



**ROBINSONS LAND
CORPORATION**

YOUR DREAMS. OUR FOUNDATION.

DECLARATION OF AUTHENTICITY

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

I, **KERWIN MAX S. TAN**, designated as Chief Financial, Risk, and Compliance Officer of **Robinsons Land Corporation and Subsidiaries**, with contact number (632) 8397-1888 and office address at 15th Floor, Robinsons Cyberscape Alpha, Sapphire and Garnet Roads, Ortigas Center, Pasig City, do hereby certify the authenticity of the attached SEC 17-Q (Quarterly Report) with attached unaudited consolidated financial statements for the period ended March 31, 2024, submitted on May 8, 2024 online is true and correct to the best of my knowledge.

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

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)

March 31, 2024

(Quarter Ended)

SEC Form 17-Q

(Form Type)

Amendment Designation (If applicable)

CN 000452R - Listed

(Secondary License Type and File Number)

COVER SHEET

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SEC Registration Number

R	O	B	I	N	S	O	N	S	L	A	N	D	C	O	R	P	O	R	A	T	I	O	N	A	N	D	S	U
B	S	I	D	I	A	R	I	E	S																			

(Company's Full Name)

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

Kerwin S. Tan

(Contact Person)

8397-1888

(Company Telephone Number)

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Month Day
(Fiscal Year)

1	7	-	Q
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(Form Type)

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Month Day
(Annual Meeting)

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(Secondary License Type, If Applicable)

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Dept. Requiring this Doc.

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Amended Articles Number/Section

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Total No. of Stockholders

Total Amount of Borrowings
Domestic Foreign

To be accomplished by SEC Personnel concerned

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File Number

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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 March 31, 2024

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
Registered bonds payable

4,839,141,486 shares
₱31,791,710,000.00

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 ₱7,282 million as of March 31, 2024 and ₱6,724 million as of December 31, 2023. This amount, plus ₱22,000 million of retained earnings appropriated for expansion and ₱5,795 million cost of treasury shares, 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

Lance Y. Gokongwei
Chairman, President & Chief Executive Officer
(Acts as Principal Financial Officer)

Date

May 3, 2024



Issuer
Signature & Title

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

Date

May 3, 2024

ROBINSONS LAND CORPORATION
1st Quarter CY 2024 PERFORMANCE

I. Results of Operations

<i>In Millions (except for Earnings per Share)</i>	For the Three Months Ended March		Horizontal Analysis		Vertical Analysis	
	2024	2023	Inc. (Dec.)		2024	2023
REVENUES						
Real Estate Operations						
Rental income	₱5,084	₱4,556	₱527	12%	46%	49%
Real estate sales	2,475	2,072	403	19%	22%	22%
Amusement income	209	154	55	36%	2%	2%
Others	1,907	1,618	289	18%	17%	17%
	9,675	8,401	1,274	15%	88%	91%
Hotel Operations						
	1,352	879	473	54%	12%	9%
	11,026	9,280	1,747	19%	100%	100%
COSTS						
Real Estate Operations						
Cost of rental services	1,352	1,316	36	3%	12%	14%
Cost of real estate sales	1,083	1,077	5	0%	10%	12%
Cost of amusement services	85	65	20	31%	1%	1%
Others	1,266	1,159	107	9%	11%	12%
	3,786	3,617	168	5%	34%	39%
Hotel Operations						
	1,149	856	294	34%	10%	9%
	4,935	4,473	462	10%	45%	48%
	6,091	4,807	1,285	27%	55%	52%
GENERAL AND ADMINISTRATIVE EXPENSES						
	1,316	1,085	231	21%	12%	12%
INCOME BEFORE OTHER INCOME (LOSSES)						
	4,775	3,722	1,053	28%	43%	40%
OTHER INCOME (LOSSES)						
	261	(405)	667	165%	2%	(4%)
INCOME BEFORE INCOME TAX						
	5,037	3,317	1,720	52%	46%	36%
PROVISION FOR INCOME TAX						
	628	343	286	83%	6%	4%
NET INCOME						
	₱4,408	₱2,974	₱1,434	48%	40%	32%
Net Income Attributable to:						
Equity holders of Parent Company	₱4,067	₱2,661	₱1,406	53%	37%	29%
Non-controlling interest in consolidated subsidiaries	341	313	28	9%	3%	3%
	₱4,408	₱2,974	₱1,434	48%	40%	32%
Basic/Diluted Earnings Per Share						
	₱0.84	₱0.53	₱0.31	58%		

Robinsons Land Corporation (RLC) posted a ₱4,067 million profit in the first quarter driven by solid performances from all business units. Net income attributable to parent soared by 53% year-on-year for the period ended 31 March 2024. Excluding one-time gain on the reclassification of its GoTyme investment, net income to parent is at ₱3.34 billion, still up by 21% year-on-year.

For the first quarter ended March 31, 2024, RLC saw a notable 19% increase in consolidated revenues, reaching ₱11,026 million, driven by strong performances across all divisions. This surge led to a 22% growth in overall EBITDA, which amounted to ₱6,149 million, and a 28% rise in EBIT to ₱4,775 million.

Robinsons Malls demonstrated remarkable growth in the first quarter of 2024. Sustained consumer spending and higher occupancy rates drove a 14% increase in mall revenues to ₱4,452 million, representing 41% of RLC's consolidated revenues. This growth translated into a 19% rise in EBITDA to ₱2,729 million and, enhanced by lower depreciation, a year-on-year increase in EBIT to ₱1,907 million.

Robinsons Offices delivered stable top-line results, with revenue growth of 3% to ₱1,903 million, accounting for 17% of consolidated revenues. EBITDA for this segment reached ₱1,509 million, with EBIT closing at ₱1,223 million. This stable performance is primarily due to the strength of its portfolio, comprising of 32 high-quality assets that span across 793,000 sqm, strategically located in major central business districts, key cities, and urban areas.

With strong contributions across all brand segments, **Robinsons Hotels and Resorts** or RHR exceeded previous year revenues by 54% to ₱1,352 million. EBITDA and EBIT which closed at ₱402 million and ₱202 million, respectively, have both significantly grown by 140% and 770% year-on-year, respectively.

To optimize synergies and maximize cost efficiencies, RLC Residences and Robinsons Homes were merged under the brand of **RLC Residences**. RLC Residences' realized revenues are up by 20% to ₱2,844 million year-on-year. Both EBITDA and EBIT grew by 44% and 45%, respectively, driven by higher full equity sales and increased contributions from joint ventures.

In the first quarter of 2024, **Robinsons Logistics and Industrial Facilities (RLX)** leasing revenues surged by 40% due to the full-year contribution of the new facility in Calamba, with EBITDA and EBIT increasing to ₱174 million and ₱134 million, respectively. RLX owns ten industrial facilities strategically located in Sucat, Muntinlupa, Sierra Valley in Cainta, San Fernando, Mexico in Pampanga, and Calamba, Laguna.

Robinsons Destination Estates recorded ₱252 million of revenues from a portion of deferred gain on the sale of parcels of land to joint venture entities. EBITDA and EBIT landed at ₱149 million and ₱148 million, respectively.

II. Financial Position

<i>In Millions</i>	Mar. 31 2024	Dec. 31 2023	Horizontal Inc. (Dec.)		Vertical 2024 2023	
ASSETS						
Current Assets						
Cash and cash equivalents	₱7,666	₱5,724	₱1,941	34%	3%	2%
Receivables	16,887	16,821	65	0%	7%	7%
Subdivision land, condominium and residential units for sale	36,355	35,685	670	2%	15%	15%
Other current assets	4,197	4,176	22	1%	2%	2%
Total Current Assets	65,104	62,406	2,698	4%	27%	26%
Noncurrent Assets						
Noncurrent receivables	7,594	7,354	241	3%	3%	3%
Investment properties	137,467	136,949	518	0%	57%	58%
Property and equipment	17,249	17,101	148	1%	7%	7%
Investments in joint ventures	6,583	6,325	258	4%	3%	3%
Right-of-use assets	1,353	1,368	(15)	(1%)	1%	1%
Other noncurrent assets	6,111	4,187	1,923	46%	3%	2%
Total Noncurrent Assets	176,357	173,284	3,073	2%	73%	74%
	₱241,461	₱235,690	₱5,771	2%	100%	100%
LIABILITIES AND EQUITY						
Current Liabilities						
Accounts payable and accrued expenses	₱20,775	₱19,442	₱1,333	7%	9%	8%
Short-term loans	1,500	800	700	88%	1%	0%
Current portion of loans payable	1,248	6,192	(4,944)	(80%)	1%	3%
Contract liabilities, deposits and other current liabilities	7,441	7,769	(328)	(4%)	3%	3%
Total Current Liabilities	30,964	34,203	(3,239)	(9%)	13%	15%
Noncurrent Liabilities						
Contract liabilities, deposits and other noncurrent liabilities	9,756	9,763	(7)	(0%)	4%	4%
Loans payable - net of current portion	51,878	46,957	4,921	10%	21%	20%
Deferred tax liabilities - net	3,337	3,292	45	1%	1%	1%
Total Noncurrent Liabilities	64,970	60,012	4,959	8%	27%	25%
Total Liabilities	95,934	94,215	1,719	2%	40%	40%
Equity						
Equity attributable to equity holders of the Parent Company						
Capital Stock	5,194	5,194	-	-	2%	2%
Additional paid-in capital	39,035	39,035	-	-	16%	17%
Treasury stock	(5,795)	(5,795)	-	-	(2%)	(2%)
Equity reserves	15,977	15,977	-	-	7%	7%
Other comprehensive income	(183)	(182)	1	0%	(0%)	(0%)
Retained Earnings						
Unappropriated	63,350	59,283	4,067	7%	26%	25%
Appropriated	22,000	22,000	-	-	9%	9%
	139,578	135,512	4,066	3%	58%	57%
Non-controlling interest	5,949	5,963	(15)	(0%)	2%	3%
Total Equity	145,527	141,475	4,052	3%	60%	60%
TOTAL LIABILITIES AND EQUITY	₱241,461	₱235,690	₱5,771	2%	100%	100%

RLC maintains a robust financial position, with total assets at ₱241,461 million, including approximately ₱7,666 billion in cash reserves.

As of March 31, 2024, cash and cash equivalents increased by 34% mainly due to higher net cash flows provided from operations.

Receivables (current and non-current) were slightly up by 1% at ₱24,481 million mainly due to receivables from the realized sales in the first quarter of 2024.

Subdivision land, condominium and residential units for sale, Investment properties, and Property and equipment all increased by 2%, 0.4%, and 1%, respectively due to additional capital expenditures during the period.

Investments in joint ventures increased by 4% to ₱6,583 million primarily driven by the take up of equity share from the net income of the joint ventures.

Other assets (current and non-current) significantly increased by 23% to close at ₱10,308 million due to an increase in available-for-sale financial assets and advances to lot owners.

Total accounts payable and accrued expenses increased by 7% mainly due to additional capital expenditures.

Contract liabilities, deposits and other liabilities (current and non-current) decreased by 2% to ₱17,197 million primarily due to the decrease in deposits from real estate buyers.

The total outstanding debt as of March 2024 is at ₱54,626 million translating to a 34% net debt-to-equity ratio, which highlights prudent financial management.

