

CERTIFICATION

I, **KERWIN MAX S. TAN**, Chief Financial, Risk, and Compliance Officer, of Robinsons Land Corporation, (the "Corporation") with SEC registration number 93269-A and with principal office address at Level 2 Galleria Corporate Center EDSA cor. Ortigas Ave., Quezon City, hereby state under oath that:

1. On behalf of the Corporation, I have caused this SEC Form 17-C to be prepared;
2. I read and understood its contents which are true and correct of my own personal knowledge and/or based on true records;
3. The Corporation will comply with the requirements set forth in SEC Notice dated June 24, 2020 for the complete and official submission of reports and/or documents through electronic mail; and
4. I am fully aware that documents filed online which requires pre-evaluation and/or processing fee shall be considered complete and officially received only upon payment of a filing fee.

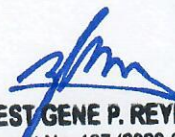
IN WITNESS WHEREOF, I have hereunto set my hand this AUG 10 2023 at Pasig City.



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

SUBSCRIBED AND SWORN to before me this AUG 10 2023 day of , 2023 at Pasig City affiant exhibiting to me his Passport # P6391979B valid until 25 Feb 2031.

Doc No. 206 ;
Page No. 43 ;
Book No. I ;
Series of 2023.



ERNEST GENE P. REYES
Appointment No. 197 (2023-2024)
Notary Public for Pasig City, Pateros and San Juan
Until December 31, 2024
Attorney's Roll No. 73507
15th Floor, Robinsons Cyberscape Alpha, Sapphire and
Garnet Roads, Ortigas Center, Pasig City
PTR Receipt No. 0324772 02.06.2023; Pasig City
IBP Receipt No.309110; 02.02.2023 RSM
MCLE No.VII-0014843

SECURITIES AND EXCHANGE COMMISSION

SEC Form 17-C

CURRENT REPORT UNDER SECTION 17
OF THE SECURITIES REGULATION CODE
AND SRC RULE 17.2(c) THEREUNDER

1. **August 10, 2023**
(Date of Report)
2. SEC Identification No. **93269-A** 3. BIR TIN: **000-361-376-000**
4. **ROBINSONS LAND CORPORATION**
(Exact name of issuer as specified in its charter)
5. **Metro Manila, Philippines** 6. (SEC Use Only)
(Province, country or other jurisdiction of Industry Classification Code:
incorporation)
7. **Level 2 Galleria Corporate Center, EDSA corner Ortigas Ave. Quezon City**
1100
(Address of principal office) (Postal Code)
8. **(632) 8397-1888**
(Issuer's Tel. No., including area code)
9. **NA**
(Former name or former address, if changed since last report)
10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the
RSA:

Title of Each Class	Number of Shares of Common Stock Outstanding and Amount of Debt Outstanding
Common Stock	4,869,624,386
Registered Bonds	31,791,710,000

SEC FORM 17-C

ROBINSONS LAND CORPORATION11. **Item 9 – Other Matters****RLC 1H2023 Domestic Net Income Surges by 71%;
posts record operating margins**

1H2023 Key Highlights:

- Solid growth performances across all business units.
- Record high consolidated EBITDA and EBIT margins of 55% and 42%, respectively.
- Led by the malls and hotels, RLC's investment portfolio contributed Php13.78B in revenues to register a 33% growth year-on-year.
- Residential net sales surged by 107% to Php12.43B; while sales from joint venture projects rose 74% to Php8.79B.

(Manila, 10 Aug 2023) – Robinsons Land Corporation (RLC), a leading diversified real estate company in the Philippines, delivered strong growth across all businesses and achieved record EBITDA and EBIT margins in the first half of 2023. Net income attributable to equity holders of parent grew 23% to Php5.78 billion, even with the high base effect of earnings from RLC's Chengdu Ban Bian Jie project in China last year. Excluding China, profits from domestic operations accelerated by 71%.

Consolidated revenues registered at Php19.63 billion, while EBITDA and EBIT reached Php10.87 billion and Php8.25 billion, respectively. Higher revenues complemented by increased operational efficiency pushed operating margins to record highs of 55% (EBITDA) and 42% (EBIT).

The Company's investment portfolio contributed 71% of total revenues, 78% of overall EBITDA, and 72% of consolidated operating income, driven by the continued resurgence of the mall and hotel businesses. In the first six months of the year, **Robinsons Malls'** revenues increased by 36% to Php7.76 billion on the back of improved occupancy rates and higher consumer spending. Total mall leasable space currently stands at 1.6 million square meters with over 8,000 retailers.

Capitalizing on the significant recovery of travel and tourism, **Robinsons Hotels and Resorts (RHR)** grew revenues by 148% to Php2 billion in the first half of 2023, propelled by higher occupancy and room rates. EBITDA and EBIT likewise ballooned by 920% and 169% to Php443 million and Php132 million, respectively.

RHR is the largest hotel developer and operator in the Philippines with a multi-branded portfolio of 30 hospitality developments, including four (4) properties under franchise agreements. Earlier this year, RHR opened its fourth international hotel, The Westin Manila, in Ortigas Center, Pasig City, which brought total room keys to 4,975.

Robinsons Offices and **Robinsons Logistics and Industrial Facilities (RLX)**, meanwhile, contributed stable topline growths of 4% and 9%, respectively.

