits	**731,998,016**	**599,670,567**	700,428,276	617,636,251
Retentions payable	**149,161,708**	**125,961,702**	621,661,081	561,216,562
Deposits from lessees	**7,128,782,273**	**6,143,259,108**	6,886,358,470	6,251,534,818
Lease liabilities	**2,469,543,050**	**1,825,380,028**	2,130,587,963	1,731,282,252
Loans payable	**51,129,960,200**	**35,232,500,921**	47,042,864,144	47,550,060,350

The fair values of installment contracts receivables, deposits from lessees, 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. The fair value of these financial instruments is determined by discounting future cash flows using the applicable rates of similar types of instruments plus a certain spread. This spread is the unobservable input and the effect of changes to this is that the higher the spread, the lower the fair value

The fair value of equity investment at FVOCI is determined using the discounted cash flow method using the applicable rates as of September 30, 2022 and December 31, 2021.

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.

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.

Details of the movement in cash flows from financing activities follow:

	For the Period Ended September 30, 2022					
			Non-cash Changes			
	January 1, 2022	**Cash flows**	**Foreign exchange movement**	**Changes on fair values**	**Other**	**September 30, 2022**
Loans payable	**₱47,042,864,144**	**₱4,209,500,000**	**₱–**	**₱–**	**(₱122,403,944)**	**₱51,129,960,200**
Lease liabilities	**2,130,587,963**	**(100,635,441)**	**–**	**–**	**439,590,528**	**2,469,543,050**
Accrued interest payable	**440,303,722**	**(1,086,684,447)**	**–**	**–**	**842,400,887**	**196,020,162**
Payables to affiliated companies and others	**923,067,064**	**49,144,773**	**–**	**–**	**–**	**972,211,837**
Dividends payable	**–**	**(3,599,082,655)**	**–**	**–**	**3,618,516,660**	**19,434,005**
Total liabilities from financing activities	**₱50,536,822,893**	**(₱527,757,770)**	**₱–**	**₱–**	**₱4,778,104,131**	**₱54,787,169,254**

	For the Year Ended December 31, 2021					
			Non-cash Changes			
	January 1, 2021	Cash flows	Foreign exchange movement	Changes on fair values	Other	December 31, 2021
Loans payable	₱53,603,778,783	(₱6,655,000,000)	₱–	₱–	₱94,085,361	₱47,042,864,144
Lease liabilities	1,977,448,113	(258,172,699)	–	–	411312,549	2,130,587,963
Accrued interest payable	575,272,217	(1,561,796,058)	–	–	1,426,827,563	440,303,722
Payables to affiliated companies and others	738,785,748	184,281,316	–	–	–	923,067,064
Dividends payable	45,060,888	(1,568,738,140)	–	–	1,523,677,252	–
Total liabilities from financing activities	₱56,940,345,749	₱(9,859,425,581)	₱–	₱–	₱3,455,902,725	₱50,536,822,893

The fair value of installment contracts 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.

27. Commitments and Contingencies

Operating Lease Commitments - Group as Lessor

The Group has entered into commercial property leases on its investment property portfolio. These non-cancellable leases have remaining non-cancellable lease terms of between 1 and 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 ₱11,308 million and ₱7,917 million for the nine months period ended September 30, 2022 and 2021, respectively. Total percentage rent recognized as income for the nine months period ended September 30, 2022 and 2021 amounted to ₱2,561 million and ₱1,474 million, respectively.

Future minimum rentals receivable under noncancellable operating leases follows:

	September 30, 2022 (Unaudited)	December 31, 2021 (Audited)
Within one (1) year	**₱10,620,980,236**	₱10,311,631,297
After one (1) year but not more than five (5) years	**17,946,668,690**	17,423,950,184
After more than five (5) years	**1,719,246,952**	1,669,171,798
	₱30,286,895,878	₱29,404,753,279

The Group granted rent concessions to its tenants which were affected by the community quarantine imposed by the government amounting to ₱1,006 million and ₱3,185 million for the period ended September 30, 2022 and 2021, respectively. 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 (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 5 to 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 follows:

	September 30, 2022 (Unaudited)		December 31, 2021 (Audited)	
	Minimum Lease Payments	**Present Value of Minimum Lease Payments**	Minimum Lease Payments	Present Value of Minimum Lease Payments
Within one (1) year	**₱320,886,166**	**₱308,190,564**	₱324,415,315	₱318,438,542
After 1 year but not more than five years	**133,798,233**	**100,945,198**	135,269,764	122,117,395
Total minimum lease payments	**₱454,684,399**	**₱409,135,762**	₱459,685,079	₱440,555,937

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 for the nine months period ended September 30, 2022 and for the year ended December 31, 2021 follows:

Right-of-Use: Land	**September 30, 2022 (Unaudited)**	December 31, 2021 (Audited)
Cost		
At January 1	**₱1,526,511,062**	₱1,380,551,088
Additions	**309,937,096**	145,959,974
At December 31	**1,836,448,158**	1,526,511,062
Accumulated Depreciation and Amortization		
At January 1	**327,700,472**	268,248,322
Depreciation (Note 24)	**76,051,003**	59,452,150
At December 31	**403,751,475**	327,700,472
Net book value	**₱1,432,696,683**	₱1,198,810,590

The variable lease payments recognized in the consolidated statement of comprehensive income for nine months ended September 30, 2022 and 2021 amounted to ₱81 million and ₱52 million, respectively.