Shareholders' equity landed at ₱145,527 million, net of ₱5,795 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 March 31, 2024	As of December 31, 2023
Current ratio ¹	2.10:1	1.82:1
Acid test ratio (Quick ratio) ²	0.93:1	0.78:1
Debt-to-equity ratio ³	0.39:1	0.40:1
Asset-to-equity ratio ⁴	1.66:1	1.67:1
Net book value per share ⁵	₱28.84	₱28.00

	For the Period Ended March 31	
	2024	2023
Earnings per share ⁷	₱0.84	₱0.53
Interest coverage ratio ⁸	6.29x	5.82x
Net profit/operating margin ⁹	43%	40%
Solvency ratio ¹⁰	0.44	0.40
Return on equity ¹¹	9.65%	8.45%
Return on assets ¹²	5.58%	4.90%

Notes:

- Current Ratio** is computed as Current Assets over Current Liabilities.
- 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
- 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
- Asset-to-Equity Ratio** is computed as Total Assets over Total Shareholders' Equity.
- Net Book Value per Share** is computed as Equity attributable to equity holders of the Parent Company divided by total number of outstanding shares.
- For the period ended March 31, 2024 and 2023, the ratios were calculated on a 12-month basis for solvency ratio, return on equity, and return on assets.
- Earnings per Share** is computed as Net Income attributable to equity holders of the Parent Company over weighted average number of outstanding shares.
- Interest Coverage Ratio** is computed as Earnings before interest and taxes (EBIT) over interest expensed and capitalized from financial indebtedness.
- Net Profit/Operating Margin** is computed as EBIT over Total revenues
- 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).
- 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.
- 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
March 31, 2024 and for the Three Months Ended March 31, 2024 and 2023
*(With Comparative Audited Consolidated Statement of
Financial Position as of December 31, 2023)*

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

INTERIM CONSOLIDATED STATEMENTS OF FINANCIAL POSITION

(With Comparative Audited Figures as at December 31, 2023)

	March 31, 2024 (Unaudited)	December 31, 2023 (Audited)
ASSETS		
Current Assets		
Cash and cash equivalents (Notes 6, 21, 25 and 26)	₱7,665,842,980	₱5,724,383,259
Receivables (Notes 7, 21, 25 and 26)	16,886,718,039	16,821,480,062
Subdivision land, condominium and residential units for sale (Note 8)	36,354,688,340	35,684,565,320
Other current assets (Notes 9, 25 and 26)	4,197,159,942	4,175,567,574
Total Current Assets	65,104,409,301	62,405,996,215
Noncurrent Assets		
Noncurrent receivables (Notes 7, 21, 25 and 26)	7,594,278,095	7,353,762,589
Investment properties (Note 10)	137,467,179,803	136,949,074,725
Property and equipment (Note 11)	17,249,136,951	17,101,420,112
Investments in joint ventures and advances (Note 12)	6,582,587,465	6,324,586,527
Right-of-use assets (Note 27)	1,352,693,237	1,367,642,922
Other noncurrent assets (Notes 13, 21, 25 and 26)	6,110,665,359	4,187,191,788
Total Noncurrent Assets	176,356,540,910	173,283,678,663
Total Assets	₱241,460,950,211	₱235,689,674,878
LIABILITIES AND EQUITY		
Current Liabilities		
Short-term loans	₱1,500,000,000	₱800,000,000
Accounts payable and accrued expenses (Notes 14, 25, 26 and 27)	20,775,298,962	19,442,409,020
Contract liabilities, deposits and other current liabilities (Notes 15, 21, 25 and 26)	7,440,659,338	7,768,742,321
Current portion of loans payable (Notes 16, 25 and 26)	1,247,968,571	6,191,963,019
Total Current Liabilities	30,963,926,871	34,203,114,360
Noncurrent Liabilities		
Loans payable - net of current portion (Notes 16, 25 and 26)	51,877,716,289	46,957,204,440
Deferred tax liabilities - net (Note 24)	3,336,574,253	3,291,914,738
Contract liabilities, deposits and other noncurrent liabilities (Notes 15, 17, 21, 25 and 26)	9,756,092,591	9,762,631,973
Total Noncurrent Liabilities	64,970,383,133	60,011,751,151
Total Liabilities	95,934,310,004	94,214,865,511
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)	39,034,651,633	39,034,651,633
Treasury stock (Note 19)	(5,794,807,244)	(5,794,807,244)
Equity reserves (Note 19)	15,976,614,438	15,976,614,438
Other comprehensive income:		
Remeasurements of net defined benefit liability - net of tax	(123,084,396)	(123,084,396)
Fair value reserve of financial assets at FVOCI - net of tax	(32,084,054)	(40,571,903)
Cumulative translation adjustment	(27,503,843)	(18,428,884)
Retained earnings (Note 18)		
Unappropriated	63,350,477,548	59,283,466,485
Appropriated	22,000,000,000	22,000,000,000
Total Equity	139,578,094,767	135,511,670,814
Non-controlling interest	5,948,545,440	5,963,138,553
Total Equity and Non-controlling interest	145,526,640,207	141,474,809,367
Total Liabilities and Equity	₱241,460,950,211	₱235,689,674,878

See accompanying Notes to Interim Condensed Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

INTERIM CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

	For the Three Months Ended March 31	
	2024	2023
	(Unaudited)	(Unaudited)
REVENUES (Notes 5 and 22)		
Real Estate Operations		
Rental income (Notes 10, 22 and 27)	₱5,083,764,314	₱4,556,426,663
Real estate sales	2,475,095,011	2,071,983,981
Amusement income	208,984,709	154,048,329
Others	1,906,783,061	1,618,224,960
	9,674,627,095	8,400,683,933
Hotel Operations (Note 22)	1,351,843,575	879,037,320
	11,026,470,670	9,279,721,253
COSTS (Note 23)		
Real Estate Operations		
Cost of rental services	1,352,483,511	1,316,261,255
Cost of real estate sales (Note 8)	1,082,663,515	1,077,494,361
Cost of amusement services	84,951,602	65,028,017
Others	1,265,596,718	1,158,616,667
	3,785,695,346	3,617,400,300
Hotel operations	1,149,421,264	855,766,196
	4,935,116,610	4,473,166,496
	6,091,354,060	4,806,554,757
GENERAL AND ADMINISTRATIVE EXPENSES (Note 23)	1,316,140,706	1,084,707,899
INCOME BEFORE OTHER INCOME (LOSSES)	4,775,213,354	3,721,846,858
OTHER INCOME (LOSSES)		
Gain on reclassification of investment	729,554,395	-
Interest income	61,068,924	32,867,268
Gain on sale of property and equipment	330,356	547,087
Gain on foreign exchange	(63,437)	6,969,164
Interest expense (Notes 16 and 27)	(529,440,447)	(358,008,203)
Equity in net loss of a joint venture	-	(87,675,966)
	261,449,791	(405,300,650)
INCOME BEFORE INCOME TAX	5,036,663,145	3,316,546,208
PROVISION FOR INCOME TAX (Note 24)	628,268,758	342,512,525
NET INCOME	4,408,394,387	2,974,033,683
OTHER COMPREHENSIVE INCOME		
Other comprehensive income to be reclassified to profit or loss in subsequent periods		
Cumulative translation adjustment	(9,074,959)	7,028,921
Other comprehensive loss not to be reclassified to profit or loss in subsequent periods		
Fair value reserve of financial assets at FVOCI, net of income tax effect (Note 7)	8,487,849	(2,080,025)
	8,487,849	(2,080,025)
Total Other Comprehensive Income	(587,110)	4,948,896
TOTAL COMPREHENSIVE INCOME	₱4,407,807,277	₱2,978,982,579

(Forward)

	For the Three Months Ended March 31	
	2024	2023
	(Unaudited)	(Unaudited)
Net Income Attributable to:		
Equity holders of Parent Company	₱4,067,011,063	₱2,660,968,930
Non-controlling interest in consolidated subsidiaries	341,383,324	313,064,753
	₱4,408,394,387	₱2,974,033,683
Total Comprehensive Income Attributable to:		
Equity holders of Parent Company	₱4,066,423,953	₱2,665,917,826
Non-controlling interest in consolidated subsidiaries	341,383,324	313,064,753
	₱4,407,807,277	₱2,978,982,579
Basic/Diluted Earnings Per Share (Note 20)	₱0.84	₱0.53

See accompanying Notes to Interim Condensed Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
INTERIM CONSOLIDATED STATEMENTS OF CHANGES IN EQUITY

For the Three Months Ended March 31, 2024 (Unaudited)												
Attributable to Equity Holders of the Parent Company												
	Capital Stock (Note 19)	Additional Paid-in Capital (Note 19)	Treasury Stock (Notes 18 and 19)	Equity Reserve (Note 19)	Remeasurements of Net Defined Benefit Liability (Note 29)	Cumulative Translation Adjustment	Fair value reserve of financial assets at FVOCI (Notes 8 and 13)	Unappropriated Retained Earnings (Note 18)	Appropriated Retained Earnings (Note 18)	Total	Non-controlling Interest	Total Equity
Balances at January 1, 2024	₱5,193,830,685	₱39,034,651,633	(₱5,794,807,244)	₱15,976,614,438	(₱123,084,396)	(₱18,428,884)	(₱40,571,903)	₱59,283,466,485	₱22,000,000,000	₱135,511,670,814	₱5,963,138,553	₱141,474,809,367
Comprehensive income (loss)												
Net income	-	-	-	-	-	-	-	4,067,011,063	-	4,067,011,063	341,383,324	4,408,394,387
Other comprehensive income	-	-	-	-	-	(9,074,959)	8,487,849	-	-	(587,110)	-	(587,110)
Total comprehensive income (loss)	-	-	-	-	-	(9,074,959)	8,487,849	4,067,011,063	-	4,066,423,953	341,383,324	4,407,807,277
Cash dividends (Note 18)	-	-	-	-	-	-	-	-	-	-	(355,976,437)	(355,976,437)
Balances at March 31, 2024	₱5,193,830,685	₱39,034,651,633	(₱5,794,807,244)	₱15,976,614,438	(₱123,084,396)	(₱27,503,843)	(₱32,084,054)	₱63,350,477,548	₱22,000,000,000	₱139,578,094,767	₱5,948,545,440	₱145,526,640,207

For the Three Months Ended March 31, 2023 (Unaudited)												
Attributable to Equity Holders of the Parent Company												
	Capital Stock (Note 19)	Additional Paid-in Capital (Note 19)	Treasury Stock (Notes 18 and 19)	Equity Reserve (Note 19)	Remeasurements of Net Defined Benefit Liability (Note 29)	Cumulative Translation Adjustment	Fair value reserve of financial assets at FVOCI (Notes 8 and 13)	Unappropriated Retained Earnings (Note 18)	Appropriated Retained Earnings (Note 18)	Total	Non-controlling Interest	Total Equity
Balances at January 1, 2023	₱5,193,830,685	₱39,034,651,633	(₱2,566,837,514)	₱15,976,614,438	(₱23,367,770)	(₱1,731,724)	(₱23,090,476)	₱51,761,840,147	₱20,000,000,000	₱129,351,909,419	₱6,095,216,467	₱135,447,125,886
Comprehensive income (loss)												
Net income	-	-	-	-	-	-	-	2,660,968,930	-	2,660,968,930	313,064,753	2,974,033,683
Other comprehensive income	-	-	-	-	-	7,028,921	(2,080,025)	-	-	4,948,896	-	4,948,896
Total comprehensive income (loss)	-	-	-	-	-	7,028,921	(2,080,025)	2,660,968,930	-	2,665,917,826	313,064,753	2,978,982,579
Acquisition of treasury stock	-	(4,292,318)	(1,691,411,840)	-	-	-	-	-	-	(1,695,704,158)	-	(1,695,704,158)
Cash dividends (Note 18)	-	-	-	-	-	-	-	-	-	-	(354,523,472)	(354,523,472)
Balances at March 31, 2023	₱5,193,830,685	₱39,030,359,315	(₱4,258,249,354)	₱15,976,614,438	(₱23,367,770)	₱5,297,197	(₱25,170,501)	₱54,422,809,077	₱20,000,000,000	₱130,322,123,087	₱6,053,757,748	₱136,375,880,835

See accompanying Notes to Interim Condensed Consolidated Financial Statements.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
INTERIM CONSOLIDATED STATEMENTS OF CASH FLOWS

