

CERTIFICATION

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

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

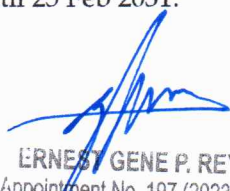
IN WITNESS WHEREOF, I have hereunto set my hands this AUG 09 2024 at Pasig City.



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

SUBSCRIBED AND SWORN to before me this AUG 09 2024 at Pasig City
affiant exhibiting to me his Passport No. P631979B valid until 25 Feb 2031.

Doc. No. 132;
Page No. 20;
Book No. II;
Series of 2024.



ERNEST GENE P. REYES
Appointment No. 197 (2023-2024)
Notary Public for Pasig City, Pateros and San Juan
Until December 31, 2024
Attorney's Roll No. 73507
15th Floor, Robinsons Cyberscape Alpha, Sapphire and
Garnet Roads, Ortigas Center, Pasig City
PTR Receipt No. 1650477; 01.02.2024; Pasig City
IBP Receipt No. 362503; 10.06.2023; RSM
MCLE No. VII-0014843

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								

(Company's Full Name)

L	e	v	e	l		2		G	a	l	l	e	r	i	a		C	o	r	p	o	r	a	t	e		C	e	n	t	e	r	
E	d	s	a		c	o	r	.		O	r	t	i	g	a	s		A	v	e	.		Q	u	e	z	o	n		C	i	t	y

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

Kerwin Max S. Tan

Chief Financial, Risk, and Compliance Officer

(Contact Person)

8397 1888

(Company Telephone Number)

12

31

MonthDay

(Fiscal Year)

17-C

(Form Type)

Last Wednesday of May

MonthDay

(Annual Meeting)

Issuer of Securities under

SEC-BED Order No.125, Series of 1989; SEC-BED Order No.435, Series of 1989; SEC-BED Order No.523, Series of 1993; SEC-BED Order No.524 Series of 1993; SEC-BED Order No. 572, Series of 1995; SEC-BED Order No. 057, Series of 1997; and SEC-CFD Order No. 128, Series of 2006

(Secondary License Type, If Applicable)

Dept. Requiring this Doc.

Amended Articles Number/Section

Total No. of Stockholders

Total Amount of Borrowings

DomesticForeign

To be accomplished by SEC Personnel concerned

File Number

Document ID

LCU

Cashier

STAMPS

Remarks: Please use BLACK ink for scanning purposes.

SECURITIES AND EXCHANGE COMMISSION

SEC Form 17-C

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

1. **August 9, 2024**
(Date of Report)

2. SEC Identification No. **93269-A**
3. BIR TIN: **000-361-376-000**

4. **ROBINSONS LAND CORPORATION**
(Exact name of issuer as specified in its charter)

5. **Metro Manila, Philippines**
(Province, country or other jurisdiction of incorporation)
6. (SEC Use Only)
Industry Classification Code:

7. **Level 2 Galleria Corporate Center, EDSA corner Ortigas Ave. Quezon City 1100**
(Address of principal office) (Postal Code)

8. **(632) 8397-1888**
(Issuer's Tel. No., including area code)

9. **NA**
(Former name or former address, if changed since last report)

10. Securities registered pursuant to Sections 8 and 12 of the SRC or Sections 4 and 8 of the RSA:

Title of Each Class

Number of Shares of Common Stock
Outstanding and Amount of Debt Outstanding**Common Stock**
Registered Bonds**4,836,791,487**
31,791,710,000

SEC FORM 17-C

ROBINSONS LAND CORPORATION**11. Item 9 – Other Matters****1H2024 Net Income Attributable to Parent Rises by 25% YoY to PHP7.25 Bn****First-Half 2024 Key Highlights:**

- NIAT attributable to parent had a solid increase of 25%; excluding one-time gain - NIAT still up by 9% YoY
- RLC's investment portfolio contributed 74% of total revenue to Php15.86Bn, a 15% growth year-on-year
- Residential net pre-sales posted Php6.20Bn, 8x higher from 1Q24 while joint ventures net pre-sales recorded Php7.34Bn

(Manila, 9 Aug 2024) – Robinsons Land Corporation (RLC) registered a Php7.25 billion profit in the first half of CY2024 driven by solid performance on its Investment Properties. Net income attributable to parent climbed by 25% year-on-year for the period. Excluding one-time gain on the reclassification of its GoTyme investment, net income attributable to parent reached Php6.52 billion, resulting to a 9% year-on-year growth. Consolidated revenues saw a 9% growth to Php21.33 billion compared to the same period last year.

Both consolidated EBITDA and EBIT saw significant year-on-year growth, increasing by 12% to Php12.22 billion and 14% to Php9.44 billion, respectively. Margins also improved to 57% for EBITDA and 44% for EBIT, up from 55% and 42% in the same period last year, reflecting a 200 basis point increase.

RLC's investment portfolio had an impressive double-digit topline growth in the first six months of 2024. Composed of the malls, offices, hotels and warehouse segments, revenues jumped 15% versus same period last year to Php15.86 billion, which accounted for 74% of the consolidated revenues.

Furthermore, Its development portfolio registered Php5.47 billion in realized revenues in the first half of 2024 driven by revenue recognition from residential division and earnings from equity shares in Joint Venture projects.

RLC continued its financial stability with cash and cash equivalents of Php9.41 billion, and a net gearing ratio of 30% as of 30 June 2024. Total assets sustained at Php249 billion, while Shareholders' Equity ended at Php154 billion; increasing its book value to PHP30.23 per share.