Lease liabilities

The rollforward analysis of lease liabilities follow:

	September 30, 2022 (Unaudited)	December 31, 2021 (Audited)
At January 1	**₱2,130,587,963**	₱1,977,448,113
Additions	**289,993,295**	258,550,874
Interest expense (Note 26)	**129,653,432**	152,761,675
Payments	**(80,691,640)**	(258,172,699)
As at December 31	**₱2,469,543,050**	₱2,130,587,963
Current lease liabilities (Note 15)	**₱44,258,378**	₱38,183,731
Noncurrent lease liabilities (Note 17)	**₱2,425,284,672**	₱2,092,404,232

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 judgement in determining whether these extension and termination options are reasonably certain to be exercised.

Future minimum rentals payable under noncancellable operating leases are as follows:

	September 30, 2022 (Unaudited)	December 31, 2021 (Audited)
Within 1 year	**₱178,371,108**	**₱169,877,246**
After 1 year but not more than 5 years	**829,856,899**	**790,339,904**
After more than 5 years	**6,279,166,997**	**5,980,159,045**
	₱7,287,395,004	**₱6,940,376,195**

Capital Commitments

The Group has contractual commitments and obligations for the construction and development of investment properties and property and equipment items aggregating ₱15,747 million and ₱15,305 million as of September 30, 2022 and December 31, 2021, respectively. Moreover, the Group has contractual obligations amounting to ₱3,958 million and ₱4,865 million as of September

30, 2022 and December 31, 2021, 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 Asset*s, is not disclosed on the grounds that it can be expected to prejudice the outcome of pending assessments.

28. **Other Matter**

COVID-19 Pandemic
The declaration of COVID-19 by the World Health Organization (WHO) as a pandemic and declaration of nationwide state of calamity and implementation of community quarantine measures throughout the country starting have caused disruptions in business activities. While there are recent signs of increased market activity with the easing of quarantine measures in key areas in the Philippines, management believes that the impact of COVID-19 situation remains fluid and evolving and the pace of recovery remains uncertain. As this global problem evolves, the Group will continually adapt and adjust its business model according to the business environment in the areas where the Group operates, in full cooperation with the national and local government units.

Seasonality
Except for the significant impact of COVID-19 pandemic to the Group's operations starting March 2020, there were no trends, events or uncertainties that have had or that are reasonably expected to have a material impact on net sales or revenues or income from operations.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

AGING OF RECEIVABLES

As of September 30, 2022

	Total	Neither Past Due nor Impaired	Past Due But Not Impaired: Less than 30 days	30 to 60 days	61 to 90 days	Over 90 days	Past Due and Impaired
Trade receivables							
Installment contract receivables – at cost	**₱11,544,220,912**	**₱10,568,561,617**	**₱140,805,722**	**₱48,445,919**	**₱340,165,776**	**₱427,241,878**	**₱19,000,000**
Installment contract receivables – at FMV	**454,684,399**	**424,822,627**	**3,103,193**	**1,753,979**	**764,554**	**24,240,046**	**–**
Rental receivables	**2,567,008,556**	**1,857,144,035**	**185,544,215**	**143,674,144**	**190,497,440**	**–**	**190,148,722**
Accrued rent receivables	**1,281,781,255**	**1,281,781,255**	**–**	**–**	**–**	**–**	**–**
Hotel operations	**174,928,058**	**77,174,451**	**43,454,838**	**18,114,197**	**9,574,952**	**22,830,642**	**3,778,978**
Affiliated companies	**2,836,475,973**	**2,836,475,973**	**–**	**–**	**–**	**–**	**–**
Others	**1,169,706,912**	**1,169,706,912**	**–**	**–**	**–**	**–**	**–**
	₱20,028,806,065	**₱18,215,666,870**	**₱372,907,968**	**₱211,988,239**	**₱541,002,722**	**₱474,312,566**	**₱212,927,700**

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
FINANCIAL SOUNDNESS INDICATOR

Ratio	Formula	September 30, 2022	December 31, 2021
Current ratio	Current assets / Current liabilities	1.46:1	1.59:1
Acid test ratio (Quick ratio)	(Cash and cash equivalents + Current receivables + Current contract assets + Other current assets) / Current liabilities	0.69:1	0.81:1
Debt-to-equity ratio	(Short-term loans + Long-term loans) / Equity attributable to equity holders of the Parent Company	0.40:1	0.37:1
Asset-to-equity ratio	Total assets / Total shareholders' equity	1.66:1	1.75:1
Net book value per share	Equity attributable to equity holders of the Parent Company / Number of outstanding shares	₱25.28	₱24.37

Ratio	Formula	September 30, 2022	September 30, 2021
Earnings per share	Net income attributable to equity holders of Parent Company / Weighted average number of outstanding shares	₱1.32	₱1.23
Interest coverage ratio	Earnings before interest and taxes / Interest expensed + Interest capitalized	7.68x	4.56x
Net profit/ Operating margin	Earnings before interest and taxes / Total revenues	29%	26%
Solvency ratios*	Earnings before interest, taxes, depreciation and amortization / (Short-term loans + Long-term loans)	0.34	0.28
Return on equity*	Net income attributable to equity holders of Parent Company / Equity attributable to equity holders of the Parent Company	6.6%	6.8%
Return on assets*	Net income attributable to equity holders of Parent Company / Total assets	4%	3%

**For the nine months ended September 30, 2022 and 2021, the ratio was calculated on a last twelve months basis.*

ROBINSONS LAND CORPORATION

YOUR DREAMS. OUR FOUNDATION.