	For the Three Months Ended March 31	
	2024	2023
	(Unaudited)	(Unaudited)
CASH FLOWS FROM OPERATING ACTIVITIES		
Income before income tax	₱5,036,663,145	₱3,316,546,208
Adjustments for:		
Depreciation (Notes 10 and 11)	1,359,040,532	1,288,023,359
Interest expense (Note 16)	485,795,684	313,652,420
Interest expense on lease liabilities (Note 27)	43,644,763	44,355,783
Accretion expense on security deposits	22,442,747	15,536,596
Amortization of right-of-use assets (Note 27)	18,370,068	18,370,068
Gain on sale of property and equipment	(330,356)	(547,087)
Equity in net earnings of joint ventures (Note 12)	(486,738,816)	(205,477,913)
Gain in reclassification of investment	(729,554,395)	-
Interest income	(233,972,639)	(192,775,629)
Operating income before working capital changes	5,511,940,350	4,597,683,805
Decrease (Increase) in:		
Receivables – trade	(274,111,325)	(839,437,637)
Subdivision land, condominium and residential units for sale	(606,891,644)	(487,286,861)
Other current assets	215,601,119	616,358,190
Increase (Decrease) in:		
Accounts payable and accrued expenses and other liabilities	1,285,144,525	308,851,285
Customers' deposits	(251,179,435)	377,282,033
Cash generated from operations	5,880,503,590	4,573,450,815
Interest received from cash and short-term investments	47,827,726	34,678,857
Interest received from installment contract receivables	172,903,715	159,908,361
Income tax paid	(474,909,585)	(460,122,274)
Net cash flows provided by operating activities	5,626,325,446	4,307,915,759
CASH FLOWS FROM INVESTING ACTIVITIES		
Decrease (Increase) in:		
Advances to lot owners (Notes 9 and 13)	(1,170,779,580)	(127,019,023)
Advances to suppliers and contractors	142,044,867	(152,096,736)
Receivables from affiliated companies (Notes 7 and 21)	(18,400,960)	(14,209,775)
Other noncurrent assets	(393,890,101)	80,390,649
Additions to:		
Investment properties (inclusive of capitalized borrowing cost) (Note 10)	(1,597,290,194)	(2,646,221,199)
Property and equipment (Note 11)	(398,804,854)	(400,982,982)
Investment in joint ventures	-	(115,107,867)
Proceeds from:		
Disposal of property and equipment	330,356	547,087
Net cash flows used in investing activities	(3,436,790,466)	(3,374,699,846)
CASH FLOWS FROM FINANCING ACTIVITIES		
Proceeds from availments of:		
Loans payable (Note 16)	6,300,000,000	-
Short-term loans (Note 16)	700,000,000	-
Payments of:		
Loans payable (Note 16)	(6,305,000,000)	(145,000,000)
Acquisition of treasury stock (Note 19)	-	(1,695,704,158)
Interests on loans	(497,100,781)	(465,059,429)
Debt issue costs	(47,250,000)	-
Cash dividends	(354,037,305)	(354,526,847)
Principal portion of lease liabilities	(58,594,448)	(62,725,851)
Increase (decrease) in payable to affiliated companies and other noncurrent liabilities (Notes 15 and 17)	13,907,275	(3,768,034)
Net cash flows used in financing activities	(248,075,259)	(2,726,784,319)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	1,941,459,721	(1,793,568,406)
CASH AND CASH EQUIVALENTS AT BEGINNING OF PERIOD	5,724,383,259	8,277,999,180
CASH AND CASH EQUIVALENTS AT END OF PERIOD	₱7,665,842,980	₱6,484,430,774

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 65.44% 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 43/F Robinsons Equitable Tower, Ortigas Center NCR, Second District, Pasig City.

The interim condensed consolidated financial statements as of March 31, 2024 and for the three-month periods ended March 31, 2024 and 2023 were approved and authorized for issuance by the Parent Company’s Board of Directors (BOD) on May 3, 2024.

2. Basis of Preparation

The interim condensed consolidated financial statements as of March 31, 2024 and for the three-month periods ended March 31, 2024 and 2023 have been prepared under the historical cost basis except for financial assets at fair value through other comprehensive income (FVOCI) that have been measured at fair value. The consolidated financial statements are presented in Philippine Peso (₱), the Parent Company’s functional currency. All amounts are rounded to the nearest Peso unless otherwise indicated.

The 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, 2023 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.

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.

Basis of Consolidation

The consolidated financial statements comprise the financial statements of the Group as of March 31, 2024 and December 31, 2023 and for the three months period ended March 31, 2024 and 2023.

The unaudited 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.

The financial statements of the subsidiaries are prepared for the same reporting period as the Parent Company, using consistent accounting policies. All intra-group balances, transactions, unrealized gains and losses resulting from intra-group transactions and dividends are eliminated in full.

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

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

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

A change in the ownership interest of a subsidiary, without a loss of control, is accounted for as an equity transaction (see Note 4).

If the Group loses control over a subsidiary, it:

- Derecognizes the assets (including goodwill) and liabilities of the subsidiary, the carrying amount of any non-controlling interest and the cumulative translation differences recorded in equity.
- Recognizes the fair value of the consideration received, the fair value of any investment retained and any surplus or deficit in profit or loss.
- Reclassifies the parent's share of components previously recognized in other comprehensive income to profit or loss or retained earnings, as appropriate.

The consolidated financial statements include the financial statements of the Parent Company and the following subsidiaries as of March 31, 2024 and December 31, 2023:

	Country of Incorporation	Effective Percentage of Ownership	
		2024	2023
Robinson's Inn, Inc.	Philippines	100%	100%
RL Commercial REIT, Inc. (RCR)	Philippines	66.14%	66.14%
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%
RLC Resources Ltd. (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%	100%
RL Digital Ventures, Inc.	Philippines	100%	100%

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

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

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).

Voting rights held by non-controlling interests on AAI, GDI, BRFLC and RCR are equivalent to 49%, 49%, 30% and 33.86%, respectively. As of March 31, 2024 and December 31, 2023, the Group does not consider these subsidiaries as having material non-controlling interest that would require additional disclosures.

3. Changes in Accounting Policies

The accounting policies adopted are consistent with those of the previous financial year except for the adoption of new standards effective in 2024. 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 the new standards and amendments did not have an impact on the consolidated financial statements.

- 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.

As a result of the adoption, discussions about new standards and amendments adopted but without effect on the 2023 consolidated financial statements or any prior period and those that are

forthcoming that do not have, or not expected to have significant or material impact to the Group have been simplified.

- Amendments to PAS 8, *Definition of Accounting Estimates*
- Amendments to PAS 12, *Deferred Tax related to Assets and Liabilities arising from a Single Transaction*
- Amendments to PAS 1, *Classification of Liabilities as Current or Non-current*
- Amendments to PFRS 16, *Lease Liability in a Sale and Leaseback*
- PFRS 15 Implementation Issues Affecting the Real Estate Industry (as amended by PIC Q&As 2020-02 and 2020-04)

On February 14, 2018, the PIC issued PIC Q&A 2018-12 which provides guidance on some PFRS 15 implementation issues affecting the real estate industry. On October 25, 2018 and February 08, 2019, the 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 2023 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 mismatch between the POC of the real estate projects and right to an amount of consideration based on the schedule of payments provided for in the contract to sell might constitute a significant financing component. In case of the presence of significant financing component, the guidance should have been applied retrospectively and would have resulted in restatement of prior year consolidated financial statements.

As of March 31, 2024, the Group adopted the guidelines but has determined that the impact on the existing contracts is not material on 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. Additionally, the

impact on the cash flows from operations and cash flows from financing activities for all years presented are also deemed not material. Consequently, no adjustments were made relative to the adoption. For new contracts, the Group will continue to assess and determine if the significant financing component is material and for recognition.

Standards Issued but not yet Effective

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

Effective beginning on or after January 1, 2025

- PFRS 17, *Insurance Contracts*

Deferred effectivity

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

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, 2023.

Assessment of Joint Control

The Parent Company entered into various joint ventures with Shang Properties, Inc., Hong Kong Land Group, DMCI Project Developers, Inc., and DoubleDragon Properties Corp. The Parent Company considers that it has joint control over these arrangements since decisions about the relevant activities of the joint ventures require unanimous consent of the parties as provided for in the joint venture agreements and shareholders' agreements.

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 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 consolidated financial statements which is in accordance with PFRSs except for EBITDA.

Cost and expenses exclude interest, taxes and depreciation.

The Group derives its revenue from the following reportable units:

Robinsons Malls - develops, leases and manages lifestyle 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 Destination Estates - 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.

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

Three Months Ended March 31, 2024 (Unaudited)									
	Robinsons Malls	Residential Division	Robinsons Offices	Hotels and Resorts	Robinsons Logistics and Industrial Facilities	Robinsons Destination Estates	Chengdu Xin Yao	Intersegment Eliminating Adjustments	Consolidated
Revenue									
Segment revenue:									
Revenues from contracts with customers	₱208,984,709	₱2,216,805,899	₱-	₱1,351,843,575	₱-	₱227,495,393	₱30,793,719	₱-	₱4,035,923,295
Rental income	3,281,107,787	36,720,847	1,552,181,699	-	190,110,836	23,643,145	-	-	5,083,764,314
Other income	961,884,515	590,873,176	351,188,268	-	1,796,040	886,449	154,613	-	1,906,783,061
Intersegment revenue	11,103,707	-	120,667,620	761,180	-	6,628,470	-	(139,160,977)	-
Total Revenue	4,463,080,718	2,844,399,922	2,024,037,587	1,352,604,755	191,906,876	258,653,457	30,948,332	(139,160,977)	11,026,470,670
Costs and expenses									
Segment costs and expenses	1,723,192,154	1,673,420,635	394,208,328	949,562,330	17,974,758	102,932,909	15,975,985	-	4,877,267,099
Intersegment costs and expenses	-	11,103,707	127,296,090	761,180	-	-	-	(139,160,977)	-
Total costs and expenses before depreciation and amortization	1,723,192,154	1,684,524,342	521,504,418	950,323,510	17,974,758	102,932,909	15,975,985	(139,160,977)	4,877,267,099
Earnings before interest, taxes and depreciation	2,739,888,564	1,159,875,580	1,502,533,169	402,281,245	173,932,118	155,720,548	14,972,347	-	6,149,203,571
Depreciation and amortization	822,257,557	25,210,009	286,141,261	199,858,934	39,563,794	954,857	3,805	-	1,373,990,217
Operating income	₱1,917,631,007	₱1,134,665,571	₱1,216,391,908	₱202,422,311	₱134,368,324	₱154,765,691	₱14,968,542	₱-	₱4,775,213,354

Three Months Ended March 31, 2023 (Unaudited)									
	Robinsons Malls	Residential Division	Robinsons Offices	Hotels and Resorts	Robinsons Logistics and Industrial Facilities	Robinsons Destination Estates	Chengdu Xin Yao	Intersegment Eliminating Adjustments	Consolidated
Revenue									
Segment revenue:									
Revenues from contracts with customers	₱154,048,329	₱1,954,810,332	₱-	₱879,037,320	₱-	₱103,312,584	₱13,861,065	₱-	₱3,105,069,630
Rental income	2,863,111,363	27,382,566	1,513,676,630	-	136,817,535	15,438,569	-	-	4,556,426,663
Other income	891,048,339	394,946,241	331,844,034	-	328,193	58,153	-	-	1,618,224,960
Intersegment revenue	13,147,802	-	117,709,764	746,261	-	6,628,470	-	(138,232,297)	-
Total Revenue	3,921,355,833	2,377,139,139	1,963,230,428	879,783,581	137,145,728	125,437,776	13,861,065	(138,232,297)	9,279,721,253
Costs and expenses									
Segment costs and expenses	1,623,441,973	1,564,902,418	265,753,530	711,664,354	6,976,220	72,690,051	6,052,422	-	4,251,480,968
Intersegment costs and expenses	-	13,147,802	124,338,234	746,261	-	-	-	(138,232,297)	-
Total costs and expenses before depreciation and amortization	1,623,441,973	1,578,050,220	390,091,764	712,410,615	6,976,220	72,690,051	6,052,422	(138,232,297)	4,251,480,968
Earnings before interest, taxes and depreciation	2,297,913,860	799,088,919	1,573,138,664	167,372,966	130,169,508	52,747,725	7,808,643	-	5,028,240,285
Depreciation and amortization	854,056,928	20,323,843	254,595,189	144,101,842	32,294,606	982,511	38,508	-	1,306,393,427
Operating income	₱1,443,856,932	₱778,765,076	₱1,318,543,475	₱23,271,124	₱97,874,902	₱51,765,214	₱7,770,135	₱-	₱3,721,846,858

The revenue of the Group consists of sales to domestic customers. Inter-segment revenue accounted for under PFRS arising from lease arrangements amounting ₱139 million and ₱138 million for the three months period ended March 31, 2024 and 2023, respectively, are eliminated in consolidation.

