

# BUILDING **BETTER** LIVES

**2024** ANNUAL AND SUSTAINABILITY REPORT



# About the Cover

## BUILDING BETTER LIVES

For RLC, building structures goes beyond merely providing spaces; it's about shaping experiences and enhancing everyday living. As a trusted real estate developer, RLC commits to delivering innovative, thoughtfully designed developments that offer long-term value and meet the evolving needs of communities.

This cover captures how RLC creates high-quality spaces that exceed expectations. From residences to lifestyle centers, hotels, and open spaces, RLC redefines how people live, work, and thrive. These developments are designed to inspire transformation and foster a more sustainable way of life—true to RLC's mission of Building Better Lives.

## About RLC

Robinsons Land Corporation (RLC) is a stock corporation organized under the laws of the Philippines and is recognized as one of the country's leading real estate developers. Its diverse portfolio spans commercial centers, office buildings, residential communities, hotels, and industrial facilities.

RLC sponsors RL Commercial REIT, Inc. (RCR), a publicly listed real estate investment trust backed by the Gokongwei Group. As of 2024, RCR holds a total gross leasable area (GLA) of approximately 827,807 square meters across 29 premium commercial assets, including high-quality malls and office developments strategically located in 18 cities nationwide.

In addition, Altus Property Ventures, Inc. (APVI) is a publicly listed company engaged in real estate development, leasing, and property management. It serves as a platform for future real estate ventures. Previously a wholly owned subsidiary of RLC, APVI became a direct subsidiary of JG Summit Holdings, Inc. in 2019.

# About the Report

## Period Covered

January 01, 2024 to December 31, 2024

## Reporting Cycle

Annual

## Scope of the Report

This Annual and Sustainability Report (ASR) presents Robinsons Land Corporation (RLC)'s financial and operational performance for 2024, along with its sustainability initiatives, governance practices, and risk management strategies. RLC's subsidiaries, RL Commercial REIT, Inc. (RCR) and Altus Property Ventures, Inc. (APVI), are included in the scope of data presented.

As JG Summit's real estate arm with over 40 years of experience, RLC manages a diverse portfolio that includes malls, offices, hotels and resorts, logistics facilities, and residences through its key business units. RLC continues to build thriving communities that align with JG Summit's vision of improving Filipino lives.

## Reporting Framework

Robinsons Land Corporation (RLC) has reported with reference to the Global Reporting Initiative Sustainability Reporting Standards (GRI Standards) for the period January 01 to December 31, 2024. This report also includes disclosures from the Real Estate, Hotels and Lodging, and Home Builders standards of the Sustainability Accounting Standards Board (SASB) and complies with the Sustainability Reporting Guidelines for Publicly-Listed Companies as required by the Philippine Securities and Exchange Commission (SEC).



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# RLC

## Business Units

With over 40 years of industry experience, Robinsons Land Corporation (RLC) has established a diverse real estate portfolio that addresses the evolving needs of stakeholders across the country. Our developments span multiple sectors, including commercial, residential, office, hospitality, logistics, and mixed-use townships, delivering services that support growth and progress in various markets.

### LIFESTYLE CENTERS

#### Robinsons Malls

Our Malls Division is designed with accessibility, convenience, comfort, safety, security, and entertainment in mind, enhancing the shopping and lifestyle experience for Filipino families. Guided by our commitment to improving lives, Robinsons Malls continues to provide dynamic spaces where communities can gather and thrive.



Opus Mall

### OFFICES

#### Robinsons Offices

Our Offices Division develops premium, accessible, future-ready, and sustainable office spaces that adhere to world-class standards. Our strategically located buildings offer high-quality facilities that meet the demands of global and local businesses.



GBF Center 2

### HOTELS AND RESORTS

#### Robinsons Hotels and Resorts

Our Hotels and Resorts (RHR) Division is positioned to become one of the country's leading hotel groups, offering a diverse range of brands and formats across prime locations in the Philippines.



NUSTAR Resort





## LOGISTICS FACILITIES

### RLX

Our Logistics and Industrial Facilities Division develops world-class logistics facilities, including distribution centers and multi-storey warehouses, to support businesses with reliable and efficient supply chain solutions.



RLX Calamba 2

## DESTINATION ESTATES

### Robinsons Destination Estates

Our Destination Estates Division is a premier developer of master-planned estates designed to promote the live-work-play-inspire lifestyle. These integrated developments serve as hubs for creativity, innovation, and economic growth in key locations nationwide.



Bridgetowne Destination Estate

## RESIDENCES

### RLC Residences and Robinsons Homes

We develop both vertical and horizontal residences, including condominiums and house-and-lot communities, designed to meet the diverse needs of modern Filipino families. Each project is thoughtfully planned to promote comfort, leisure, and security, supporting the aspirations of homeowners across different life stages.



MIRA Towers



# Mission, Vision, and Core Values

## Our Mission

We are committed to developing vibrant and sustainable real estate developments that create new opportunities and improve lives. Driven by a team of motivated, innovative, and entrepreneurial-spirited individuals, we continuously address the evolving needs of our customers, turning ideas into meaningful realities.

## Our Vision

We aim to solidify our position as one of the leading real estate companies in the Philippines, delivering sustained value to our shareholders while making a positive impact on our customers, employees, and business partners.

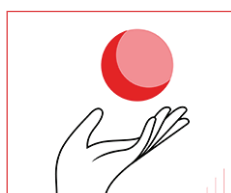
## Our Core Values



### STEWARDSHIP

*Own it. Build it better.  
Empower each other.*

We are accountable for the financial, environmental, and human resources entrusted to us. We manage these responsibly, ensuring sustainability remains at the forefront.



### ENTREPRENEURIAL MINDSET

*Dream big. Take bold, brave steps.  
Get it done.*

We embrace a growth-focused mindset driven by resilience, passion, and agility to fulfill our purpose of providing better choices for our customers.



### INTEGRITY

*Do the right thing. Stand by your word. Make the right choices.*

We uphold the highest ethical standards in all our engagements, guided by the principle of doing what is right, even when no one is watching.

# 2024

## Company Milestones

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### Performance Highlights

In 2024, RLC reached several significant milestones that reflect our unwavering commitment to innovation, excellence, and growth. Here are some key highlights that reflect our progress over the past year.