LEVEL 2 GALLERIA CORPORATE CENTER, EDSA CORNER ORTIGAS AVENUE, QUEZON CITY
TEL. NO.: (632) 8397-1888

September 13, 2022

SECURITIES AND EXCHANGE COMMISSION
Secretariat Building, PICC Complex, Roxas Boulevard, Pasay City
Attention: **Hon. Vicente Graciano P. Felizmenio, Jr.**
Director, Markets and Securities Regulation Department

PHILIPPINE STOCK EXCHANGE, INC.
6th Floor, PSE Tower, 5th Avenue corner 28th Street, Bonifacio Global City, Taguig City
Attention: **Ms. Alexandra D. Tom Wong**
Head, Disclosure Department

Subject: Final Report on the Application of Proceeds from the Sale of Shares in RL Commercial REIT, Inc. ("RCR") via Secondary Offering

Gentlemen:

In compliance with the disclosure requirements of the Philippine Stock Exchange, we submit herewith Robinsons Land Corporation's (RLC) final report on the application of proceeds received from the sale of its shares in RCR via secondary offering as of and for the period ended September 13, 2022. Further attached is the report of RLC's external auditor, SyCip Gorres Velayo & Co.

On September 14, 2021 and October 13, 2021, RLC received gross proceeds from the sale of its share in RCR via secondary offering amounting to Twenty-One Billion Five Hundred Sixty-One Million Four Hundred Seventy-Two Thousand Eight Hundred Pesos (**₱21,561,472,800.00**) and overallotment shares amounting to One Billion Eight Hundred Sixty-Seven Million Five Hundred Eighty-Eight Thousand Four Hundred Seventy Pesos (**₱1,867,588,470**), respectively. With this, the total amount received is Twenty-Three Billion Four Hundred Twenty-Nine Million Sixty-One Thousand Two Hundred Seventy Pesos (**₱23,429,061,270.00**).

As of September 13, 2022, RLC had **FULLY** disbursed the total proceeds amounting to Twenty-Three Billion Four Hundred Twenty-Nine Million Sixty-One Thousand Two Hundred Seventy Pesos (**₱23,429,061,270.00**) in accordance with its Reinvestment Plan. Of this amount, Seven Hundred Forty-Seven Million Five Hundred Forty-Two Thousand Sixteen and 33/100 Pesos (**₱747,542,016.33**) were spent for IPO expenses and the balance of Twenty-Two Billion Six Hundred Eighty-One Million Five Hundred Nineteen Thousand Two Hundred Fifty-Three and 67/100 Pesos (**₱22,681,519,653.67**) were disbursed for its Capital Expenditures in the Philippines as stated in its Reinvestment Plan.

The details are as follows:

Gross proceeds as of September 14, 2021	₱21,561,472,800.00
Add: Receipt of proceeds from overallotment shares	1,867,588,470.00
Total Proceeds	₱23,429,061,270.00
Less: Disbursements for Initial Public Offering expenses	747,542,016.33
Disbursements for capital expenditures:	
September 14, 2021 to December 31, 2021 (***Annex A***)	5,660,231,893.96
January 1, 2022 to to March 31, 2022 (***Annex B***)	4,710,115,065.99
April 1, 2022 to June 30, 2022 (***Annex C***)	6,759,284,275.33
July 1, 2022 to September 13, 2022 (***Annex D***)	5,551,888,018.39
Balance of proceeds as of September 13, 2022	₱ -

Thank you.

SUBSRIBED AND SWORN to before me this SEP 13 2022 day of ________, affiant personally appearing before me and exhibiting to me his/her ________ issued on ________ as proof of his/her identity and is known to me to be the person who executed and signed this

ATTY. MA. CLARISSE S. OSTERIA
Notary Public for Pasig, San Juan, and Pateros
Appointment No. 136; until Dec. 31, 2023
12F Cyberscape Alpha, Sapphire & Garnet Roads, Ortigas Center, Pasig City
Roll of Attorneys No. 69885; June 1, 2017
PTP No. 8207772; January 24, 2022; Pasig City
IBP No. 171121; December 21, 2021; Makati Chapter
MCLE Compliance No. VII-0015450; April 14, 2025

Doc. No.: 322;
Page No.: 66;
Book No.: 11;
Series of 2022.

Very truly yours,

KERWIN MAX S. TAN
Chief Financial, Risk and Compliance Officer

Annex A

Disbursements for Capital Expenditures
For the Period Covering September 14, 2021 to December 31, 2021

Date	Project Name	Amount
9/14/2021-12/21/2021	SYNC - S Tower	201,347,986.59
9/15/2021-12/24/2021	The Residences at The Westin Manila Sonata Place	78,946,281.80
9/15/2021-12/16/2021	Bloomfields General Santos	5,019,445.38
9/16/2021-11/29/2021	RP Dumaguete Expansion Phase 1	16,764,387.75
9/16/2021-12/29/2021	Galleria Residences - Tower 2	64,929,744.84
9/16/2021-12/31/2021	NuStar Hotel and Mall (Cebu Integrated Resort)	1,415,218,429.31
9/17/2021-12/20/2021	Iloilo Towers	184,393,895.23
9/17/2021-12/29/2021	Galleria Residences - Tower 1	44,009,287.63
9/17/2021-12/31/2021	Summit Hotel GenSan	90,160,215.72
9/20/2021-12/22/2021	Acacia Escalades - Building B	37,962,056.18
9/20/2021-12/14/2021	Cirrus	104,029,037.30
9/20/2021-12/21/2021	Sierra Valley Gardens - Building 1 and 2	203,881,390.31
9/20/2021-12/20/2021	The Magnolia Residences - Tower D	10,491,260.37
9/20/2021-12/23/2021	The Sapphire Bloc - East Tower	178,613,597.87
9/20/2021-12/24/2021	Westin Sonata Hotel	116,982,352.25
9/20/2021-11/09/2021	Brighton Bacolod	2,833,267.22
9/24/2021-12/22/2021	Opus	82,012,732.70
9/24/2021-12/20/2021	RP Gapan	186,074,322.33
9/24/2021-12/20/2021	RP La Union	70,861,908.75
9/24/2021-12/14/2021	Summit Hotel Naga / Go Hotels Naga	20,406,740.76
9/24/2021-12/20/2021	Montclair	143,703,798.80
9/24/2021-12/20/2021	Gateway Regency Studios	83,427,173.55
9/24/2021-12/23/2021	The Radiance Manila Bay - South Tower	12,413,910.06
9/29/2021	Robinsons Double Dragon Square (Robinsons Double Dragon Corp.)	6,946,785.65
10/05/2021-12/20/2021	GBF 1 & 2	340,518,163.97
10/06/2021-12/23/2021	Galleria Residences - Tower 3	48,172,184.03
10/08/2021-12/23/2021	Springdale Angono (SPA2)	37,222,550.10
10/11/2021-12/07/2021	Southsquare Village	5,345,062.20
10/11/2021-12/20/2021	RP Antipolo Expansion	136,176,861.48
10/11/2021-12/21/2021	RLX Mexico	134,061,540.12
10/11/2021-12/20/2021	Land acquisition (Pasig City)	594,655,186.75
11/15/2021	Terrazo At Robinsons Vineyard	826,473.21
11/29/2021-12/20/2021	Land acquisitions (various locations)	299,615,863.75
12/20/2021	Aurelia Residences (Shang Robinsons Properties, Inc.)	702,208,000.00
TOTAL		**₱5,660,231,893.96**