The carrying amount of assets located outside the Philippines amounted to ₱654 million and ₱638 million as of March 31, 2024 and December 31, 2023, 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 ₱960 million and ₱918 million for the three months period ended March 31, 2024 and 2023, respectively.

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

	For the Three Months Ended March 31	
	2024 (Unaudited)	2023 (Unaudited)
EBITDA	₱6,149,203,571	₱5,028,240,285
Depreciation and amortization	(1,373,990,217)	(1,306,393,427)
Other income (losses) – net	261,449,791	(405,300,650)
Income before income tax	₱5,036,663,145	₱3,316,546,208

6. Cash and Cash Equivalents

	March 31, 2024 (Unaudited)	December 31, 2023 (Audited)
Cash on hand and in banks	₱3,627,333,702	₱3,920,198,659
Short-term investments	4,038,509,278	1,804,184,600
	₱7,665,842,980	₱5,724,383,259

Cash in banks earns annual interest at the prevailing bank deposit rates. Short-term investments are invested for varying periods of up to three (3) months and earn interest at the prevailing short-term investment rates.

Cash in bank in US dollars earn interest at a range of 0.10% to 0.13% for the years ended March 31, 2024 and December 31, 2023.

The cash and cash equivalents as of March 31, 2024 and December 31, 2023 are available to meet the immediate cash requirement of the Group.

7. Receivables

	March 31, 2024 (Unaudited)	December 31, 2023 (Audited)
Trade	₱21,293,293,319	₱20,957,613,004
Affiliated companies	2,255,376,020	2,236,975,060
Others	1,145,254,495	1,193,582,287
	24,693,923,834	24,388,170,351
Less allowance for impairment losses	212,927,700	212,927,700
	24,480,996,134	24,175,242,651
Less noncurrent portion	7,594,278,095	7,353,762,589
	₱16,886,718,039	₱16,821,480,062

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 FVOCI.

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.

Allowance for impairment losses on trade receivables follows:

	Rental Receivables	Hotels Operations	Installment Contracts	Total
Balances as at March 31, 2024 (Unaudited) and December 31, 2023 (Audited)	₱190,148,722	₱3,778,978	₱19,000,000	₱212,927,700

8. Subdivision Land, Condominium and Residential Units for Sale

	March 31, 2024 (Unaudited)	December 31, 2023 (Audited)
Land and condominium units	₱18,940,272,477	₱18,254,367,348
Land use right and development cost	337,937,895	353,368,437
Residential units and subdivision land	2,070,346,591	2,031,832,662
Land held for development	15,006,131,377	15,044,996,873
	₱36,354,688,340	₱35,684,565,320

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

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

	March 31, 2024 (Unaudited)	December 31, 2023 (Audited)
Beginning balance	₱35,684,565,320	₱32,511,606,471
Construction and development costs incurred	1,689,555,159	6,017,056,980
Land acquisition	–	786,003,023
Transfers (to) from		
Other current asset	–	783,487,674
Unrealized land costs	63,231,376	337,791,958
Cost of real estate sales	(1,082,663,515)	(4,751,380,786)
	₱36,354,688,340	₱35,684,565,320

No borrowing cost were capitalized for the three months period ended March 31, 2024 and 2023.

The amount of subdivision land, condominium and residential units for sale recognized as cost of real estate sales in the unaudited interim condensed consolidated statements of comprehensive income amounted to ₱1,083 million and ₱1,077 million for the three months period ended March 31, 2024 and 2023, 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 March 31, 2024 and December 31, 2023.

9. Other Current Assets

	March 31, 2024 (Unaudited)	December 31, 2023 (Audited)
Advances to suppliers and contractors	₱1,549,035,143	₱1,671,669,309
Advances to lot owners	1,027,254,397	667,426,744
Prepaid expenses	912,389,930	899,900,004
Input VAT - net	536,071,317	768,668,636
Supplies	105,724,379	104,754,458
Restricted cash	66,684,776	63,148,423
	₱4,197,159,942	₱4,175,567,574

Advances to suppliers and contractors consist of advance payment for the construction of residential projects. These are recouped from billings which are expected to occur in a short period of time.

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

Prepaid expenses consist mainly of prepayments for taxes and insurance and cost to obtain contract in relation to the Group's real estate sales. The cost to obtain contracts which include prepaid commissions and advances to brokers/agents amounted to ₱436 million and ₱495 million as of March 31, 2024 and December 31, 2023, respectively

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

Supplies consist mainly of office and maintenance materials.

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

10. Investment Properties

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

	March 31, 2024 (Unaudited)					
	Land Held for Future Development	Land	Land Improvements	Buildings and Improvements	Construction In Progress	Total
Cost						
Balances at January 1, 2024	₱21,354,271,181	₱33,953,673,901	₱485,718,507	₱113,002,562,493	₱20,563,294,916	₱189,359,520,998
Additions	-	17,473	642,947	328,468,462	1,268,161,312	1,597,290,194
Reclassification and transfers - net	-	-	-	2,310,113,229	(2,281,345,828)	28,767,401
Balances at March 31, 2024	21,354,271,181	33,953,691,374	486,361,454	115,641,144,184	19,550,110,400	190,985,578,593
Accumulated Depreciation						
Balances at January 1, 2024	-	-	290,136,831	52,120,309,442	-	52,410,446,273
Depreciation (Notes 23)	-	-	5,250,095	1,102,702,422	-	1,107,952,517
Balances at March 31, 2024	-	-	295,386,926	53,223,011,864	-	53,518,398,790
Net Book Value	₱21,354,271,181	₱33,953,691,374	₱190,974,528	₱62,418,132,320	₱19,550,110,400	₱137,467,179,803

December 31, 2023						
	Land Held for Future Development	Land	Land Improvements	Buildings and Improvements	Construction In Progress	Total
Cost						
Balances at January 1, 2023	₱21,000,922,667	₱31,997,976,856	₱478,680,251	₱109,895,464,575	₱15,609,876,833	₱178,982,921,182
Additions	450,795,333	863,840,788	7,038,256	1,416,366,701	7,064,858,613	9,802,899,691
Reclassification and transfers - net	(97,446,819)	1,091,856,257	–	1,690,731,217	(2,111,440,530)	573,700,125
Balances at December 31, 2023	21,354,271,181	33,953,673,901	485,718,507	113,002,562,493	20,563,294,916	189,359,520,998
Accumulated Depreciation						
Balances at January 1, 2023	–	–	256,513,452	47,604,157,433	–	47,860,670,885
Depreciation (Notes 23)	–	–	33,623,379	4,516,152,009	–	4,549,775,388
Balances at December 31, 2023	–	–	290,136,831	52,120,309,442	–	52,410,446,273
Net Book Value	₱21,354,271,181	₱33,953,673,901	₱195,581,676	₱60,882,253,051	₱20,563,294,916	₱136,949,074,725

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. Building and improvements pertains to offices and malls for leasing.

The construction in progress items reclassified to their respective asset accounts during the three months period ended March 31, 2024 and for the year ended December 31, 2023 amounted to ₱2,281 million and ₱2,111 million, respectively. The reclassifications in 2024 represent office building in Pasig City. The reclassifications in 2023 represent commercial, office buildings, and logistic facilities in Iloilo, Bacolod, Calamba, and Cebu. 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.

Depreciation expense charged to operations amounted to ₱1,107 million and ₱1,093 million for the three months ended March 31, 2024 and 2023, respectively.

Borrowing costs capitalized amounted to ₱227 million and ₱273 million for the three months ended March 31, 2024 and 2023, respectively. These amounts were included in the unaudited 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 three months ended March 31, 2024 and 2023 is 5.32% and 4.98%, respectively (see Note 16).

The aggregate fair value of investment properties as of March 31, 2024, and December 31, 2023, amounted to ₱472 billion and ₱418.2 billion, respectively. The fair values of the investment properties were determined by independent professionally qualified appraisers and exceeded their carrying cost

The following table provides the fair value hierarchy of the Group's investment properties as of March 31 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)
March 31, 2024 (Unaudited)				
Investment properties	Various	₱472,284,445,285	₱–	₱– ₱472,284,445,285
December 31, 2023 (Audited)				
Investment properties	Various	₱418,248,402,391	₱–	₱– ₱418,248,402,391

The fair values of the land held for future development were measured through market data approach which provides an indication of value by comparing the subject asset with an identical or similar

assets for which price information is available. This approach was used for the land as it is commonly used in the property market since inputs and data for this approach are available.

The fair values of the buildings (retail, office and warehouses) were measured through income approach using the discounted cash flow analysis. This approach converts anticipated future gains to present worth by projecting reasonable income and expenses for the subject property.

The construction-in-progress were measured at cost until such time the fair value becomes reliably measurable or construction is completed (whichever comes earlier).

Rental income derived from investment properties amounted to ₱5,084 million and ₱4,556 million for the three months period ended March 31, 2024 and 2023, respectively (see Note 22).

Property operations and maintenance costs arising from investment properties amounted to ₱156 million and ₱138 million for the three months period ended March 31, 2024 and 2023, respectively.

There are no investment properties as of March 31, 2024 and December 31, 2023 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 ₱2,298 million and ₱2,817 million as of March 31, 2024 and December 31, 2023, respectively.

11. Property and Equipment

	March 31, 2024 (Unaudited)						Total
	Land Improvements	Buildings and Improvements	Theater Furniture and Equipment	Other Equipment	Construction in Progress		
Cost							
Balances at January 1, 2024	₱51,042,999	₱15,716,363,564	₱1,267,123,281	₱6,646,429,483	₱3,926,133,105		₱27,607,092,432
Additions	-	207,625,857	-	186,556,887	4,622,110		398,804,854
Retirement / disposal	-	-	-	(596,310)	-		(596,310)
Reclassification	-	136,388,371	-	-	(136,388,371)		-
Balances at March 31, 2024	51,042,999	16,060,377,792	1,267,123,281	6,832,390,060	3,794,366,844		28,005,300,976
Accumulated Depreciation							
Balances at January 1, 2024	34,516,786	3,712,505,697	1,161,027,767	5,597,622,070	-		10,505,672,320
Depreciation	1,846,926	128,060,821	7,177,021	114,003,247	-		251,088,015
Retirement / disposal	-	-	-	(596,310)	-		(596,310)
Balances at March 31, 2024	36,363,712	3,840,566,518	1,168,204,788	5,711,029,007	-		10,756,164,025
Net Book Value	₱14,679,287	₱12,219,811,274	₱98,918,493	₱1,121,361,053	₱3,794,366,844		₱17,249,136,951

	December 31, 2023					
	Land Improvements	Buildings and Improvements	Theater Furniture and Equipment	Other Equipment	Construction in Progress	Total
Cost						
Balances at January 1, 2023	₱51,042,999	₱11,392,348,908	₱1,236,263,555	₱5,795,980,092	₱6,862,770,413	₱25,338,405,967
Additions	-	687,419,179	30,859,726	575,696,459	872,962,137	2,166,937,501
Retirement/disposal	-	-	-	(14,425,228)	-	(14,425,228)
Reclassifications	-	3,636,595,477	-	289,178,160	(3,809,599,445)	116,174,192
Balances at December 31, 2023	51,042,999	15,716,363,564	1,267,123,281	6,646,429,483	3,926,133,105	27,607,092,432
Accumulated Depreciation						
Balances at January 1, 2023	29,901,739	3,272,626,994	1,132,319,683	5,209,575,207	-	9,644,423,623
Depreciation	4,615,047	439,878,703	28,708,084	402,472,091	-	875,673,925
Retirement/disposal	-	-	-	(14,425,228)	-	(14,425,228)
Balances at December 31, 2023	34,516,786	3,712,505,697	1,161,027,767	5,597,622,070	-	10,505,672,320
Net Book Value	₱16,526,213	₱12,003,857,867	₱106,095,514	₱1,048,807,413	₱3,926,133,105	₱17,101,420,112

Borrowing cost capitalized amounted to ₱47 million and ₱53 million for the three months period ended March 31, 2024 and 2023, respectively (Note 16).