"We are pleased to report a strong net income growth for the first half of the year. This is a testament to the timely implementation of our strategic initiatives and our sustained operational excellence. We remain committed to delivering value to our customers and shareholders and we are optimistic about our growth prospects for the remainder of the year," said RLC Chairman, President and CEO Lance Gokongwei.

Robinsons Malls' revenues increased by 12% to Php8.71 billion on the back of strong rental revenues driven by higher consumer spending. EBITDA rose 16% to Php5.34 billion, while EBIT rose by 27% to Php3.68 billion year-on-year. Meanwhile, rental revenues rose by 14% to Php6.23 billion. Total mall leasable space currently stands at 1.62 million square meters with over 8,400 retailers.

Robinsons Offices improved topline result with a 6% rise in revenues to Php3.92 billion in the first six months of 2024. This better performance is primarily driven by the rental growth in majority of its high-quality office developments and with occupancy rate improving to 86% from 84% during first three months of the year. Meanwhile, EBITDA and EBIT registered Php3.12 billion and Php2.56 billion, respectively.

Robinsons Hotels and Resorts (RHR) maintain its upward trajectory with strong growth across all brands, despite an elevated base. In the first-half of 2024, revenues surged by 42% to Php2.85 billion, on the back of solid performance across all segments. Additionally, both EBITDA and EBIT experienced significant increases, soaring by 96% and 243% to Php868 million and Php454 million, respectively. The Company's hotels and resorts portfolio consists of 26 hotel facilities and 4 franchisees.

Robinsons Logistics and Industrial Facilities (RLX) saw a 31% increase in revenues, reaching Php385 million. EBITDA rose 25% to Php351 million, while EBIT jumped 30% to Php271 million. RLX's portfolio consists of ten (10) industrial facilities strategically located within the periphery of Metro Manila (ie. Sucat, Muntinlupa, Sierra Valley in Cainta, San Fernando, and Mexico in Pampanga, as well as in Calamba, Laguna) with a total of 244,000 sqm of gross leasable space.

Meanwhile **Robinsons Destination Estates (RDE)** recorded property development revenues of Php571 million for the first six months of the year from the deferred sale of parcels of land to joint venture entities. EBITDA and EBIT reached at Php345 million and Php343 million, respectively.

The residential division, **RLC Residences**, saw a strong recovery in net sales take-up in the second quarter, reaching Php5.45 billion—an eightfold increase from the first quarter and one of the best performing quarters in the last six years. This strong performance brings our net sales take-up to Php6.14 billion for the first half of the year.

Moreover, RLC Residences launched Mira Tower 1 located in Cubao, Quezon City with 539 units and a sales value of Php4.40 billion. MIRA is born from a commitment to crafting homes that resonate with the needs and aspirations of residents and their future families. Seamlessly integrating Nordic aesthetics with expansive open spaces, this development sets a new standard for growth-enabling spaces in the city, designed as a family-centric community near key establishments, transport hubs, CBDs, and hospitals.

For the first half of 2024, the residential division generated Php4.86 billion in realized revenues. This includes earnings of Php1.29 billion from our equity share in joint venture projects, reflecting a significant 28% year-on-year growth. EBITDA and EBIT were Php2.17 billion and Php2.11 billion, respectively.

Meanwhile, residential sales from joint venture projects decreased by 16% to Php7.34 billion as compared to the same period last year due to declining inventory.

On 5 April 2024, Robinsons Land Corporation (RLC) completed an overnight block placement of 1,725,995,000 shares in RL Commercial REIT, Inc. (RCR) at ₱4.92 per share, raising RCR's public float to 49.95%. This move allows RCR to acquire more assets from RLC's investment properties. RLC will infuse approximately ₱34 billion worth of assets; thereby, increasing RCR's leasable area by 72% this year, subject to obtaining regulatory approvals. Assets to be infused include 11 malls and 2 offices. RLC aims to maximize RCR's revenue streams and growth, intending to reinvest proceeds from its overnight block placement into value accretive local real estate projects.

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For further information on the press release, please contact:

Rommel L. Rodrigo
Head of Investor Relations
Robinsons Land Corporation

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

Tel. no#: +632 8397 1888 loc 3156

SIGNATURES

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

Robinsons Land Corporation
(Registrant)

A handwritten signature in black ink, appearing to read "Ktan", written over a horizontal line.

August 9, 2024
(Date)

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



9 August 2024

Philippine Stock Exchange, Inc.

To: **Atty. Stefanie Ann B. Go**

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

Philippine Dealing and Exchange Corporation

To: **Atty. Suzie Claire R. Selleza**

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

Securities and Exchange Commission

To: **Atty. Oliver O. Leonardo**

Director, Markets & Securities Regulation Department
17/F SEC Headquarters, 7907 Makati Avenue
Barangay Bel-Air, Makati City

Re: **RLC's 1H CY2024 Earnings Results**

Dear Madame and Gentlemen:

Please see attached press release on Robinsons Land Corporation's 1H CY2024 Earnings Results.

Thank you.

KERWIN MAX S. TAN

CFO, Chief Risk Officer and Compliance Officer
Robinsons Land Corporation



1H2024 Net Income Attributable to Parent Rises by 25% YoY to PHP7.25 Bn

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 investor.relations@robinsonsland.com

Tel. no#: +632 8397 1888 loc 31356