RLC achieved a record-breaking net income in 2024, the highest in RLC's history, at **PHP 15.34 billion**

- **Developer of the Year** - RLC was awarded "Best Developer" at the Property Guru Awards 2024, marking a remarkable third consecutive win.
- **RL Commercial REIT, Inc.: Largest Multi-Asset Infusion by a Philippine REIT Company** - As the sponsor of RCR, RLC executed a total of PHP 10.2 billion in block placements, significantly enhancing the value of its assets and reinforcing its strong presence in the Philippine real estate investment trust sector.
- **OPUS: The Opening of RLC's Newest Mall** - RLC celebrated the successful opening of OPUS, signifying our strategic entry into the upscale retail market.
- **UNIQLO PH's First Cube Roadside Flagship Store in Sierra Valley** - Robinsons Destination Estates successfully opened UNIQLO Philippines' first cube roadside flagship store at Sierra Valley Estate. Featuring an iconic and unique retail concept, construction began in mid-2024, with the store opening in March 2025—marking a key milestone in bringing global brands to RLC's estates.
- **Net-Zero Condominiums** - In partnership with the International Finance Corporation (IFC), RLC Residences committed to developing 1 million square meters of net-zero carbon, resilient condominiums by 2031, reinforcing our dedication to sustainable and environmentally responsible development.
- **RLX Expansion** - With the addition of three new warehouses, RLX Sierra 2 in Sierra Valley Estate, RLX Calamba 2 C&D, and RLX San Fernando 2, RLX now operates 12 warehouses across key locations in Metro Manila, Pampanga, and Laguna.
- **Strength of F&B Services in International Hotel Brands** - Through strategic international partnerships and the success of Fili Hotel—our proudly Filipino-branded 5-star hotel—we've built a strong food and beverage (F&B) offering that contributed 38 percent of our hotel group's revenues.
- **Built to Win** - Completed in 2024, GBF Center 1 not only marked a new milestone for Robinsons Offices but also earned multiple accolades, including Best Architectural Design and Best Office Interior Design at the 12th PropertyGuru Philippines Property Awards, and Best Office Interior Design at the 19th Asia PropertyGuru Property Awards.



## Awards and Recognition

RLC's continued dedication to excellence has earned prestigious recognitions, further reinforcing our position as a leader in the real estate industry.

- **Best Branded Residential Development** – Awarded to The Residences at The Westin Manila at the 2024 PropertyGuru Philippines Property Awards.
- **Best Co-Working Space** – Awarded to Robinsons Summit Center at the 2024 PropertyGuru Asia Property Awards.
- **Best Developer for the third consecutive year** – Awarded at the 2024 PropertyGuru Philippines Property Awards, recognizing RLC's commitment to creating thriving environments.
- **Best Lifestyle Condo Development** – Awarded to The Residences at The Westin Manila at the 2024 PropertyGuru Philippines Property Awards.
- **Best Office Architectural Design** – Awarded to GBF Center 1 in Bridgetowne at the 2024 PropertyGuru Philippines Property Awards.
- **Best Office Interior Design** – Awarded to GBF Center 1 in Bridgetowne at the 2024 PropertyGuru Asia Property Awards.
- **Best Wellness Residential Development** – Awarded to The Residences at The Westin Manila at the 2024 PropertyGuru Philippines Property Awards.
- **Bronze Award for Developer of the Year (Visayas and Mindanao)** – Awarded to RLC Residences by the Philippine Real Estate Awards by Lamudi and the Carousell Property Awards 2024.
- **Energy Conservation Award** – Awarded to Robinsons Starmills in the City of San Fernando's Search for Sustainable and Eco-Friendly Business Establishments 2024.
- **Excellence in Climate Action** – Awarded to Robinsons Novaliches at the 2024 Quezon City Green Awards.





- **Green Ribbon Award for Best Environmental Practices** – Awarded to Robinsons La Union by the City of San Fernando, La Union.
- **Highly Commended for Best Condo Development (Luzon)** – Awarded to Woodsville Crest at the 2024 PropertyGuru Philippines Property Awards.
- **Highly Commended for Best High-End Condo Development (Metro Cebu)** – Awarded to Galleria Residences Cebu at the 2024 PropertyGuru Philippines Property Awards.
- **Highly Commended for Best Smart Home Development** – Awarded to Sierra Valley Gardens at the 2024 PropertyGuru Philippines Property Awards.
- **Highly Commended in the Developer of the Year (Luzon) category** – Awarded to RLC Residences by the Philippine Real Estate Awards by Lamudi and the Carousell Property Awards 2024.
- **Philippines Sports Tourism Mall Sports Venue of the Year** – Awarded to Robinsons Malls.
- **Sustainable Shopping Center Design Award (WINNER)** – Awarded at the 2024 Outstanding Filipino Retailers (OFR) Awards, also known as the OSCARS of the Philippine Retail Industry (PRA).

#### CORPORATE AWARDS

- **3G Award for Environmental Responsibility 2024**
  - This award recognizes RLC's consistent efforts to minimize its carbon footprint through sustainable practices.



# Growing Presence

With over 40 years in the industry, RLC continues to expand its presence across Luzon, Visayas, and Mindanao, delivering developments that cater to various market needs. Our portfolio spans multiple sectors, ensuring accessibility and convenience for stakeholders nationwide.

## LIFESTYLE CENTERS

### Metro Manila

Las Piñas  
Malabon

### Visayas

Iloilo  
Negros Occidental  
Negros Oriental  
Leyte  
Capiz  
Antique

### Luzon

La Union  
Pangasinan  
Bulacan  
Nueva Ecija  
Pampanga  
Tarlac  
Batangas  
Cavite  
Laguna  
Rizal  
Isabela  
Ilocos Norte  
Camarines Sur  
Cagayan  
Palawan

### Mindanao

Davao del Sur  
South Cotabato  
Davao del Norte  
Bukidnon  
Misamis Oriental

## LOGISTICS FACILITIES

### Metro Manila

Muntinlupa

### Luzon

Pampanga  
Laguna  
Rizal



## HOTELS &amp; RESORTS

<b>Metro Manila</b>	Mandaluyong San Juan Quezon City Pasig
<b>Luzon</b>	Cavite Palawan Camarines Sur Cagayan
<b>Visayas</b>	Negros Occidental Cebu Negros Oriental Leyte Iloilo
<b>Mindanao</b>	Davao del Sur South Cotabato Lanao del Norte Agusan del Norte

## OFFICES

<b>Metro Manila</b>	Makati Pasig Quezon City Taguig
<b>Luzon</b>	Tarlac Camarines Sur
<b>Visayas</b>	Cebu Negros Occidental Iloilo
<b>Mindanao</b>	Davao del Sur

## DESTINATION ESTATES &amp; MIXED USE DEVELOPMENTS

<b>Metro Manila</b>	Manila Mandaluyong Pasig Taguig Quezon City
<b>Luzon</b>	Cavite Pampanga Rizal Palawan Ilocos Norte
<b>Visayas</b>	Cebu Iloilo Negros Oriental
<b>Mindanao</b>	Lanao del Norte Agusan del Norte

## RESIDENCES

<b>Metro Manila</b>	Manila Pasay Mandaluyong Makati Pasig Parañaque Muntinlupa Quezon City Taguig San Juan	<b>Luzon</b>	Bulacan Batangas Cavite Laguna Rizal La Union Ilocos Norte Pampanga	<b>Visayas</b>	Bacolod Iloilo Cebu
				<b>Mindanao</b>	Davao Cagayan de Oro Misamis Oriental South Cotabato