There are no property and equipment items as of March 31, 2024 and December 31, 2023 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 ₱1,532 million as of March 31, 2024 and ₱1,879 million as of December 31, 2023.

Depreciation expense charged to operations amounted to ₱251 million and ₱195 million for the three months period ended March 31, 2024 and 2023, respectively.

12. Interests in Joint Ventures and Joint Operations

Interest in Joint Ventures

This account consists of the following:

	Percentage of ownership	March 31, 2023 (Unaudited)	December 31, 2023 (Audited)
RHK Land Corporation	60.00	₱1,444,468,541	₱17,101,420,112
Robinsons DoubleDragon Corp.	65.72	672,979,811	672,898,840
RLC DMCI Property Ventures, Inc.	50.00	539,786,927	516,886,718
Shang Robinsons Properties, Inc.*	50.00	3,925,352,186	3,367,913,621
GoTyme Bank Corporation	19.00-20.00	-	393,001,895
Balance at end of period		₱6,582,587,465	₱6,324,586,527

*Net of deferred gain from sale of land offset against the carrying amount of investment in 2021

Details and movements of interests in joint ventures for the three months period ended March 31, 2024 and for the year ended December 31, 2023 are as follows:

	March 31, 2024 (Unaudited)	December 31, 2023 (Audited)
Investment in stocks - cost:		
Balance at beginning of year	₱4,712,645,145	₱4,146,619,188
Additions	-	566,025,957
Reclassification	(393,001,895)	-
Balance at end of year	4,319,643,250	4,712,645,145
Accumulated equity in net earnings:		
Balance at beginning of year	4,305,328,429	2,104,428,315
Equity in net earnings during the year* (Note 21)	486,738,816	2,200,900,114
Balance at end of year	4,792,067,245	4,305,328,429
Unrealized gain on sale and interest income		
Balance at beginning of year	(2,693,387,047)	(3,446,173,249)
Equity in net earnings during the year (Note 21)	164,264,017	752,786,202
Balance at end of year	(2,529,123,030)	(2,693,387,047)
	₱6,582,587,465	₱6,324,586,527

As of March 31, 2024 and December 31, 2023, 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 March 31, 2024 and December 31, 2023, the Parent Company has already extended a loan to SRPI amounting to ₱1,000 million (see Note 21). Out of this amount ₱750 million has already been paid as of December 31, 2024 (see Notes 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.

At the start of the year, the Company's ownership in GTBC was diluted from 20% to 19%. The Company reclassified the investment to Financial Asset at FVOCI under "Other Noncurrent Assets".

The reclassification resulted into a gain amounting to ₱730 million which is the difference between the fair value and carrying amount of the investment.

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

	March 31, 2024	December 31, 2023
	(Unaudited)	(Audited)
Advances to suppliers and contractors	₱2,292,676,632	₱2,312,087,333
Advances to land owners	1,449,715,482	638,763,555
Utility deposits	732,002,842	780,372,483
Financial assets at FVOCI	1,249,638,661	113,594,522
Others	386,631,742	342,373,895
	₱6,110,665,359	₱4,187,191,788

Advances to suppliers and contractors represents prepayments for the construction of investment properties and property and equipment. These are recouped from billings which are expected to occur in future period.

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, equity shares of Data Analytics Ventures, Inc. and GoTyme, all entities under the common control of the ultimate parent company.

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 March 31, 2024 and December 31, 2023, 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

This account consists of:

	March 31, 2024 (Unaudited)	December 31, 2023 (Audited)
Accounts payable	₱10,182,190,399	₱9,203,085,612
Taxes and licenses payable	4,868,868,101	4,440,633,368
Accrued utilities	1,940,702,627	2,006,896,028
Accrued rent expense	921,602,589	983,007,757
Accrued contracted services	815,396,396	741,614,207
Accrued salaries and wages	789,734,915	684,812,107
Commissions payable	265,304,768	267,403,325
Accrued advertising and promotions	261,386,997	263,647,941
Accrued interest expense	155,019,423	166,324,520
Accrued repairs and maintenance	123,769,212	130,348,033
Dividends payable	21,379,752	19,440,620
Other accrued expenses	429,943,783	535,195,502
	₱20,775,298,962	₱19,442,409,020

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

	March 31, 2024 (Unaudited)	December 31, 2023 (Audited)
Contract liabilities (Notes 17 and 21)	₱3,511,969,451	₱3,881,029,135
Deposits from lessees (Note 17)	3,547,896,647	3,505,102,294
Payable to affiliated companies (Note 21)	277,483,170	279,928,261
Current portion of lease liabilities (Note 37)	103,310,070	102,682,631
	₱7,440,659,338	₱7,768,742,321

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 ₱22 million and ₱16 million for the three-months period ended March 31, 2024 and 2023, respectively.

Included in the "Deposit from lessees" are unearned rental income amounting to ₱1,598 million and ₱1,688 million as of March 31, 2024 and December 31, 2023, respectively.

16. Loans Payable

Short-term loans

	March 31, 2024 (Unaudited)	December 31, 2023 (Audited)
Short-term loan obtained from a local bank that will mature in April 2024. Interest rate is at 6.15% per annum.	₱500,000,000	₱-
Short-term loan obtained from a local bank that will mature in April 2024. Interest rate is at 6.15% per annum.	300,000,000	-
Short-term loan obtained from a local bank that will mature in April 2024. Interest rate is at 6.15% per annum.	700,000,000	-
Short-term loan obtained from a local bank that matured in February 2024. Interest rate is at 5.95% per annum.	-	500,000,000
Short-term loan obtained from a local bank that matured in January 2024. Interest rate is at 5.95% per annum.	-	300,000,000
	₱1,500,000,000	₱800,000,000

Long-term loans

	March 31, 2024 (Unaudited)	December 31, 2023 (Audited)
Seven-year term loan from MBTC maturing on March 15, 2024. Principal payable in annual installment amounting to two percent (2%) of the total drawn principal amount and the balance upon maturity, with annual fixed rate at 3.1000%, interest payable quarterly in arrears	₱-	₱6,300,000,000
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 annual fixed rate at 4.0000%, interest payable quarterly in arrears	4,465,000,000	4,470,000,000
Ten-year bonds from BDO and Standard Chartered maturing on February 23, 2025. Principal payable upon maturity, with annual fixed rate at 4.9344%, interest payable semi-annually in arrears.	1,364,500,000	1,364,500,000
Five-year term loan from BDO Unibank, Inc. maturing on June 30, 2025. Principal payable upon maturity, with annual fixed rate at 4.0000%, interest payable quarterly in arrears.	6,000,000,000	6,000,000,000
Five-year bonds maturing on July 17, 2025. Principal payable upon maturity, with annual fixed rate at 3.8000%, interest payable semi-annually in arrears.	427,210,000	427,210,000
Three-year bonds maturing on August 26, 2025. Principal payable upon maturity, with annual fixed rate of 5.3789% interest payable quarterly in arrears.	6,000,000,000	6,000,000,000
Five-year bonds maturing on August 26, 2027. Principal payable upon maturity, with annual fixed rate of 5.9362% interest payable quarterly in arrears.	9,000,000,000	9,000,000,000
Three-year bonds maturing on June 30, 2026. Principal payable upon maturity, with annual fixed rate of 6.0972% interest payable quarterly in arrears.	6,000,000,000	6,000,000,000
Five-year bonds maturing on June 30, 2028. Principal payable upon maturity, with annual fixed rate of 6.1663% interest payable quarterly in arrears.	9,000,000,000	9,000,000,000
Five-year term loan from BPI maturing on August 10, 2028. Principal payable upon maturity, with interest at prevailing market rate, payable monthly.	4,940,000,000	4,940,000,000
Five-year term loan from MBTC maturing on March 15, 2029 Principal payable upon maturity, with interest at prevailing interest rate. Payable quarterly	6,300,000,000	-
	53,496,710,000	53,501,710,000
Less debt issue costs	371,025,140	352,542,541
Long-term loans net of debt issue costs	53,125,684,860	53,149,167,459
Less current portion	1,247,968,571	6,191,963,019
Noncurrent portion of long-term loans	₱51,877,716,289	₱46,957,204,440

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 ₱486 million and ₱314 million for the three months period ended March 31, 2024 and 2023, respectively.

Capitalized borrowing cost amounted to ₱273 million and ₱326 million for the three months ended March 31, 2024 and 2023, respectively (see Notes 8, 10 and 11).

Seven-year term loan from Metropolitan Bank and Trust Company matured on March 15, 2024
On March 15, 2017, the Group borrowed unsecured ₱7,000 million under Term Loan Facility Agreements with Metropolitan Bank and Trust Company.

The loan amounting to ₱7,000 million was released on March 15, 2017 which bears interest rate at 4.7500% per annum and shall be payable quarterly, computed on the basis of a year of 365 calendar

days for the actual number of days elapsed. Annual principal payment is two percent (2%) of the total loan amount or ₱140 million.

On November 15, 2021, the interest rate was reduced to a fixed rate of 3.1000% per annum for the remaining term of the loan.

The loan matured on March 15, 2024.

Debt Covenants

The Group is required to maintain a ratio of consolidated total borrowings to consolidated shareholders' equity not exceeding 2:1 as referenced from its consolidated audited financial statements as of its calendar year end December 31 and the consolidated interim financial statements as of March 31, June 30, and September 30. The Group has complied with the debt covenant as of December 31, 2023.

Ten-year term loan from BPI maturing on February 13, 2027

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 was made on February 13, 2024 and 2023.

On November 11, 2021, the interest rate was reduced to a fixed rate of 4.0000% per annum until repricing date. On repricing date or on November 13, 2025, the interest rate will revert to 4.9500% per annum 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 March 31, 2024 and December 31, 2023.

Ten-year bonds from BDO and Standard Chartered maturing on February 23, 2025

On February 23, 2015, the Group issued ₱1,365 million bonds constituting direct, unconditional, unsubordinated, and unsecured obligations of the Parent Company and shall at all times rank *pari passu* and without preference among themselves and among any present and future unsubordinated and unsecured obligations of the Parent Company, except for any statutory preference or priority established under Philippine law. The net proceeds of the issue shall be used by the Parent Company to refinance existing debt obligations and to partially fund investment capital expenditures.

Interest on the bonds shall be calculated on a 30/360-day count basis and shall be paid semi-annually in arrears on February 23 and August 23 of each year at which the bonds are outstanding.

Debt 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 fiscal year end September 30 and consolidated interim financial statements as at March 31. The Group has complied with the debt covenant as of March 31, 2024 and 2023.

Five-year term loan from BDO Unibank, Inc. maturing on June 30, 2025

On June 30, 2020, the Group borrowed ₱6,000 million under Term Loan Facility Agreements with BDO Unibank, Inc.

The loan was released on June 30, 2020 which bears interest rate at 4.7500% computed per annum and shall be payable quarterly, computed on the basis of a year of 365 calendar days for the actual number of days elapsed.

On November 26, 2021, the interest rate was reduced to a fixed rate of 4.0000% per annum for the remaining term of the loan.

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 March 31, 2024 and 2023.