Annex B

Disbursements for Capital Expenditures
For the Period Covering January 01, 2022 to March 31, 2022

Date	Project Name	Amount
2/16/2022	Brighton Bacolod	148,500.00
3/28/2022	RLX San Fernando	63,500,000.00
01/03/2022-03/28/2022	GBF 1 & 2	290,136,167.90
01/03/2022-03/31/2022	NuStar Hotel and Mall (Cebu Integrated Resort)	1,168,007,142.01
01/04/2022-03/28/2022	Summit Hotel Naga / Go Hotels Naga	12,172,614.10
01/06/2022-03/28/2022	Iloilo Towers	120,207,946.35
01/06/2022-03/30/2022	SYNC - S Tower	132,726,891.22
01/06/2022-03/30/2022	Cirrus	88,470,675.25
01/06/2022-03/30/2022	Sierra Valley Gardens - Building 1 and 2	31,530,057.46
01/10/2022-03/14/2022	Grand Tierra Ph2	6,098,245.12
01/10/2022-03/15/2022	Land acquisitions (Visayas/Mindanao)	477,319,705.36
01/10/2022-03/16/2022	Springdale Angono (SPA2)	7,506,048.01
01/10/2022-03/21/2022	Summit Hotel GenSan	38,464,254.52
01/10/2022-03/21/2022	The Magnolia Residences - Tower D	4,035,901.62
01/10/2022-03/28/2022	The Residences at The Westin Manila Sonata Place	44,393,857.23
01/10/2022-03/28/2022	Galleria Residences - Tower 2	27,683,003.14
01/10/2022-03/28/2022	Galleria Residences - Tower 1	14,539,032.24
01/10/2022-03/28/2022	Acacia Escalades - Building B	12,627,150.78
01/10/2022-03/28/2022	Opus	207,640,300.96
01/10/2022-03/30/2022	Galleria Residences - Tower 3	42,552,562.29
01/10/2022-03/31/2022	Gateway Regency Studios	42,455,930.44
01/17/2022-03/28/2022	RP Antipolo Expansion	28,115,816.33
01/17/2022-03/28/2022	RP Gapan	78,265,321.63
01/17/2022-03/28/2022	Montclair	214,148,645.92
01/24/2022-03/01/2022	RP Dumaguete Expansion Phase 1	7,595,661.33
01/24/2022-03/21/2022	Southsquare Village	6,070,965.37
01/24/2022-03/21/2022	Westin Sonata Hotel	76,374,156.09
01/24/2022-03/28/2022	The Sapphire Bloc - East Tower	149,472,605.40
01/25/2022-03/01/2022	The Radiance Manila Bay - South Tower	4,692,361.42
01/31/2022-03/21/2022	RP La Union	19,849,976.23
01/31/2022-03/28/2022	Bridgetowne Complex	32,698,204.92
02/10/2022-02/14/2022	Bloomfields General Santos	1,723,851.06
02/11/2022-03/25/2022	Land acquisitions (various locations)	1,175,889,600.00
02/18/2021-03/10/2022	RLX Calamba	83,001,914.29
TOTAL		**₱4,710,115,065.99**

Annex C

Disbursements for Capital Expenditures
For the Period Covering April 01, 2022 to June 30, 2022