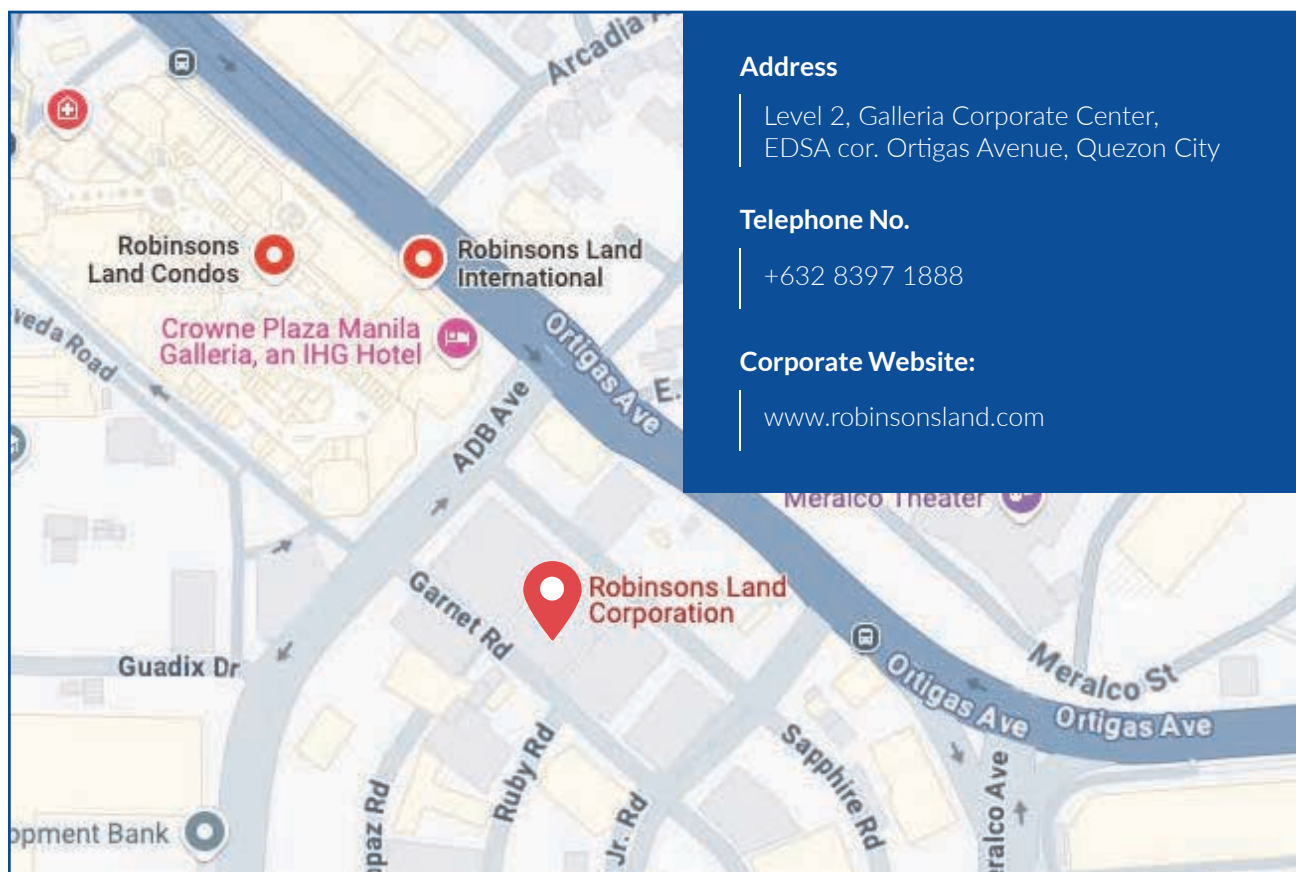
# Directory

## Business Inquiries

Robinsons Malls	+632 8397 1888 loc. 31261
Robinsons Offices	+632 8397 1888 loc. 32787
RLC Residences	+632 8397 0101 loc. 31714
Robinsons Destination Estates	+632 8397 1888 loc. 31554
RLX	+632 8397 1888 loc. 31554

## Hotel Reservations

Crowne Plaza Manila Galleria	+632 8790 3100
Holiday Inn Manila Galleria	+632 8790 9400
Fili Hotel at NUSTAR	+633 2888 8282; +63 996 683 888 <i>for dining reservations</i>
Dusit Thani Mactan Cebu	+633 2888 1388
Go Hotels, Summit Hotels, and Resorts	+63 998 888 7788; +63 917 888 7788; +632 8397 0111



### Address

Level 2, Galleria Corporate Center,  
EDSA cor. Ortigas Avenue, Quezon City

### Telephone No.

+632 8397 1888

### Corporate Website:

[www.robinsonsland.com](http://www.robinsonsland.com)

**Investor Relations**

Rommel Rodrigo

43/F Robinsons Equitable Tower  
ADB Avenue cor. Poveda Road  
Ortigas Center, Pasig City

+632 8397 1888 loc. 31536

**Stock Transfer Agent**

Rizal Commercial Banking Corporation

Trust and Investment Group

G/F Grepalife Bldg.  
221 Sen. Gil Puyat Ave., Makati City

**Auditors**

Sycip Gorres Velayo & Co. (SGV & Co.)

Certified Public Accountants

SGV Building, 6760 Ayala Avenue,  
Makati City





# Message from the Top

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**Mybelle V.  
Aragon-GoBio**  
PRESIDENT AND CEO



*It was a year marked by resilience, strategic execution, and disciplined growth.*

Despite global economic headwinds and shifting market dynamics, we remained steadfast in our commitment to delivering long-term value for our stakeholders."

## Dear Shareholders

I am pleased to share Robinsons Land Corporation's (RLC) financial and operational results for 2024. It was a year marked by resilience, strategic execution, and disciplined growth. Despite global economic headwinds and shifting market dynamics, we remained steadfast in our commitment to delivering long-term value for our stakeholders. Through our diversified portfolio, strong financial discipline, and continued investments in key growth areas, we navigated challenges while strengthening our market leadership across various business segments.

Our unwavering focus on innovation and operational excellence has allowed us to sustain profitability and reinforce our position as a key player in the Philippine real estate industry. In 2024, RLC achieved a 10 percent year-on-year increase in net income attributable to the parent company, reaching PHP 13.21 billion. Revenues also grew by 2 percent to PHP 42.88 billion, demonstrating the strength and resilience of our investment portfolio, which continues to be the primary growth driver of our business. Our commitment to strategic capital allocation, efficient asset management, and prudent financial planning has enabled us to build a solid foundation for sustainable expansion.