Three-year “Series C Bonds” matured on July 17, 2023 and Five-Year “Series D Bonds” maturing on July 17, 2025

On July 17, 2020, the Group issued its “Series C Bonds” amounting to ₱12,763 million and “Series D Bonds” amounting to ₱427 million constituting direct, unconditional, unsecured and unsubordinated peso-denominated obligations of the Parent Company and shall at all times rank *pari passu* and ratably without any preference or priority amongst themselves and at least *pari passu* with all other present and future unsubordinated and unsecured obligations of the Parent Company, other than obligations preferred by law. The net proceeds of the issue shall be used by the Parent Company to: (i) partially fund the capital expenditure budget of the Company for calendar years 2023 and 2022; (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) (see Note 7). The Series C Bonds matured and was paid in full on July 17, 2023.

Interest on the bonds shall be calculated on a 30/360-day count basis and shall be paid semi-annually in arrears on January 17 and July 17 of each year at which the bonds are outstanding.

Debt 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 June 30. The Group has complied with the debt covenant as of March 31, 2024 and December 31, 2023.

Three-year “Series E Bonds” maturing on August 26, 2025 and Five-Year “Series F Bonds” maturing on August 26, 2027

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. The Group has complied with the debt covenant as of March 31, 2024 and December 31, 2023.

Three-year “Series G Bonds” maturing on June 30, 2026 and Five-Year “Series H Bonds” maturing on June 30, 2028

On June 30, 2023, the Group issued its “Series G Bonds” amounting to ₱6,000 million and “Series H 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) to fully repay maturing debt obligations; (ii) to partially fund the capital expenditure budget for project development of the Company for calendar years 2023 to 2025; and (iii) for general corporate purposes. 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 March 30, June 30, September 30 and December 30 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 audited financial statements as of 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 March 31, 2024 and December 31, 2023.

Five-year term loan from Bank of the Philippine Islands maturing on August 10, 2028

On August 10, 2023, the Group borrowed unsecured ₱4,940 million under a loan agreement with Bank of the Philippine Islands.

Interest on the loan shall be calculated on a 365-day year and based on the actual number of days elapsed, which shall be paid monthly in arrears.

Debt Covenants

The Group is required to maintain a debt-to-equity not exceeding 2:1 as referenced from its consolidated audited financial statements as of its year end December 31. The Group has complied with the debt covenant as of March 31, 2024 and December 31, 2023.

Five-year term loan from Metropolitan Bank and Trust Company maturing on March 15, 2029

On March 15, 2024 the Group borrowed unsecured ₱6,300 million under Term Loan Facility Agreements with Metropolitan Bank and Trust Company.

Interest on the loan shall be calculated on a 365-day year and based on the actual number of days elapsed, which shall be paid quarterly in arrears.

Debt Covenants

The Group is required to maintain a ratio of consolidated total borrowings to consolidated shareholders' equity not exceeding 2:1 as referenced from its consolidated audited financial statements as of its calendar year end December 31 and the consolidated interim financial statements as of March 31, June 30, and September 30. The Group has complied with the debt covenant as of March 31, 2024

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
March 31, 2024	1,369,500,000	12,432,210,000	10,455,000,000	9,000,000,000	20,240,000,000	53,496,710,000
December 31, 2023	6,305,000,000	13,796,710,000	6,005,000,000	13,455,000,000	13,940,000,000	53,501,710,000

Debt issue cost

	March 31, 2024 (Unaudited)	December 31, 2023 (Audited)
Beginning balance	₱352,542,541	₱250,664,334
Additions	47,250,000	221,258,686
Amortizations	(28,767,401)	(119,380,479)
Ending balance	₱371,025,140	₱352,542,541

17. Contract Liabilities, Deposits and Other Noncurrent Liabilities

This account consists of:

	March 31, 2024 (Unaudited)	December 31, 2023 (Audited)
Deposits from lessees	₱5,392,613,532	₱5,306,680,339
Lease liabilities - net of current portion	2,475,732,715	2,460,790,228
Contract liabilities - net of current portion (Notes 15 and 21)	323,017,425	311,421,975
Retentions payable	286,927,562	282,730,833
Pension liabilities	612,196,124	751,755,731
Advances for marketing and promotional fund	455,030,988	438,678,789
Others	210,574,245	210,574,078
	₱9,756,092,591	₱9,762,631,973

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 ₱7,282 million as of March 31, 2024 and ₱7,304 million as of December 31, 2023 are not available for dividend declaration until received in the form of dividends. Retained earnings are further restricted for the payment of dividends to the extent of the cost of treasury shares.

Retained earnings amounting to ₱22,000 million as of March 31, 2024 and December 31, 2023 were appropriated for future and ongoing expansion and are not available for dividends declaration.

Appropriation

On December 19, 2023, the BOD approved the reversal of the retained earnings it appropriated in 2022 amounting to ₱20,000 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 ₱22,000 million, out of the unappropriated retained earnings, to support the capital expenditure requirements of the Group for various projects. These projects and acquisitions are expected to be completed on various dates from 2024 to 2027.

19. Capital Stock, Treasury Stock and Equity Reserve

Capital Stock

The details of the number of common shares as of March 31, 2024 and December 31, 2023 follow:

	March 31, 2024 (Unaudited)	December 31, 2023 (Audited)
Authorized shares – at P1 par value	8,200,000,000	8,200,000,000
Issued shares	5,193,830,685	5,193,830,685
Outstanding shares	4,839,141,486	4,839,141,486

Treasury Stock

On November 4, 2021, the BOD approved the 3 billion common share buyback program of the Parent Company. On November 8, 2022, the BOD approved the extension of share buyback program for an additional 3 billion common shares. On March 20, 2023, the BOD approved the further extension of the share buyback program by Three Billion Pesos (₱3,000,000,000) worth of the Parent Company's common shares bringing the total buy-back program to Nine Billion Pesos (₱9,000,000,000).

The Parent Company has outstanding treasury shares of 354.7 million shares (₱5.8 billion) as of March 31, 2024 and December 31, 2023.

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%. 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 consolidated financial statements.

On March 8, 2022, the Parent Company entered into a Deed of Sale with RCR for the sale of Robinsons Cybergate Bacolod, excluding the land where the building is situated, for ₱734 million. The import on the equity reserve amounted to ₱242 million.

On April 20, 2022, a Deed of Assignment was executed between the Parent Company and RCR for the assignment, transfer, and conveyance by the Parent Company of Robinsons Cyberscape Gamma, excluding the land where the building is situated, with a value of ₱5,888 million, in exchange for the issuance of 778 million shares in RCR. This resulted to increase of the Parent Company's interest in RCR from 63.49% to 66.14%. The impact on the Equity Reserves amounted to ₱1,482 million.

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:

	March 31, 2024 (Unaudited)	December 31, 2023 (Audited)
(a) Loans payable (Note 16)	₱54,625,684,860	₱53,949,167,459
(b) Equity attributable to equity holders of the Parent Company	139,578,094,767	135,511,670,814
(c) Debt-to-capital ratio (a/b)	0.39:1	0.40:1

As of March 31, 2024 and December 31, 2023, the Group is compliant with its debt covenants with lenders.

20. Basic Diluted Earnings Per Share

Earnings per share amounts for the three months ended March 31 were computed as follows:

	March 31, 2024 (Unaudited)	March 31, 2023 (Unaudited)
a. Net income attributable to equity holders of Parent Company	₱4,067,011,063	₱2,660,968,930
b. Weighted average number of common shares outstanding adjusted (Note 19)	4,839,141,486	5,013,317,752
c. Earnings per share (a/b)	₱0.84	₱0.53

There were no potential dilutive shares in 2024 and 2023.

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:

	March 31, 2024 (Unaudited)			
	Amount/ Volume	Outstanding balances	Terms	Conditions
Ultimate Parent Company				
Rental income/receivable (a)	9,483,289	7,753,258	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)	2,445,091	159,338,290	Non-interest bearing; due and demandable	Unsecured
Under common control of Ultimate Parent Company				
Cash and cash equivalents (c)	(116,801,531)	2,545,290,384		
Cash in banks			Interest bearing at prevailing market rate; at 0.20% to 0.25% per annum; due and demandable	Unsecured; no impairment
Short-term investments	2,435,831,974	2,435,831,974	Interest bearing at prevailing market rate; at 2% to 6% per annum; due and demandable	Unsecured; no impairment
Interest income	46,998,626	17,604,550		
Rental income/receivable (a)	940,056,020	231,421,034	Three to 20-year lease terms at prevailing market lease rates; renewable at the end of lease term	Unsecured; no impairment
Advances to (b)	(4,066,249)	60,263,577	Non-interest bearing; due and demandable	Unsecured; no impairment
Payable to affiliated companies (g)	-	(118,045,267)	Non-interest bearing; due and demandable	Unsecured
Joint ventures in which the Parent Company is a venturer				
Rental income	10,871,283	6,246,539		
Advances to (b)	18,496,485	2,191,141,719	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	Unsecured; no impairment
Interest income from sale of land - installment contract receivables (e)	13,502,652	13,502,652		

December 31, 2023 (Audited)				
	Amount/ Volume	Outstanding balances	Terms	Conditions
Ultimate Parent Company				
Rental income/receivable (a)	41,680,405	1,994,855	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)	182,116,680	(161,783,381)	Non-interest bearing; due and demandable	Unsecured
Under common control of Ultimate Parent Company				
Cash and cash equivalents (c)	(282,958,397)	2,662,091,915		
Cash in banks			Interest bearing at prevailing market rate; at 0.20% to 0.25% per annum; due and demandable	Unsecured; no impairment
Short-term investments	1,804,184,600	1,804,184,600	Interest bearing at prevailing market rate; at 2% to 6% per annum; due and demandable	Unsecured; no impairment
Interest income	4,974,493	4,757,249		
Rental income/receivable (a)	3,957,427,779	115,653,351	Three to 20-year lease terms at prevailing market lease rates; renewable at the end of lease term	Unsecured; no impairment
Advances to (b)	(4,820,466)	64,329,826	Non-interest bearing; due and demandable	Unsecured; no impairment
Payable to affiliated companies (g)	12,151,863	(118,045,267)	Non-interest bearing; due and demandable	Unsecured
Joint ventures in which the Parent Company is a venturer				
Rental income	14,790,557	-		
Advances to (b)	(657,559,478)	2,172,645,234	Interest-bearing at PDST R2 of applicable interest period	Unsecured; no impairment
Sale of land - contract liabilities (d)	-	-	Non-interest bearing; due in one year	Unsecured; no impairment
Sale of land - installment contract receivables (e)			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)				
Interest income from sale of land - installment contract receivables (e)	98,654,651	98,654,651		
Elimination of excess of interest income against investment in joint venture - contract liabilities (e)				
Advances to lot owners (f)	(406,629,869)	-	Non-interest bearing; due and demandable	Unsecured; no impairment

Significant transactions with related parties are as follows:

(a) *Rental income*

The Group leases commercial properties to affiliated companies with a lease term of three (3) to twenty (20) years based on prevailing market lease rates.

(b) *Advances to affiliated companies*

The Group, in the normal course of business, has transactions with its major stockholders, ultimate parent company and its affiliated companies consisting principally of lease arrangements

and advances principally for working capital requirement, financing for real estate development, and purchase of investment properties.

On June 13, 2019, the Parent Company extended advances to SRPI amounting to ₱1,000 million in accordance with the joint venture agreement. Further, additional advances amounting to ₱1,590 million was released to SRPI in January 2021. SRPI partially settled ₱750 million in 2023.

For the three months ended March 31, 2024 and for the year ended December 31, 2023, the Parent Company also extended advances to other affiliates amounting to ₱4.0 million and ₱4.8 million, respectively.

(c) *Cash and cash equivalents*

The Group maintains savings and current accounts and time deposits with an entity under common control which is a local commercial bank. Cash and cash equivalents earn interest at the prevailing bank deposit rates.