Date	Project Name	Amount
04/01/2022-06/16/2022	Acacia Escalades - Building B	33,994,871.32
04/01/2022-06/20/2022	Land acquisitions (Visayas/Mindanao)	143,696,631.65
04/01/2022-06/23/2022	Summit Hotel Naga / Go Hotels Naga	6,739,253.94
04/01/2022-06/27/2022	Opus	280,142,948.53
04/01/2022-06/30/2022	NuStar Hotel and Mall (Cebu Integrated Resort)	1,049,098,457.76
04/01/2022-06/30/2022	Montclair	281,916,809.56
04/04/2022-06/04/2022	RP Antipolo Expansion	79,894,842.02
04/04/2022-06/13/2022	The Magnolia Residences - Tower D	5,257,628.86
04/04/2022-06/13/2022	The Radiance Manila Bay - South Tower	9,351,209.82
04/04/2022-06/20/2022	Iloilo Towers	165,529,752.97
04/04/2022-06/20/2022	Sierra Valley Gardens - Building 1 and 2	192,557,180.42
04/04/2022-06/20/2022	Springdale Angono (SPA2)	27,440,607.74
04/04/2022-06/20/2022	The Residences at The Westin Manila Sonata Place	74,598,114.00
04/04/2022-06/20/2022	RP La Union	22,379,808.76
04/04/2022-06/27/2022	Cirrus	141,679,481.56
04/04/2022-06/27/2022	Summit Hotel GenSan	55,412,380.29
04/04/2022-06/27/2022	Galleria Residences - Tower 1	72,992,074.25
04/04/2022-06/27/2022	Gateway Regency Studios	56,438,461.08
04/04/2022-06/27/2022	RP Gapan	142,451,217.39
04/04/2022-06/29/2022	Galleria Residences - Tower 3	64,573,834.11
04/04/2022-06/29/2022	The Sapphire Bloc - East Tower	175,592,621.89
04/04/2022-06/30/2022	Galleria Residences - Tower 2	48,768,755.07
4/6/2022	Brighton Angono (BTPA)	1,383,584.14
04/08/2022-06/23/2022	Westin Sonata Hotel	99,604,351.93
04/11/2022-06/29/2022	RP Dumaguete Expansion Phase 1	9,521,781.18
04/11/2022-05/30/2022	Terrazo At Robinsons Vineyard	4,034,241.39
04/11/2022-06/06/2022	Grand Tierra Ph2	10,427,552.86
04/11/2022-06/20/2022	Southsquare Village	1,773,288.14
04/11/2022-06/22/2022	Bloomfields General Santos	6,652,368.40
04/12/2022-06/27/2022	RLX Calamba	77,311,923.58
04/19/2022-06/24/2022	GBF 1 & 2	407,630,733.73
04/21/2022-06/13/2022	SYNC - S Tower	113,044,097.02
4/25/2022	RLX Mexico	7,928,571.43
05/12/2022-06/30/2022	Land acquisitions (various locations)	1,901,585,511.35
6/13/2022	Sierra Valley	14,717,609.46
06/20/2022-06/27/2022	Bridgetowne Complex	99,621,717.73
6/30/2022	Land acquisition (Pasig City)	873,540,000.00
TOTAL		**₱6,759,284,275.33**

Annex D

Disbursements for Capital Expenditures
For the Period Covering July 01, 2022 to September 13, 2022

Date	Project Name	Amount
7/11/2022	Brighton Angono (BTPA)	45,535.71
07/01/2022-08/31/2022	NuStar Hotel and Mall (Cebu Integrated Resort)	501,943,743.76
07/01/2022-08/31/2022	Iloilo Towers	107,736,410.71
07/04/2022-07/25/2022	Acacia Escalades - Building B	4,501,035.36
07/04/2022-08/22/2022	The Magnolia Residences - Tower D	24,972,278.80
07/04/2022-08/22/2022	Galleria Residences - Tower 1	16,390,303.16
07/04/2022-08/24/2022	Summit Hotel GenSan	21,462,753.10
07/04/2022-08/24/2022	Galleria Residences - Tower 3	37,692,680.68
07/04/2022-08/25/2022	Summit Hotel Naga / Go Hotels Naga	1,827,460.36
07/04/2022-08/30/2022	Galleria Residences - Tower 2	42,443,473.28
07/04/2022-08/30/2022	Westin Sonata Hotel	58,403,932.49
07/04/2022-08/31/2022	RP Antipolo Expansion	42,828,308.71
07/04/2022-08/31/2022	The Residences at The Westin Manila Sonata Place	106,855,230.11
07/04/2022-08/31/2022	Sierra Valley	11,833,129.93
07/05/2022-08/19/2022	RP Dumaguete Expansion Phase 1	9,910,403.09
07/05/2022-08/22/2022	Springdale Angono (SPA2)	5,228,227.93
07/05/2022-08/31/2022	SYNC - S Tower	114,688,835.31
07/07/2022-08/19/2022	The Sapphire Bloc - East Tower	146,215,532.57
07/07/2022-08/25/2022	Sierra Valley Gardens - Building 1 and 2	78,078,189.25
07/07/2022-08/26/2022	Montclair	100,266,367.81
07/07/2022-08/31/2022	RP Gapan	109,858,591.20
07/08/2022-07/31/2022	Bloomfields General Santos	4,913,275.90
07/08/2022-08/26/2022	GBF 1 & 2	196,354,049.13
07/08/2022-08/30/2022	Gateway Regency Studios	61,691,857.84
07/08/2022-08/31/2022	Cirrus	142,504,802.08
07/11/2022-08/11/2022	RP La Union	2,750,126.20
07/11/2022-08/30/2022	Opus	132,593,707.87
07/14/2022-08/25/2022	Bridgetowne Complex	109,152,010.23
07/14/2022-08/26/2022	Land acquisitions (various locations)	239,807,082.13
07/18/2022-08/24/2022	The Radiance Manila Bay - South Tower	9,556,363.83
07/21/2022-08/31/2022	RLX Calamba	108,003,706.93
07/25/2022-08/18/2022	Terrazo At Robinsons Vineyard	1,378,612.93
8/30/2022	Integrated Development	3,000,000,000.00
TOTAL		**₱5,551,888,018.39**

SyCip Gorres Velayo & Co.
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1226 Makati City
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REPORT OF FACTUAL FINDINGS

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

Attention: **Mr. Kerwin Max S. Tan**
Chief Financial, Risk and Compliance Officer

Dear Mr. Tan:

We have performed the procedures agreed with you and enumerated below with respect to the attached Final Progress Report as of **September 13, 2022** covering periods from **September 14, 2021 to September 13, 2022** on the application of proceeds from the sale of your shares in **RL Commercial REIT, Inc.** via secondary offering and overallotment of **Robinsons Land Corporation** (the "Company") on **September 14, 2021** and **October 13, 2021,** respectively. The procedures were performed solely to enable the Company to comply with the Philippine Stock Exchange, Inc.'s (PSE) requirement to submit an external auditor's certification on the information being presented by the Company relating to the use of proceeds. Our engagement was undertaken in accordance with the Philippine Standard on Related Services 4400, *Engagements to Perform Agreed-Upon Procedures Regarding Financial Information.* These agreed-upon procedures and results thereof are summarized as follows:

1. Obtain the Final Progress on application of proceeds from the sale of your shares in RL Commercial REIT. Inc. via secondary offering (the "Schedule") and perform the following:

    - Check the mathematical accuracy of the Schedule;

    - Compare the net proceeds received in the Schedule to the bank statement and journal voucher noting the date received and amount recorded;

    - Compare the additions and disbursements in the Schedule with the schedule of application of proceeds;

    - On a sample basis, trace additions and disbursements to the supporting documents such as progress billings, bank statements, invoices, and official receipts, and agree the amount to the accounting records;

    - On a sample basis, inquire into and identify the nature of the additions and disbursements. Check if the disbursements were classified consistently according to its nature based on the schedule of planned use of proceeds from the secondary offering.

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We report our findings below:

1. We checked the mathematical accuracy of the Schedule. No exceptions noted.

2. We compared the net proceeds received in the Schedule to the bank statement and journal voucher noting the date received and amount recorded. No exceptions noted.

3. We compared the additions and disbursements in the Schedule with the schedule of application of proceeds. No exceptions noted.

4. On a sample basis, we traced additions and disbursements to the supporting documents such as progress billings, bank statements, invoices, and official receipts, and agreed the amount to the accounting records. We noted that the Company disbursed a total of ₱22,681,519,256 for the periods from September 14, 2021 up to September 13, 2022 for the projects below. No exceptions noted.

Project Name	Amount
Cebu Integrated Resort	₱4,134,267,773
NCR: Makati/Mandaluyong/Quezon/San Juan City	3,181,642,315
Integrated Development	3,000,000,000
Pasig City	1,468,195,187
GBF 1 & 2	1,234,639,115
Visayas/Mindanao	756,284,590
Montclair	740,035,622
Opus	702,389,690
Shang Robinsons Properties, Inc	702,208,000
The Sapphire Bloc - East And South Towers	649,894,358
Iloilo Towers	577,868,005
Sync - S And Y Towers	561,807,810
RP Gapan	516,649,453
Sierra Valley Gardens - Building 1 & 2	506,046,817
Cirrus	476,683,996
Westin Sonata Hotel	351,364,793
The Residences at ahe Westin Manila Sonata Place	304,793,483
Cavite/Laguna/Batangas/Rizal/Quezon	299,987,489
RP Antipolo Expansion	287,015,829
RLX Calamba	268,317,545
Gateway Regency Studios	244,013,423
Bridgetowne Complex	241,471,933
Summit Hotel Gensan	205,499,604
Galleria Residences - Tower 3	192,991,261
Galleria Residences - Tower 2	183,824,976
Galleria Residences - Tower 1	147,930,697

(Forward)

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Project Name	Amount
RLX Mexico	₱141,990,112
RP La Union	115,841,820
Acacia Escalades - Building B	89,085,114
Springdale Angono (Spa 1&2)	77,397,434
RLX San Fernando	63,500,000
The Magnolia Residences - Tower D	44,757,070
RP Dumaguete Expansion Phase 1	43,792,233
Summit Hotel Naga/Go Hotels Naga	41,146,069
The Radiance Manila Bay - South Tower	36,013,845
Sierra Valley	26,550,739
Bloomfields General Santos	18,308,941
Grand Tierra Ph2	16,525,798
Southsquare Village	13,189,316
Robinsons Doubledragon Corp	6,946,786
Terrazo At Robinsons Vineyard	6,239,328
Brighton Bacolod	2,833,267
Brighton Angono (BTPA)	1,577,620
Total	**₱22,681,519,256**

5. On a sample basis, we inquired into and identified the nature of the additions and disbursements. We have noted the Amended Reinvestment Plan dated August 5, 2022 included the proceeds from the sale of shares in RL Commercial REIT, Inc. We also checked if the disbursements were classified consistently according to its nature based on the schedule of planned use of proceeds from the secondary offering. No exceptions noted.

Because the above procedures do not constitute either an audit or a review made in accordance with Philippine Standards on Auditing (PSA) or Philippine Standards on Review Engagements (PSRE), respectively, we do not express any assurance on the accounts of the Company or its financial statements, taken as a whole.

Had we performed additional procedures or performed an audit or review of the financial statements in accordance with PSA or PSRE, other matters might have come to our attention that would have been reported to you.

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Our report is intended solely for the purpose set forth in the first paragraph of this report and for your information and is not to be used for any other purpose or to be distributed to any other parties who have not agreed to the procedures and taken responsibility for the sufficiency of the procedures for their purposes. This report relates only to the report on the Company's use of proceeds from the offering and items specified above and do not extend to any financial statements of the Company taken as a whole.

SYCIP GORRES VELAYO & CO.

Michael C. Sabado
Partner
CPA Certificate No. 89336
Tax Identification No. 160-302-865
BOA/PRC Reg. No. 0001, August 25, 2021, valid until April 15, 2024
SEC Partner Accreditation No. 0664-AR-4 (Group A)
November 11, 2019, valid until November 10, 2022
SEC Firm Accreditation No. 0001-SEC (Group A)
Valid to cover audit of 2021 to 2025 financial statements of SEC covered institutions
BIR Accreditation No. 08-001998-073-2020, December 3, 2020, valid until December 2, 2023
PTR No. 8854360, January 3, 2022, Makati City

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
MAKATI CITY) S.S.