Bridgetowne

## FINANCIAL POSITION: Strength and Stability

As of December 31, 2024, RLC maintained a solid financial position with cash and cash equivalents at PHP 10.54 billion and a net gearing ratio of 27 percent. Total assets stood at PHP 261.83 billion, while shareholders' equity reached PHP 161.51 billion, translating to a book value of PHP 32.28 per share. These figures reflect our prudent financial management and commitment to delivering value to our stakeholders.

## INVESTMENT PORTFOLIO: Driving Sustainable Growth

Our investment portfolio remains the cornerstone of our success, contributing 77 percent of total revenues. In 2024, revenues from this segment rose by 14 percent to PHP 32.83 billion, led by the robust performance of our malls, followed by offices, hotels, and logistics.

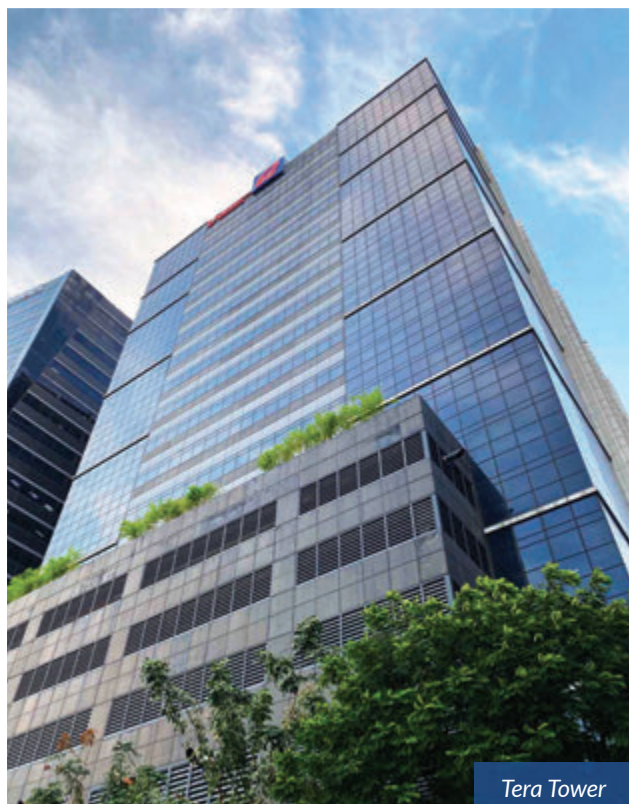
- **Malls:** Robinsons Malls generated PHP 17.96 billion in revenues, marking an 11 percent increase from the previous year. This growth was driven by higher tenant sales, increased foot traffic, and continuous enhancements to our mall offerings. Notably, in July, we expanded into the upscale market with the opening of Opus Mall at our Bridgetowne Estate, bringing our total mall portfolio to 55 lifestyle centers, with a leasable space of 1.68 million square meters.



Opus Mall



The Mall at NUSTAR Cebu (Interior)



Tera Tower

- **Offices:** Our office segment posted an 8 percent revenue growth to PHP 7.95 billion, supported by rental increases across our high-quality office developments. Occupancy remained stable at 86 percent, reflecting the resilience of our office portfolio, which now comprises 32 buildings with a total gross leasable area of 793,000 square meters. Separately, with the addition of two additional areas in Robinsons Summit Center Makati, the Company now has 11 workable locations, offering a total of 2,601 co-working seats.
- **RL-Commercial REIT, Inc.:** In the field of real estate investment, Robinsons Land Corporation's majority-owned REIT company, RL Commercial REIT, Inc. (RCR), made significant strides following the addition of new malls and office properties. With revenues rising by 48 percent to PHP 8.16 billion, fueled by the infusion of 13 additional assets, RCR has grown into a PHP 92 billion company with a total gross leasable area of 828,000 square meters.



- **Hotels and Resorts:** Robinsons Hotels and Resorts (RHR) achieved a 31 percent revenue increase to PHP 6.00 billion, driven by strong performances across all brands and a significant contribution from our food and beverage services, which accounted for 38 percent of total revenues. Our hospitality portfolio now includes 26 properties with over 4,000 room keys, reinforcing our leading position in the industry.



NUSTAR &amp; Fili Hotel



Dusit Thani Mactan Cebu Resort



RLX Calamba 2A and 2B

- **Logistics:** Robinsons Logistix and Industrials Inc. (RLX) recorded a 33 percent revenue growth to PHP 916.00 million, reflecting sustained demand for Grade A industrial and warehouse spaces. We expanded our footprint with the completion of three new warehouses—RLX Sierra 2 in Sierra Valley Estate, RLX Calamba 2 C & D, and RLX San Fernando 2—bringing our total to 12 industrial facilities with an aggregate gross leasable space of 294,000 square meters.



## DEVELOPMENT PORTFOLIO: Strategic and Disciplined Approach

Our development portfolio recorded PHP 10.06 billion in realized revenues, supported by residences revenue recognition, deferred land sales, and contributions from joint ventures.

- **Residences:** RLC Residences generated PHP 20.18 billion in net sales, with PHP 7.29 billion attributed to our organic projects and PHP 2.89 billion from joint ventures. Realized revenues for the year reached PHP 8.78 billion, including PHP 2.63 billion from equity shares in joint-venture projects. EBITDA and EBIT stood at PHP 2.92 billion and PHP 2.80 billion, respectively. In 2024, we launched Mira Towers 1 & 2, Le Pont 2, and Sierra Valley Gardens 5, expanding our footprint in the mid-to-high-end market with new phases of well-received projects. This disciplined approach ensures efficient capital allocation and maximization of returns.
- **Destination Estates:** Robinsons Destination Estates (RDE) recorded property development revenues of PHP 1.27 billion for the full year from the deferred sale of parcels of land to joint venture entities. This disciplined approach ensures efficient capital allocation and maximization of returns.



Le Pont Residences

GBF Center 1



## STRATEGIC INITIATIVES: Unlocking Value and Reinvestment

In line with our strategy to unlock value and reinvest in growth opportunities, we successfully completed two tranches of placements of our RCR shares, raising a total of PHP 10.18 billion. This includes PHP 8.30 billion from the initial tranche, marking the single largest placement by a Philippine REIT company to date. The proceeds were reinvested into developing our real estate projects in compliance with REIT regulations.

Furthermore, on September 19, 2024, the SEC approved the transfer of approximately 4.99 billion RCR shares in exchange for 13 RLC assets—comprising 11 malls and two office facilities valued at PHP 33.92 billion. This transaction represents the largest multi-asset infusion by a Philippine REIT company, expanding RCR's portfolio to about 828,000 square meters of gross leasable space.





## THE WAY FORWARD

Looking back on the past year, Robinsons Land has continued to strengthen its diverse portfolio by embracing innovation, enhancing operational efficiency, and staying attuned to evolving market needs. Through resilience and forward-thinking strategies, we have navigated challenges and seized new opportunities, positioning ourselves for sustained growth.