(d) *Sale of land – RHK Land Corporation*

In 2018, the Parent Company also entered into a contract to sell a parcel of land located within the Bridgetowne Complex in Pasig City with RHK Land Corporation (RHK Land). Total selling price of the land is ₱2,706 million 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. Out of the amount of selling price and cost of land, ₱1,082 million and ₱724 million were recognized in real estate sales and cost of real estate sales, respectively. These amounts represent the portion sold to Hong Kong Land Group by virtue of its 40% ownership in RHK. The 60% balance will be recognized as RHK starts to sell developed real estate properties to its customers. The Parent Company realized ₱16 million from this deferred gain for three months ended March 31, 2024 and 2023.

(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 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.

In the three months ended March 31, 2024 and 2023, the Parent Company realized ₱107 million and ₱44 million from the unrealized gain, respectively.

Furthermore, another contract to sell a parcel of land located within the Bridgetowne Complex in Pasig City was entered by the Parent Company with SRPI in January 22, 2021. Total selling price of the land is ₱3,038 million (net of VAT) which was paid in full in 2021. Out of the amount of selling price and cost of land, ₱1,519 million and ₱422 million were recognized in real

estate sales and cost of real estate sales, respectively in 2021. 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. As of March 31, 2024 and December 31, 2023, the Parent Company has not realized income from this deferred gain yet.

(f) *Advances to lot owners*

The Parent Company made advances to BRFLC’s stockholder amounting to a total of ₱407 million for the purchase of parcels of land. As of December 31, 2023, these advances were reclassified to Investment Properties upon the transfer of the ownership to BRFL.

(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 three months ended March 31, 2024 and 2023. 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:

	March 31, 2024	March 31, 2023
	(Unaudited)	(Unaudited)
Short-term employee benefits	₱46,736,556	₱44,971,137
Post-employment benefits	8,368,142	12,730,982
	₱55,104,698	₱57,702,119

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.

Aggregate RPT transactions within a 12-month period that meets or breaches the materiality threshold shall require the Board approval.

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:

	March 31, 2024 (Unaudited)	March 31, 2023 (Unaudited)
Revenue from contracts with customers		
Recognized over time		
Residential development	₱2,216,805,899	₱1,954,810,332
Recognized at a point in time		
Residential development	30,793,719	13,861,065
Hotels and resorts	1,351,843,575	879,037,320
Integrated development	227,495,393	103,312,584
Amusement income	208,984,709	154,048,329
	1,819,117,396	1,150,259,298
Total revenue from contracts with customers	4,035,923,295	3,105,069,630
Rental income	5,083,764,314	4,556,426,663
Other income	1,906,783,061	1,618,224,960
	₱11,026,470,670	₱9,279,721,253

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 Chengdu 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	March 31, 2024 (Unaudited)	March 31, 2023 (Unaudited)
Philippines		
Residences	₱2,010,459,768	₱1,899,546,690
Homes	206,346,131	55,263,642
	2,216,805,899	1,954,810,332
China		
Chengdu Xin Yao	30,793,719	13,861,065
	₱2,247,599,618	₱1,968,671,397

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 ₱173 million and ₱160 million for the three months period ended March 31, 2024 and 2023, respectively. These are also recognized over time.

Integrated Developments

The real estate revenues pertain to the sale of parcels of land that were recognized at a point in time amounting to ₱227 million and ₱103 million for the three months period ended March 31, 2024 and 2023, respectively.

Costs to obtain contract

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

	March 31, 2024 (Unaudited)	December 31, 2023 (Audited)
Balance at beginning of year	₱255,848,278	₱481,930,412
Additions	266,771,443	806,717,832
Amortization (Note 23)	(237,931,240)	(1,032,799,966)
Balance at end of year	₱284,688,481	₱255,848,278

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

	March 31, 2024	March 31, 2023
	(Unaudited)	(Unaudited)
Salaries and wages	₱477,072,468	₱417,359,121
Commission	250,090,111	171,057,101
Advertising and promotions	212,047,078	164,361,781
Taxes and licenses	187,069,963	170,824,865
Association dues	55,575,692	18,450,008
Light, water and communication	35,653,906	33,986,583
Insurance	30,976,476	37,190,399
Travel and transportation	21,978,221	9,730,194
Rent	17,084,336	17,939,318
Supplies	9,908,731	26,770,676
Entertainment, amusement and recreation	5,771,065	5,905,792
Others	12,912,659	11,132,061
	₱1,316,140,706	₱1,084,707,899

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:

	March 31, 2024	March 31, 2023
	(Unaudited)	(Unaudited)
Current		
RCIT	₱570,888,013	₱357,006,590
Final tax	12,671,589	4,931,520
MCIT	49,641	656,085
	583,609,243	362,594,195
Deferred	44,659,515	(20,081,670)
	₱628,268,758	₱342,512,525

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

	March 31, 2024	March 31, 2023
	(Unaudited)	(Unaudited)
Statutory income tax rate	25.00%	25.00%
Reductions in income tax resulting from:		
Interest income subjected to final tax	(0.33)	(0.13)
Income subjected to BOI, PEZA and lower tax	(12.19)	(14.54)
Effective income tax rate	12.48%	10.33%

Deferred Income Taxes

Deferred tax assets as of March 31, 2024 and December 31, 2023 relate to the tax effects of lease liabilities, pension liabilities, accrued interest expense, allowance for impairment loss, accrued commissions and MCIT which amounted to ₱1,095 million and ₱1,073 million, respectively.

Deferred tax liabilities as of March 31, 2024 and December 31, 2023 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 ₱4,400 million and ₱4,365 million, respectively.

The net deferred tax liabilities as at March 31, 2024 and December 31, 2023 amounted to ₱3,305 million and ₱3,292 million, respectively.

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.

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.

	March 31, 2024 (Unaudited)		December 31, 2023 (Audited)	
Assets				
Cash and cash equivalents	\$1,458,750	₱82,098,456	\$2,912,511	₱161,265,760
Liabilities				
Accounts payable and accrued expenses	143,522	7,660,647	80,421	4,452,944
Net foreign currency-denominated assets	\$1,315,228	₱74,021,053	\$2,832,090	₱156,812,816

	March 31, 2023 (Unaudited)		December 31, 2023 (Audited)	
Assets				
Cash and cash equivalents	RMB38,616,927	₱301,212,027	RMB35,075,993	₱273,585,731
Liabilities				
Accounts payable and accrued expenses	25,471,534	198,677,968	160,672,052	1,253,209,869
Net foreign currency-denominated assets	RMB13,145,393	₱102,534,059	RMB125,596,059	₱(979,624,138)

	March 31, 2024 (Unaudited)		December 31, 2023 (Audited)	
Assets				
Cash and cash equivalents	SGD899	₱37,624	SGD1,070	₱44,857

	March 31, 2024 (Unaudited)		December 31, 2023	
Assets				
Cash and cash equivalents	CAD 36,675.39	₱1,519,828	CAD26,938	₱1,110,935

The exchange rates used to translate the Group's USD-denominated assets and liabilities as of March 31, 2024 and December 31, 2023 follow:

	March 31, 2024	December 31, 2023
US Dollar - Philippine Peso exchange rate	₱56.28 to US\$1.00	₱55.37 to US\$1.00
Chinese Yuan - Philippine Peso exchange rate	₱7.80 to RMB1.00	₱7.80 to RMB1.00
Singapore Dollar - Philippine Peso exchange rate	₱41.84 to SGD1.00	₱41.62 to SGD1.00
Canadian Dollar - Philippine Peso exchange rate	₱41.44 to CAD1.00	₱41.24 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 three months period ended March 31, 2024 and for the year ended December 31, 2023.

Reasonably Possible Changes in USD-PHP Exchange Rates	Change in Income Before Income Tax
March 31, 2024	
2.0% PHP appreciation	(₱1,480,421)
2.0% PHP depreciation	1,480,421
December 31, 2023	
2.0% PHP appreciation	(₱3,136,256)
2.0% PHP depreciation	3,136,256

Reasonably Possible Changes in RMB-PHP Exchange Rates	Change in OCI
<u>March 31, 2024</u>	
2.0% PHP appreciation	(₱2,050,681)
2.0% PHP depreciation	2,050,681
<u>December 31, 2023</u>	
2.0% PHP appreciation	₱19,592,483
2.0% PHP depreciation	(19,592,483)
Reasonably Possible Changes in SGD-PHP Exchange Rates	Change in Income Before Income Tax
<u>March 31, 2024</u>	
2.0% PHP appreciation	(₱752)
2.0% PHP depreciation	752
<u>December 31, 2023</u>	
2.0% PHP appreciation	(₱897)
2.0% PHP depreciation	897
Reasonably Possible Changes in CAD-PHP Exchange Rates	Change in Income Before Income Tax
<u>March 31, 2024</u>	
2.0% PHP appreciation	(₱898)
2.0% PHP depreciation	898
<u>December 31, 2023</u>	
2.0% PHP appreciation	(₱22,219)
2.0% PHP depreciation	22,219

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 March 31, 2024 and 2023, 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.

March 31, 2024						
	On Demand	1 to 3 months	4 to 12 months	More than 1 year but less than 5 years	5 years or more	Total
<i>Financial assets at amortized cost</i>						
Cash and cash equivalents	₱3,627,333,702	₱4,038,509,278	₱-	₱-	₱-	₱7,665,842,980
Receivables						
Trade	2,630,666,521	6,255,463,566	5,790,972,504	4,977,383,954	1,425,879,074	21,080,365,619
Affiliated companies	1,064,360,953	-	-	1,191,015,067	-	2,255,376,020
Others	74,070,440	987,053,726	84,130,329	-	-	1,145,254,495
Other assets						
Restricted cash	66,684,776	-	-	-	-	66,684,776
Utility deposits	-	-	-	583,262,044	148,740,798	732,002,842
Total financial assets	₱7,463,116,392	₱11,281,026,570	₱5,875,102,833	₱6,751,661,065	₱1,574,619,872	₱32,945,526,732
Accounts payable and accrued expenses	₱2,171,999,720	₱9,446,037,901	₱4,288,393,240	₱246,494,001	₱652,629,685	₱16,805,554,547
Payables to affiliated companies and others (included under Deposits and other current liabilities)	277,483,170	-	-	-	-	277,483,170
Deposits from lessees	-	1,706,477,018	1,805,492,433	2,344,399,466	3,048,214,066	8,904,582,983
Lease liabilities	-	24,493,185	78,816,885	802,465,203	1,673,267,512	2,579,042,785
Loans payable and future interest payment	-	801,124,917	3,522,694,908	49,662,605,887	-	53,986,425,712
Other financial liabilities	₱2,449,482,890	₱11,978,133,021	₱9,695,397,466	₱53,055,964,557	₱5,374,111,263	₱82,553,089,197

December 31, 2023 (Audited)						
	On Demand	1 to 3 months	4 to 12 months	More than 1 year but less than 5 years	5 years or more	Total
<i>Financial assets at amortized cost</i>						
Cash and cash equivalents	₱3,920,198,659	₱1,804,184,600	₱-	₱-	₱-	₱5,724,383,259
Receivables						
Trade	2,591,068,850	6,217,053,472	5,755,414,500	4,804,729,891	1,376,418,591	20,744,685,304
Affiliated companies	64,360,953	-	1,000,000,000	1,172,614,107	-	2,236,975,060
Others	77,196,086	1,028,705,715	87,680,486	-	-	1,193,582,287
Other assets						
Restricted cash	63,148,423	-	-	-	-	63,148,423
Utility deposits	5,254,890	-	-	617,616,006	157,501,587	780,372,483
Total financial assets	₱6,721,227,861	₱9,049,943,787	₱6,843,094,986	₱6,594,960,004	₱1,533,920,178	₱30,743,146,816
Accounts payable and accrued expenses	₱2,048,905,102	₱8,910,698,776	₱4,045,355,396	₱282,730,833	₱748,572,109	₱16,036,262,126
Payables to affiliated companies and others (included under Deposits and other current liabilities)	279,928,261	-	-	-	-	279,928,261
Deposits from lessees	-	1,703,140,244	1,801,962,049	2,307,040,637	2,999,639,702	8,811,782,633
Lease liabilities	-	42,881,376	137,988,446	1,228,450,445	2,561,514,460	3,970,834,727
Loans payable and future interest payment	-	579,305,924	1,211,519,488	31,544,846,684	-	33,335,672,096
Other financial liabilities	₱2,328,833,363	₱11,236,026,320	₱7,196,825,379	₱35,363,068,599	₱6,309,726,721	₱62,434,479,933

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 March 31, 2024 and December 31, 2023.