I certify that on SEP 13 2022, before me a notary public duly authorized in the city named above to take acknowledgments, personally appeared:

Name	Competent Evidence of Identity	Date / Place Issued
Michael C. Sabado	P1178919B	March 25, 2019/DFA

who were identified by me through competent evidence of identity to be the same person described in the foregoing instrument, who acknowledged before me that their signatures on the instrument were voluntarily affixed by them for the purposes stated therein, and who declared to me that they have executed the instrument as their free and voluntary act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and affix my notarial seal on the date and at the place above written.

Doc. No. 321;
Page No. 64;
Book No. 11;
Series of 2022.

ATTY. MA. CLARISSE S. OSTERIA
Notary Public for Pasig, San Juan, and Pateros
Appointment No. 136; until Dec. 31, 2023
12F Cyberscape Alpha, Sapphire &
Garnet Roads, Ortigas Center, Pasig City
Roll of Attorneys No. 69885; June 1, 2017
PTP No. 8207772; January 24, 2022; Pasig City
IBP No. 171121; December 21, 2021; Makati Chapter
MCLE Compliance No. VII-0015450; April 14, 202

ROBINSONS LAND
CORPORATION
YOUR DREAMS. OUR FOUNDATION.

LEVEL 2 GALLERIA CORPORATE CENTER, EDSA CORNER ORTIGAS AVENUE, QUEZON CITY
TEL. NO.: (632) 8397-1888

October 12, 2022

SECURITIES AND EXCHANGE COMMISSION
Secretariat Building, PICC Complex, Roxas Boulevard, Pasay City
Attention: **Hon. Vicente Graciano P. Felizmenio, Jr.**
Director, Markets and Securities Regulation Department

PHILIPPINE STOCK EXCHANGE, INC.
6th Floor, PSE Tower, 5th Avenue corner 28th Street, Bonifacio Global City, Taguig City
Attention: **Ms. Alexandra D. Wong**
Head, Disclosure Department

Subject: Third Quarterly Progress Report on the Application of Proceeds from the Sale of Robinsons Cybergate Bacolod

Gentlemen:

In compliance with the disclosure requirements of the Philippine Stock Exchange, we submit herewith Robinsons Land Corporation's (RLC) third quarterly progress report on the application of proceeds received from the sale of Robinsons Cybergate Bacolod to RL Commercial REIT, Inc. for the third quarter of calendar year 2022 covering July 1 to September 30, 2022. Robinsons Cybergate Bacolod is an office development located in Bacolod City, Negros Occidental. Further attached is the report of RLC's external auditor.

As of September 30, 2022, the remaining balance of the proceeds from the sale amounts to Five Hundred Six Million One Hundred Thirty-Nine Thousand Two Hundred Sixty-Three Pesos and 64/100 **(₱506,139,263.64)**.

The details are as follows:

Gross proceeds as of March 8, 2022	₱822,080,000.00
Less: Disbursements for cost directly attributable to the sale	44,040,000.00
Disbursements for capital expenditures:	
March 8 to 31, 2022 (***Annex A***)	17,310,372.91
April 1, 2022 to June 30, 2022 (***Annex B***)	101,759,899.41
July 1, 2022 to September 30, 2022 (***Annex C***)	152,830,464.04
Balance of proceeds as of September 30, 2022	**₱506,139,263.64**

Thank you.

SUBSRIBED AND SWORN to before me this OCT 12 2022 day of ____, affiant personally appearing before me and exhibiting to me his/her ____ issued on ____ as proof of his/her identity and is known to me to be the person who executed and signed this document.

ATTY. MA. CLARISSE S. OSTERIA
Notary Public for Pasig, San Juan, and Pateros
Appointment No. 136; until Dec. 31, 2023
12F Cyberscape Alpha, Sapphire &
Garnet Roads, Ortigas Center, Pasig City
Roll of Attorneys No. 69885; June 1, 2017
PTR No. 8207772; January 24, 2022; Pasig City
IBP No. 171121; December 21, 2021; Makati Chapter

Doc. No.: 357;
Page No.: 73;
Book No.: II;
Series of 2022.

Very truly yours,

KERWIN MAX S. TAN
Chief Financial, Risk and Compliance Officer

Annex A

Disbursements for Capital Expenditures
For the Period Covering March 8 to 31, 2022

Date	Project Name	Amount
3/21-28/2022	Robinsons Metro East Redevelopment and The Link	₱17,310,372.91
TOTAL		**₱17,310,372.91**

Sft

Annex B

Disbursements for Capital Expenditures
For the Period Covering April 1, 2022 to June 30, 2022

Date	Project Name	Amount
4/11-6/20/2022	Robinsons Metro East Redevelopment and The Link	₱19,353,317.88
4/7-6/24/2022	Robinsons Manila Redevelopment	82,406,581.53
TOTAL		**₱101,759,899.41**

Sgt

Annex C

Disbursements for Capital Expenditures
For the Period Covering July 1, 2022 to September 30, 2022

Date	Project Name	Amount
7/1-9/2/2022	Robinsons Metro East Redevelopment and The Link	₱30,305,674.23
7/1-9/26/2022	Robinsons Manila Redevelopment	28,431,485.55
7/1-9/26/2022	Robinsons Place Pagadian	94,093,304.26
TOTAL		**₱152,830,464.04**

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1226 Makati City
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REPORT OF FACTUAL FINDINGS

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

Attention: **Mr. Kerwin Max S. Tan**
Chief Financial, Risk and Compliance Officer

Dear Mr. Tan:

Robinsons Land Corporation (the "Company") Amended its Reinvestment Plan on August 5, 2022. Under its Amended Reinvestment Plan, the Company included additional covered projects and amended its planned use of proceeds for some projects. In relation to the Amended Reinvestment Plan, we have performed the procedures agreed with you and enumerated below with respect to the attached Quarterly Progress Report as at **September 30, 2022** covering period from **July 1, 2022 to September 30, 2022** on the application of proceeds received by the Company from the sale of Robinsons Cybergate Bacolod to RL Commercial REIT, Inc. ("RCR") on **March 8, 2022**. The procedures were performed solely to enable the Company to comply with the Philippine Stock Exchange, Inc.'s (PSE) requirement to submit an external auditor's certification on the information being presented by the Company relating to the use of proceeds. Our engagement was undertaken in accordance with the Philippine Standard on Related Services 4400, *Engagements to Perform Agreed-Upon Procedures Regarding Financial Information*. These agreed-upon procedures and results thereof are summarized as follows:

1. Obtain the Quarterly Progress Report on application of proceeds from the sale of Robinsons Cybergate Bacolod (the "Schedule") and perform the following:

   - Check the mathematical accuracy of the Schedule;

   - Compare the net proceeds received in the Schedule to the bank statement and journal voucher noting the date received and amount recorded;

   - Compare the additions and disbursements in the Schedule with the schedule of application of proceeds;

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- On a sample basis, trace additions and disbursements to the supporting documents such as progress billings, bank statements, invoices, and official receipts, and agree the amount to the accounting records;

- On a sample basis, inquire into and identify the nature of the additions and disbursements. Check if the disbursements were classified consistently according to its nature based on the schedule of planned use of proceeds from the sale of Robinsons Cybergate Bacolod.

We report our findings below:

1. We checked the mathematical accuracy of the Schedule. No exceptions noted.

2. We compared the net proceeds received in the Schedule to the bank statement and journal voucher noting the date received and amount recorded. No exceptions noted.

3. We compared the additions and disbursements in the Schedule with the schedule of application of proceeds. No exceptions noted.

   The details are as follows:

Gross proceeds as of March 8, 2022	₱822,080,000
Less: Disbursements for cost directly attributable to the sale	44,040,000
Disbursements for capital expenditures:	
March 8 to 31, 2022	17,310,373
April 1, 2022 to June 30, 2022	101,759,899
July 1, 2022 to September 30, 2022	152,830,464
Balance of proceeds as of September 30, 2022	**₱506,139,264**

4. On a sample basis, we traced additions and disbursements to the supporting documents such as progress billings, bank statements, invoices, and official receipts, and agreed the amounts to the accounting records. We noted that the Company disbursed a total of ₱152,830,464 for the period from July 1, 2022 up to September 30, 2022. No exceptions noted.

Project Name	**Amount**
Robinsons Place Pagadian	₱94,093,304
Robinsons Metro East Redevelopment and The Link	30,305,674
Robinsons Manila Redevelopment	28,431,486
Total	**₱152,830,464**

5. On a sample basis, we inquired into and identified the nature of the additions and disbursements. We also checked if the disbursements were classified consistently according to its nature based on the schedule of planned use of proceeds from the sale of Robinsons Cybergate Bacolod. No exceptions noted.

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Because the above procedures do not constitute either an audit or a review made in accordance with Philippine Standards on Auditing (PSA) or Philippine Standards on Review Engagements (PSRE), respectively, we do not express any assurance on the accounts of the Company or its financial statements, taken as a whole.

Had we performed additional procedures or performed an audit or review of the financial statements in accordance with PSA or PSRE, other matters might have come to our attention that would have been reported to you.

Our report is intended solely for the purpose set forth in the first paragraph of this report and for your information and is not to be used for any other purpose or to be distributed to any other parties who have not agreed to the procedures and taken responsibility for the sufficiency of the procedures for their purposes. This report relates only to the report on the Company's use of proceeds from the sale and items specified above and do not extend to any financial statements of the Company taken as a whole.

SYCIP GORRES VELAYO & CO.

Michael C. Sabado
Partner
CPA Certificate No. 89336
Tax Identification No. 160-302-865
BOA/PRC Reg. No. 0001, August 25, 2021, valid until April 15, 2024
SEC Partner Accreditation No. 0664-AR-4 (Group A)
November 11, 2019, valid until November 10, 2022
SEC Firm Accreditation No. 0001-SEC (Group A)
Valid to cover audit of 2021 to 2025 financial statements of SEC covered institutions
BIR Accreditation No. 08-001998-073-2020, December 3, 2020, valid until December 2, 2023
PTR No. 8854360, January 3, 2022, Makati City

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
MAKATI CITY) S.S.

I certify that on OCT 12 2022, before me a notary public duly authorized in the city named above to take acknowledgments, personally appeared:

Name	Competent Evidence of Identity	Date / Place Issued
Michael C. Sabado	P1178919B	March 25, 2019/DFA

who were identified by me through competent evidence of identity to be the same person described in the foregoing instrument, who acknowledged before me that their signatures on the instrument were voluntarily affixed by them for the purposes stated therein, and who declared to me that they have executed the instrument as their free and voluntary act and deed.

IN WITNESS WHEREOF, I hereunto set my hand and affix my notarial seal on the date and at the place above written.

ATTY. MA. CLARISSE S. OSTERIA
Notary Public for Pasig, San Juan, and Pateros
Appointment No. 136; until Dec. 31, 2023
12F Cyberscape Alpha, Sapphire &
Garnet Roads, Ortigas Center, Pasig City
Roll of Attorneys No. 69885; June 1, 2017
PTR No. 8207772; January 24, 2022; Pasig City
IBP No. 171121; December 21, 2021; Makati Chapter
MCLE Compliance No. VII-0015450; April 14, 2025

Doc. No. 356;
Page No. 73;
Book No. 11;
Series of 2022.