In 2024, RLC invested PHP 21.98 billion in capital expenditures, underscoring our commitment to enhancing and expanding our diversified portfolios. These investments were directed towards the development of new malls, office buildings, hotels, and logistics facilities, as well as land banking initiatives. This strategic deployment of capital ensures the long-term growth and competitiveness of our business while maximizing value for our stakeholders.

Robinsons Malls continues to expand its presence in the upscale market with the launch of Opus Mall at Bridgetowne Destination Estate, bringing our portfolio to 55 lifestyle centers. With a total leasable space of 1.68 million square meters and a diverse mix of over 8,700 retailers, we remain committed to delivering premier shopping, dining, and entertainment experiences to our customers.

Despite shifts in workplace dynamics, Robinsons Offices has maintained strong occupancy across its portfolio of premium office spaces. Today, we operate 32 office buildings, offering a total gross leasable area of 793,000 square meters. Additionally, with the expansion of Robinsons Summit Center 1 & 2 in Makati, our flexible workspace brand, work.able, has grown to 11 locations, providing a total of 2,601 co-working seats to meet the evolving needs of modern professionals and businesses.

RHR sustained its growth momentum in 2024, with a portfolio of 26 hotel properties and over 4,000 room keys. This success was driven by strong performance



Sierra Valley Gardens



Opus Interior



NUSTAR Interior



across all brands, particularly our international partnerships and Fili Hotel, the country's first Filipino-branded 5-star hotel. Fili Hotel alone contributed 38 percent of total revenues, fueled by its exceptional food and beverage offerings, further solidifying RHR's position as a key player in the hospitality industry.

Guided by its customer-centric philosophy, RLC Residences expanded its portfolio with the launch of one new project and four additional towers: MIRA (Towers 1 and 2), Le Pont Residences (Tower 2), and Sierra Valley Gardens (Building 5). With a total of 94 vertical and 40 horizontal residential developments, RLC Residences continues to redefine modern living by delivering thoughtfully designed homes that cater to the evolving needs of homeowners.

RLX continues its rapid expansion with the addition of three new warehouses—RLX Sierra 2 in Sierra Valley Estate, RLX Calamba 2 C&D, and

RLX San Fernando 2. With a total of 12 industrial facilities spanning 294,000 square meters of gross leasable space, RLX remains committed to meeting the growing demand for modern, efficient, and strategically located logistics solutions.

Robinsons Destination Estates (RDE) is focused on providing people with the opportunity to experience the live-work-play-inspire lifestyle within its vibrant communities. At its three main estates—Bridgetowne, Sierra Valley, and Montclair—residents and visitors can enjoy a variety of amenities, including a FIFA-certified football field, the upcoming launch of the premium sports lounge Studio 300, and an obstacle park, along with diverse food and beverage options and retail attractions. Additionally, with the recent acquisition of a 6.1-hectare property in the Bonifacio Capital District, RDE further strengthens its presence in high-value locations, opening doors for exciting growth opportunities.



Robinsons Dumaguete Solar Panels



RLX Calamba 2C

## COMMITMENT TO SUSTAINABLE GROWTH

Alongside our financial goals, we are deeply committed to creating lasting value for all our stakeholders through the sustainable growth of our business. Despite challenges, we remained agile, leveraging our diverse portfolio and strong balance sheet to drive profitability. Our Environmental, Social, and Governance (ESG) initiatives are at the core of our corporate strategy, guiding our decisions and shaping our long-term vision. This commitment drives innovation and translates into meaningful actions that strengthen communities, foster economic opportunity, and create spaces where people can build their futures. As we move forward, we remain focused on delivering sustained value through disciplined execution and continuous innovation.



## Environment

As a real estate company, our greatest environmental impact stems from our energy consumption. Recognizing this, we are committed to minimizing our carbon footprint by integrating renewable energy solutions and green mobility initiatives into our operations. Through proactive efforts—such as installing rooftop solar panels across our malls and sourcing electricity from renewable energy providers for our most energy-intensive properties—we are accelerating the transition to cleaner energy. Currently, 24 of our malls are equipped with solar installations, with plans to expand this to 28 malls and two hotels by 2025, while four malls and one office building run entirely on renewable energy. Additionally, we operate 16 EV charging ports across five malls and one office building, supporting the shift to electric mobility and reducing dependence on fossil fuels.

We continue to invest in sustainable developments that adhere to international green building standards. To date, we have 18 green-certified properties, including six Leadership in Energy and Environmental Design (LEED) and 12 Excellence in Design for Greater Efficiencies (EDGE) certifications. Our offices group pioneered this initiative, certifying its buildings as early as 2016. Building on this momentum, our residence group has expanded the portfolio with two newly certified residential buildings in 2024.



Renew-a-Bottle Machine



Opus EV Charging Station



RTulong Relief Operations

## Social

Beyond business, we remain committed to giving back. Through our corporate social responsibility arm, Robinsons Land Foundation, Inc. (RLF), we invest in programs that uplift communities, support education, and enhance the well-being of those in need.

In 2024, we expanded our efforts to create a lasting impact across key areas. Through R Tulong, we mobilized swift and effective relief



REskwela School Bag Distribution

operations to support communities affected by typhoons. Our focus on community development continued through R Sikap, providing livelihood opportunities that help individuals build economic stability. To promote health and nutrition, R Lusog addressed hunger and malnutrition through feeding programs, while R Gift of Health brought essential medical services to underserved areas. We also advanced child welfare and education by donating school supplies and learning materials to students in need. To support environmental sustainability, we collaborated with local government units and communities on tree-planting initiatives and coastal cleanup activities, contributing to a healthier and more sustainable future.



Team RLC

### Our People

The foundation of our success lies in the dedication and potential of our people, whom we consider the driving force behind everything we do. We are committed to fostering growth by investing in talent, enhancing skill development, and promoting a culture of inclusivity. Our commitment to creating a supportive and empowering environment has been recognized through our consecutive inclusion in the Philippines' Best Employers for 2023, 2024, and 2025 by the Philippine Daily Inquirer and Statista. Furthermore, our very own hospitality group, Robinsons Hotels & Resorts, was "Great Place to Work"-certified for 2024

and 2025. These recognitions reflect our unwavering focus on providing a workplace where individuals are empowered to excel, driving our shared vision of building dreams together.

Our commitment to sustainability drives every decision we make and shapes the future we are building here at RLC. By integrating best ESG practices into our operations, properties, and organization, we create meaningful impact—reducing our environmental footprint, fostering inclusive growth, and ensuring long-term value for our stakeholders.