RLC's office portfolio consists of 31 office buildings with 741,000 sqm of gross leasable space, located in major central business districts, key cities, and urban areas. Sixteen (16) of its office assets have been infused into RLC's flagship real estate investment trust, RL Commercial REIT, Inc. (RCR). RLX, on the other hand, owns 8 industrial facilities in Sucat, Muntinlupa, Sierra Valley in Cainta, San Fernando and Mexico in Pampanga, and Calamba, Laguna.

On the other hand, **RLC Residences and Robinsons Homes**, under the Company's property development portfolio, generated Php5.39 billion in realized revenues for the first half of 2023. Excluding China, revenues grew 28% on the back of higher collections, faster construction progress, and strong equity earnings contribution from joint venture projects amounting to Php1.01 billion, 53% better than 2022.

Net sales take-up for the first half of 2023 accelerated by 107% year-on-year to Php12.43 billion, from Php6.01 billion in the same period last year. Meanwhile, residential sales from joint venture projects – Aurelia, Velaris, Sonora and Haraya – rose to Php8.79 billion, up 74%.

In the first half of 2023, **RLC Residences** launched three (3) new projects, namely, Le Pont Residences, Sierra Valley Gardens' Building 4, and Mantawi Residences' Tower 1 in Mandaue City. Le Pont Residences brings together carefully crafted living spaces and three levels of hypersized amenities in a world-class address within the Bridgetowne Destination Estate. This premium development allows residents to embrace the elevated lifestyle. Meanwhile, Sierra Valley Gardens is a sprawling multi-tower residential condominium tucked within Sierra Valley, an extensive master-planned destination estate along Ortigas Avenue extension in Cainta, Rizal. Finally, Mantawi Residences in Cebu offers luxurious condominium units with modern amenities and features. It is strategically located in Ouano Avenue in Mandaue City, providing residents with convenient access to lifestyle establishments and major thoroughfares.

RLC recorded property development revenues of Php446 million for the first six months of the year from the sale of parcels of land to joint venture entities. EBITDA and EBIT closed at Php251 million and Php249 million, respectively.

“The success of our strategic initiatives, supported by improving market conditions, fueled the Company's strong first-half results. We look forward to the sustained expansion of our businesses and pursuing investments that will allow us to further create value for our stakeholders,” said RLC President and CEO Frederick D. Go.

In the first six months of 2023, RLC spent Php9.25 billion in capital expenditures primarily for the development of malls, offices, hotels, warehouse facilities, and residential projects for local operations.

To date, RLC has over 800 hectares of land bank nationwide. The Company continues to be on the lookout for properties to acquire for the expansion of its various businesses. It remains open to joint venture projects with property owners and developers.

RLC Lists Php15-billion Second Tranche Bonds

RLC listed its Php15-billion fixed rate bonds with the Philippine Dealing & Exchange Corp last June 30, 2023. This constitutes the second and final tranche of the Company's shelf-registered debt securities program in the aggregate principal amount of up to Php30 billion, which was rendered effective on August 12, 2022.

The overwhelming support of the investor community prompted the Company to fully exercise its oversubscription allotment of Php5 billion, marking the first fully filled oversubscription by a Philippine company this year. This enabled RLC to price at the tightest of spreads, locking in rates of 6.0972% per annum for the three-year tenor, and 6.1663% per annum for the five-year tenor. The issuance also received the highest credit rating of PRS Aaa, with a Stable Outlook, from the Philippine Rating Services Corporation (PhilRatings), indicating the Company's stability, healthy balance sheet and strong capacity to meet its financial commitments. Net proceeds will be used to fully repay maturing debt obligations, partially fund the capital expenditure for project development, and support overall business operations.

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For further information, please contact:

Rommel L. Rodrigo
Head of Investor Relations
Robinsons Land Corporation

Email: rommel.rodrido@robinsonslan.com
investor.relations@robinsonslan.com

Tel. no#: +632 8397 1888 loc 31536

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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 hereunto duly authorized.

Robinsons Land Corporation
(Registrant)

A handwritten signature in black ink, appearing to read "Kerwin Max S. Tan", written over a horizontal line.

Kerwin Max S. Tan
Chief Financial, Risk, and Compliance Officer
(Signature and Title)



10 August 2023

Philippine Stock Exchange, Inc.

To: **Ms. Alexandra D. Tom Wong**

Officer-in-Charge, Disclosure Department
6th Floor, PSE Tower, 28th St. corner 5th Avenue
Bonifacio Global City, Taguig City

Philippine Dealing and Exchange Corporation

To: **Atty. Marie Rose M. Magallen-Lirio**

Head, Issuer Compliance and Disclosures Department
29th Floor, BDO Equitable Tower
8751 Paseo de Roxas, Makati City

Securities and Exchange Commission

To: **Hon. Vicente Graciano P. Felizmenio, Jr.**

Director, Market Regulation Department
PICC Complex, Roxas Boulevard, Pasay City

Re: RLC's 1H CY2023 Earnings Results

Dear Mesdames and Gentleman:

Please see attached press release on Robinsons Land Corporation's 1H CY2023 Earnings Results.

Thank you.

A handwritten signature in black ink, appearing to read 'Kerwin'.

KERWIN MAX S. TAN

Chief Financial, Risk and Compliance Officer
Robinsons Land Corporation



RLC 1H2023 Domestic Net Income Surges by 71% ; posts record operating margins

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