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 March 31, 2024 and December 31, 2023 without considering the effects of collaterals and other credit risk mitigation techniques:

	March 31, 2024 (Unaudited)	December 31, 2023 (Audited)
Cash and cash equivalents (net of cash on hand)	₱7,649,641,036	₱5,705,142,413
Receivables – net		
Trade receivables		
Installment contract receivable – at amortized cost	15,417,186,413	15,662,763,730
Installment contract receivable - at FVOCI	221,931,822	210,481,622
Rental receivables	3,158,613,314	2,775,502,309
Accrued rent receivable	1,908,045,502	1,696,529,872
Hotel operations	374,588,568	399,407,771
Affiliated companies	2,255,376,020	2,236,975,060
Other receivables	1,145,254,495	1,193,582,287
Other assets		
Restricted cash – escrow	66,684,776	63,148,423
Utility deposits	732,002,842	780,372,483
Financial assets at FVOCI	1,249,638,661	113,594,522
	₱34,178,963,449	₱30,837,500,492

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 three months ended March 31, 2024 and 2023.

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.

	December 31, 2023		December 31, 2023	
	Carrying Amount	Fair Value	Carrying Amount	Fair Value
Installment contract receivable				
Measured at amortized cost	₱15,317,186,413	₱5,270,080,226	₱15,662,848,524	₱14,294,502,255
Measured at FVOCI	221,931,822	221,931,822	210,481,622	210,481,622
Equity investment at FVOCI	1,249,638,661	1,249,638,661	113,594,522	113,594,522
Utility deposits	732,002,842	593,771,088	780,372,483	638,561,150
Retentions payable	286,927,562	238,815,312	282,730,883	236,567,819
Deposits from lessees	8,904,582,983	4,672,301,174	8,811,782,633	7,459,525,441
Lease liabilities	2,579,042,785	1,885,017,797	2,563,472,860	2,005,300,841
Loans payable	53,125,684,860	53,986,425,712	53,149,167,459	53,335,672,096

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 March 31, 2024 and December 31, 2023.

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 March 31, 2024 (Unaudited)					
	January 1, 2024	Cash flows	Non-cash Changes			March 31, 2024
			Foreign exchange movement	Changes on fair values	Other	
Loans payable	₱53,149,167,459	(₱52,250,000)	₱-	₱-	₱28,767,401	₱53,125,684,860
Lease liabilities	2,563,472,859	(58,594,448)	-	-	74,164,374	2,579,042,785
Short term loans	800,000,000	700,000,000	-	-	-	1,500,000,000
Advances for marketing and promotional fund and others	649,252,867	16,352,366	-	-	-	665,605,233
Accrued interest payable	166,324,520	(497,100,781)	-	-	485,795,684	155,019,423
Payables to affiliated companies and others	279,928,261	(2,445,091)	-	-	-	277,483,170
Dividends payable	19,440,620	(354,037,305)	-	-	355,976,437	21,379,752
Total liabilities from financing activities	₱57,627,586,586	(₱248,075,259)	₱-	₱-	₱944,703,896	₱58,324,215,223

	For the Year Ended December 31, 2023 (Audited)					
	January 1, 2023	Cash flows	Non-cash Changes			December 31, 2023
			Foreign exchange movement	Changes on fair values	Other	
Loans payable	₱51,159,115,666	₱1,870,671,314	₱-	₱-	₱119,380,479	₱53,149,167,459
Lease liabilities	2,501,193,154	(248,457,125)	-	-	310,736,830	2,563,472,859
Short term loans	-	800,000,000	-	-	-	800,000,000
Advances for marketing and promotional fund and others	592,409,587	56,843,280	-	-	-	649,252,867
Accrued interest payable	338,724,028	(1,889,506,963)	-	-	1,717,107,455	166,324,520
Payables to affiliated companies and others	474,196,804	(194,268,543)	-	-	-	279,928,261
Dividends payable	19,444,535	(3,982,779,310)	-	-	3,982,775,395	19,440,620
Total liabilities from financing activities	₱55,085,083,774	₱(3,587,497,347)	₱-	₱-	₱6,130,000,159	₱57,627,586,586

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 ₱5,084 million and ₱4,556 million for the three months period ended March 31, 2024 and 2023, respectively. Total percentage rent recognized as income for the three months period ended March 31, 2024 and 2023 amounted to ₱1,226 million and ₱1,130 million, respectively.

Future minimum rentals receivable under noncancellable operating leases follows:

	March 31, 2024 (Unaudited)	December 31, 2023 (Audited)
Within one (1) year	₱4,252,868,276	₱5,530,582,566
After one (1) year but not more than five (5) years	26,912,698,185	22,536,899,509
After more than five (5) years	2,712,054,469	2,233,090,986
	₱33,877,620,930	₱30,300,573,061

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:

	March 31, 2024		December 31, 2023	
	(Unaudited)		(Audited)	
	Minimum Lease Payments	Present Value of Minimum Lease Payments	Minimum Lease Payments	Present Value of Minimum Lease Payments
Within one (1) year	₱158,052,539	₱148,697,671	₱148,544,003	₱140,024,097
After 1 year but not more than five years	63,879,283	53,167,952	61,937,619	51,824,724
Total minimum lease payments	₱221,931,822	₱201,865,623	₱210,481,622	₱191,848,821

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 three months period ended March 31, 2024 and for the year ended December 31, 2023 follows:

	March 31, 2024	December 31, 2023
	(Unaudited)	(Audited)
Cost		
At January 1	₱1,828,622,403	₱1,828,622,403
Additions	-	-
Ending Balance	1,828,622,403	1,828,622,403
Accumulated Depreciation		
At January 1	460,979,481	401,180,742
Depreciation (Note 26)	14,949,685	59,798,739
Ending Balance	475,929,166	460,979,481
Net Book Value	₱1,352,693,237	₱1,367,642,922

The variable lease payments recognized in the consolidated statement of comprehensive income for three months ended March 31, 2024 and 2023 amounted to ₱1 million and ₱18 million, respectively.

Lease liabilities

The rollforward analysis of lease liabilities follow:

	March 31, 2024	December 31, 2023
	(Unaudited)	(Audited)
At January 1	₱2,563,472,859	₱2,501,193,154
Interest expense (Note 25)	43,644,763	174,579,053
Payments	(28,074,837)	(112,299,348)
Ending Balance	2,579,042,785	2,563,472,859
Current lease liabilities (Note 15)	103,310,070	102,682,631
Noncurrent lease liabilities (Note 17)	₱2,475,732,715	₱2,460,790,228

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:

	March 31, 2024	December 31, 2023
	(Unaudited)	(Audited)
Within 1 year	₱291,516,187	₱253,747,410
After 1 year but not more than 5 years	1,476,880,714	1,240,754,463
After more than 5 years	6,437,205,692	6,499,602,031
	₱8,205,602,593	₱7,994,103,904

Capital Commitments

The Group has contractual commitments and obligations for the construction and development of investment properties and property and equipment items aggregating ₱3,830 million and ₱4,696 million as of March 31, 2024 and December 31, 2023, respectively. Moreover, the Group has contractual obligations amounting to ₱4,391 million and ₱4,310 million as of March 31, 2024 and December 31, 2023, respectively, for the completion and delivery of real estate units that have been presold.

Contingencies

The Group has various collection cases or claims against or from its customers and certain tax assessments, arising in the ordinary conduct of business which are either pending decision by the courts or being contested, the outcome of which are not presently determinable. In the opinion of management and its legal counsel, the eventual liability under these lawsuits or claims, if any, will not have a material or adverse effect on the Group's financial position and results of operations. The Group does not believe that such assessments will have a material effect on its operating results and financial condition. The information usually required by PAS 37, *Provisions, Contingent Liabilities and Contingent Assets*, is not disclosed on the grounds that it can be expected to prejudice the outcome of pending assessments.

28. Other Matter

Events After Reporting Period

On May 03, 2024, the Company's BOD approved the declaration of cash dividends of ₱0.65 per outstanding common share to stockholders on record date as of May 31, 2024, payable on June 21, 2024.

On April 5, 2024, the Company sold a total of 1,725,995,000 RCR shares at a transaction price of ₱4.92 per share. With this block placement, the public float of RCR increased to 49.95%. This placement enables RCR to acquire accretive assets from RLC's diverse pipeline of investment properties.

ROBINSONS LAND CORPORATION AND SUBSIDIARIES

AGING OF RECEIVABLES

As of March 31, 2024

	Total	Neither Past Due nor Impaired	Past Due But Not Impaired				Past Due and Impaired
			Less than 30 days	30 to 60 days	61 to 90 days	Over 90 days	
Trade receivables							
Installment contract receivables – at cost	₱15,436,186,413	₱14,090,915,866	₱205,436,289	₱205,960,312	₱76,103,856	₱838,770,090	₱19,000,000
Installment contract receivables – at FMV	221,931,822	209,636,799	1,531,329	865,534	377,284	9,520,876	–
Rental receivables	3,348,762,036	2,056,525,064	264,534,211	208,664,197	199,269,238	429,620,604	190,148,722
Accrued rent receivables	1,908,045,502	1,908,045,502	–	–	–	–	–
Hotel operations	378,367,546	184,575,867	42,470,452	26,796,512	14,811,452	105,934,285	3,778,978
Affiliated companies	2,255,376,020	2,255,376,020	–	–	–	–	–
Others	1,145,254,495	1,145,254,495	–	–	–	–	–
	₱24,693,923,834	₱21,850,329,613	₱513,972,281	₱442,286,555	₱290,561,830	₱1,383,845,855	₱212,927,700

ROBINSONS LAND CORPORATION AND SUBSIDIARIES
FINANCIAL SOUNDNESS INDICATOR

Ratio	Formula	March 31, 2024	December 31, 2023
Current ratio	$\frac{\text{Current assets}}{\text{Current liabilities}}$	2.10:1	1.82:1
Acid test ratio (Quick ratio)	$\frac{(\text{Cash and cash equivalents} + \text{Current receivables} + \text{Current contract assets} + \text{Other current assets})}{\text{Current liabilities}}$	0.93:1	0.78:1
Debt-to-equity ratio	$\frac{(\text{Short-term loans} + \text{Long-term loans})}{\text{Equity attributable to equity holders of the Parent Company}}$	0.39:1	0.40:1
Asset-to-equity ratio	$\frac{\text{Total assets}}{\text{Total shareholders' equity}}$	1.66:1	1.67:1
Net book value per share	$\frac{\text{Equity attributable to equity holders of the Parent Company}}{\text{Number of outstanding shares}}$	₱28.84	₱28.00

Ratio	Formula	March 31, 2024	March 31, 2023
Earnings per share	$\frac{\text{Net income attributable to equity holders of Parent Company}}{\text{Weighted average number of outstanding shares}}$	₱0.84	₱0.53
Interest coverage ratio	$\frac{\text{Earnings before interest and taxes}}{\text{Interest expensed} + \text{Interest capitalized}}$	6.29x	5.82x
Net profit/Operating margin	$\frac{\text{Earnings before interest and taxes}}{\text{Total revenues}}$	43%	40%
Solvency ratios*	$\frac{\text{Earnings before interest, taxes, depreciation and amortization}}{(\text{Short-term loans} + \text{Long-term loans})}$	0.44	0.40
Return on equity*	$\frac{\text{Net income attributable to equity holders of Parent Company}}{\text{Equity attributable to equity holders of the Parent Company}}$	9.65%	8.45%
Return on assets*	$\frac{\text{Net income attributable to equity holders of Parent Company}}{\text{Total assets}}$	5.58%	4.90%

*For the three months ended March 31, 2024 and 2023, the ratio was calculated on a last twelve months basis.