## ACKNOWLEDGMENT

As I take on this leadership role, I do so with deep gratitude to my predecessors, Mr. Frederick D. Go and Mr. Lance Y. Gokongwei. Their visionary leadership and unwavering commitment have shaped RLC into what it is today. I am honored to build on their legacy, ensuring the Company continues to flourish, innovate, and lead. Every project and initiative at RLC is guided by our deep understanding of our customers' evolving needs. With deliberate intent and a customer-focused approach, we go beyond industry standards to deliver developments that offer lasting value—integrating aesthetic excellence, smart design, and innovative features that enhance everyday experiences.

Leadership transitions can bring uncertainty, but at RLC, we embrace change with confidence. We have a strong foundation, a clear vision, and a dedicated team. I am committed to ensuring a seamless transition that upholds our values, sustains our momentum, and positions us for even greater achievements.

As we move forward, we extend our deepest gratitude to our shareholders, employees, partners, and customers for their unwavering support and trust. Together, we will continue to shape a future of enduring success.

Maraming salamat po.

**Mybelle V. Aragon-GoBio**

PRESIDENT AND CEO

ROBINSONS LAND CORPORATION



# Financial and Economic Performance







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***RLC's robust financial foundation and sustained earnings growth reflect our unwavering resilience and exemplary management.***

This empowers investor trust by demonstrating our ability to deliver consistent returns amid market uncertainties, while reinforcing our competitive edge and long-term positioning as an industry leader."



**Kerwin S. Tan**

Chief Financial, Risk, and Compliance Officer

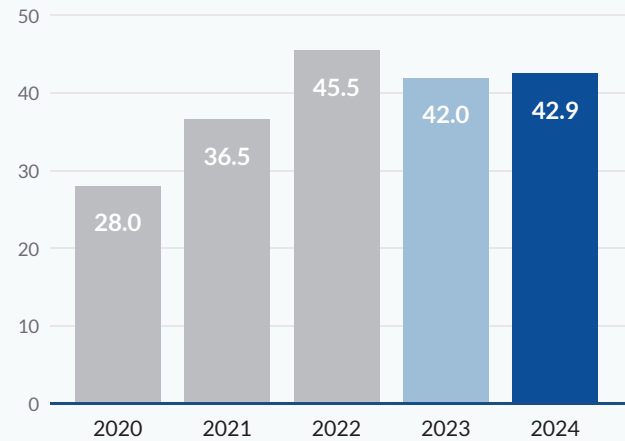
# Financial Summary

## 2024 Financial Highlights

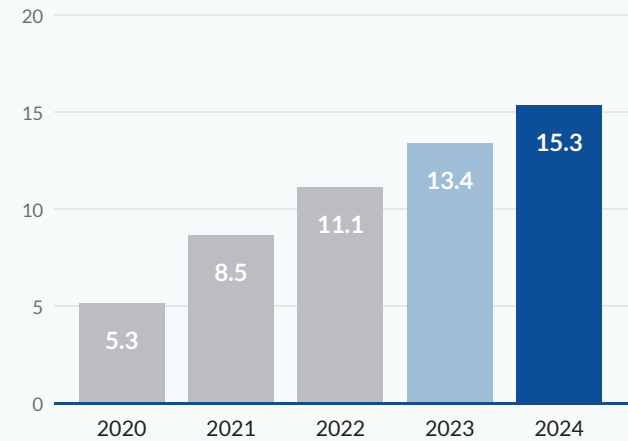
For the Years ended December 31 <i>in million pesos</i>	2016	2017	2018	2019
Gross Revenue	22,809	22,517	29,545	33,927
Net Income	5,755	5,884	8,224	8,693
Total Assets	124,432	148,127	174,158	189,651
Stakeholder's Equity	62,855	67,373	93,920	100,078



**Gross Revenue**  
*in billion pesos*



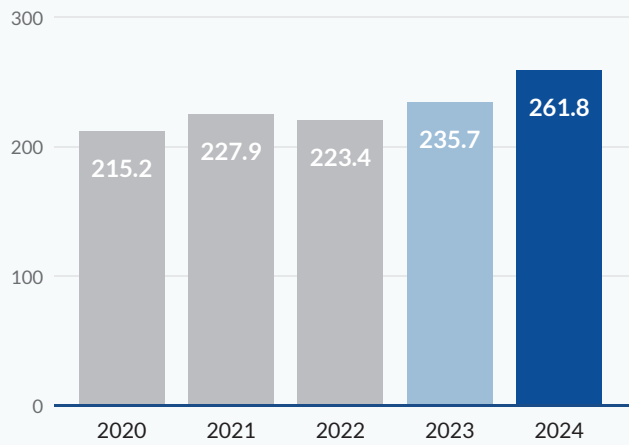
**Net Income**  
*in billion pesos*



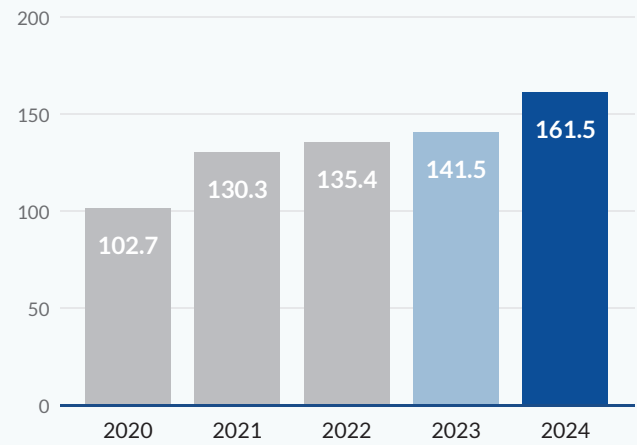


	2020	2021	2022	2023	2024
	28,026	36,539	45,503	42,018	42,882
	5,259	8,501	11,132	13,372	15,341
	215,201	227,950	223,436	235,690	261,832
	102,718	130,350	135,447	141,475	161,515

 **Total Assets**  
*in billion pesos*



 **Stakeholder's Equity**  
*in billion pesos*



# Economic Performance and Development

## Direct Economic Value Generated and Distributed (in Php Millions)

	2020	2021	2022	2023	2024
Direct Economic Value Generated	28,026	36,539	45,503	42,018	42,882
Direct Economic Value Distributed*	25,676	32,253	39,553	32,794	34,652
Payment to Suppliers, other operating costs	17,631	24,429	28,336	21,504	21,555
Payments to employees	1,241	1,505	1,868	2,412	2,763
Payments to providers of capital	4,895	3,842	5,880	6,672	8,073
Payments to government	1,909	2,477	3,469	2,206	2,253

\* Community investments have not been presented in this table, but are included in the total figure for Direct Economic Value Distributed. Community investments do not include donations by RLC's affiliate, Robinsons Land Foundation Inc. (RLFI or RLove).



Cyber Omega

In terms of economic performance, RLC reported PHP 42.88 billion in total revenues, growing 2 percent from the previous year. The Company attributed its growth to the positive contributions each business unit made due to a fully recovered economy and high consumer spending. RLC's sustained profitability highlights the resilience of its strategic initiative amidst challenging market conditions.

In 2024, about 81 percent, or PHP 34.65 billion, of our revenue flowed back to society through our major stakeholders, suppliers, employees, capital providers, and the government. Our contribution to the economy is evaluated by our role in stimulating growth in the sectors we operate, including job creation, tourism, infrastructure development, foreign investment, and overall GDP growth.

To safeguard the proper flow of economic value to all our stakeholders, we continue to maintain the highest standards of corporate governance, including anti-corruption, in all our transactions. We pay fair prices to all our stakeholders to ensure equitable distribution of economic value. Year-on-year, we closely monitor the total economic value distribution as a percentage of our revenue. Over the past five years, an average of about 85 percent of our revenues has flowed back to the economy. The retained value is strategically reinvested to propel future growth.





### Supply Chain Partnerships

50% of our generated economic value was distributed to our suppliers. We prioritize local sourcing for goods and services, fostering long-term relationships, and helping local businesses grow.

### Employment and Benefits

6% of our generated economic value in 2024 was allocated for the wages and benefits of our 3,514 employees.

### Payments to Providers of Capital

19% of our generated economic value was distributed as dividends to our shareholders.

### Government Tax

5% of our generated economic value went to the government through tax payments.

### Community Investments

PHP 7.01 million of our generated economic value was invested in community projects. In addition, we have several community development programs through our affiliate, Robinsons Land Foundation Inc. (RLFI or RLove), focusing on child welfare and education, health and nutrition, public services, and emergency response.

### Economic Value Retained

19% of our generated economic value was retained to finance ongoing and upcoming projects, ensuring the continuous growth of the Company.

# Business Portfolio



**55**  
LIFESTYLE CENTERS



**32**  
OFFICE DEVELOPMENTS



**26**  
HOTELS & RESORTS



**13**  
LOGISTICS FACILITIES





**31**

DESTINATION ESTATES & MIXED-USE DEVELOPMENTS



**134**

RESIDENTIAL DEVELOPMENTS



**11**

WORK.ABLE CENTERS



“

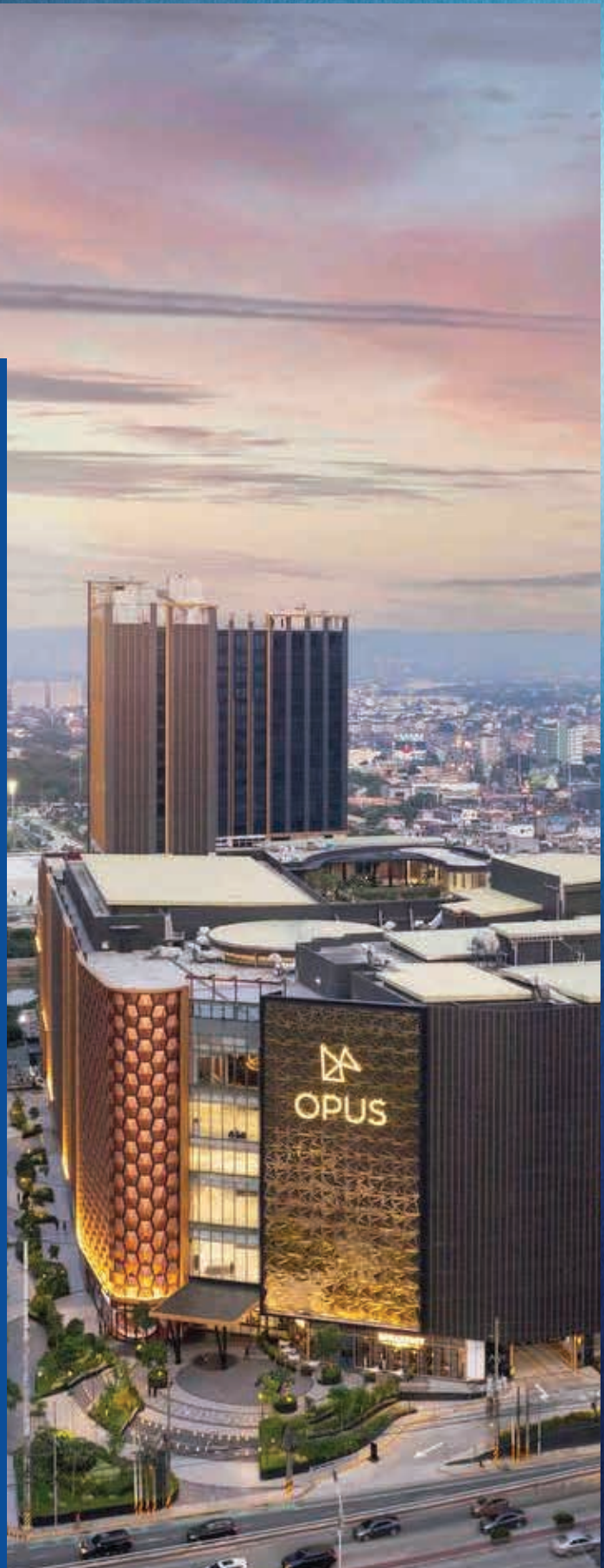
*Robinsons Malls ushered in a new era for Filipino retail, blending innovation, community, and sustainability to create spaces where lifestyle and purpose meet.*

It continues to make meaningful connections and establish new standards for what a mall experience can be."



**Faraday D. Go**

EVP and BUGM for Robinsons Malls







## Lifestyle Centers

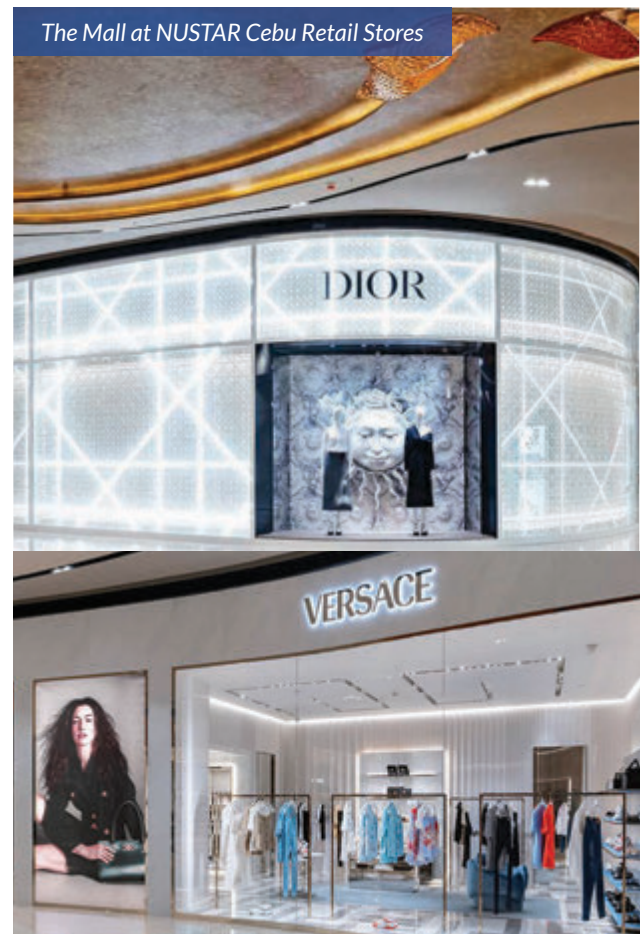
The Commercial Centers Division is responsible for developing, leasing, and managing RLC's shopping malls and lifestyle centers across the Philippines. Each Robinsons Mall is a product of thoughtful planning, from concept creation to architectural design and construction, all driven by a dynamic marketing team and a customer-focused operations group.

2024 proved to be a landmark year for Robinsons Malls as it bolstered its position as one of the country's leading shopping centers and lifestyle destinations. The year saw the inception of brand-new food and retail concepts and exciting family entertainment options, the rollout of more digital transformation programs, and a stronger commitment for sustainability across all malls nationwide.

### FIRST-RATE DINING AND SHOPPING EXPERIENCES

Robinsons Malls elevated the local dining scene by introducing a wave of fresh and unique options, becoming a go-to destination for first-to-market restaurant brands in the Philippines. Robinsons Galleria made history by pioneering the entry of three international culinary favorites: DonDon Tei from Osaka, renowned for its signature donburi bowls; Palgakdo from Korea, featuring its distinctive octagon-shaped grill; and Fat Daddy from Taiwan, famous for its mouthwatering buttermilk fried chicken. Meanwhile, Robinsons Antipolo broke new ground with the launch of the city's very first Vikings Luxury Buffet.

Adding to this impressive roster is The Mall at NUSTAR Cebu, the premier lifestyle destination in the Visayas. It offers an unparalleled suite of high-end global and regional retail names, including many firsts in the area such as designer brands Louis Vuitton, Dior, Gucci, Loewe, Burberry, Givenchy, Celine, and Loewe, as well as specialty stores Chow Tai Fook, Lukfook Jewellery, Cle de Peau Beaute, Jo Malone London, and Open Source by Beyond the Box, and Playgrnd R.O.X.. With this curated upscale lineup, NUSTAR introduces a new level of shopping sophistication to the VisMin area. It marks a defining addition to Cebu's retail landscape and establishes RLC's role as a purveyor of refined lifestyle experiences in the region.





A fresh lineup of exciting brands also debuted in flagship malls, including the playful Scandinavian brand Flying Tiger, specialty coffee shops Harlan + Holden Coffee and The Matcha Tokyo, and sought-after baby essentials stores Mamas & Papas and Edamame. The malls also expanded their beauty and wellness offerings with global names such as Jo Malone, MAC, Estee Lauder, YSL, and Nars, as well as new service-oriented brands like Basement Salon, Ayumi, Senses, Strokes, and The Dojo.

Launching new open-dining concepts, thematic food halls, and modernized tenant designs also made for an elevated ambiance for customers to enjoy. On top of much enhanced dining experiences, Robinsons Malls has taken its commitment to customer engagement to the next level, introducing an array of exciting attractions, events, and facilities designed to delight visitors of all ages and backgrounds.

Dynamic community facilities with a range of exciting amenities, including pickleball courts, multi-purpose

courts, table tennis areas, and fun parks have been integrated into mall environments to promote active lifestyles and social interaction. These sports and active zones were a proactive response to the evolving needs of modern shoppers. With our malls' vibrant community convergence points, people can enjoy a comfortable atmosphere and access a wide range of lifestyle conveniences.

Bonding among friends and families has also grown even more meaningful with the introduction of green spaces across several malls, where casual dining, relaxation, and social gatherings come together. Playful elements like fun animal chairs and spun chairs in these modern park settings offer customers a refreshing dimension to everyday mall visits.

From the thrilling Dinosaurs Alive exhibits to the enchanting Winter Magic events, Robinsons Malls curated a delightful roster of experiences catering to diverse interests. The Squid Game attraction, Escape Cebu immersive rooms, and other interactive activities transformed the malls into dynamic hubs for entertainment and socialization. Music and performance events, including the highly anticipated RMusic Fests, student group dance competitions, and Battle of the Bands, further engaged the community by showcasing local talents and fostering a sense of connection among customers.

True to its commitment to enhancing convenience and accessibility for government-related services,





Robinsons Malls expanded its Lingkod Pinoy Centers in 2024 to over 250 full or satellite government offices across 44 malls. New Department of Foreign Affairs (DFA) Consular Offices were opened in Robinsons Antique and Robinsons Galleria, along with the expanded DFA Apostille service in Robinsons Ilocos. Full-service branches of the Social Security System (SSS) and PAGIBIG were launched in Robinsons Sta. Rosa and Robinsons Dasmariñas. Robinsons Malls also introduced Philippine National Police (PNP) clearance centers in 10 malls and opened the first-ever Metro Manila Development Authority (MMDA) satellite office at Robinsons Galleria. As part of its nation-building initiatives, Robinsons Malls hosted 120 Job Fair events in malls nationwide, which gave employment to more than 5,000 job seekers. It also provided convenient and safe venues in 31 malls for qualified voters to register and become part of the National and Local Elections.



Job Fair



Outstanding Filipino Retailers Awards

## EVERYDAY COMMITMENT TO SUSTAINABILITY

Robinsons Malls continued to push its sustainability agenda, earning multiple accolades for its various environmental initiatives. Robinsons Magnolia received the Sustainable Shopping Center Design Award from the Philippine Retail Association (PRA) for promoting energy efficiency and waste reduction, while Robinsons Novaliches was honored with the Excellence in Climate Action Award at the 2024 Quezon City Green Awards for its long-standing Recycling Market. Recognizing its mall-wide sustainability efforts, Robinsons Starmills also

received the Energy Conservation Award for its commitment to reducing environmental impact. Robinsons Imus was recognized for its active role in community programs such as job fairs, vaccination drives, and education campaigns.

The addition of four new EV charging stations across key mall locations through a partnership with Shell Pilipinas reflects Robinsons Malls ongoing efforts to create meaningful impact for the communities it serves.

## ADVANCING DIGITAL CUSTOMER EXPERIENCE



Robinsons Malls has embarked on an impactful digital transformation, elevating customer convenience and operational efficiency to the next level. By harnessing the power of digital technology, it has created seamless, intuitive, and immersive interactions that redefine the retail experience. With the integration of Robinsons Movieworld schedules into our chatbot, movie enthusiasts can now access showtimes, book tickets, and plan their cinematic adventures with ease. In several Robinsons Malls, the latest digital directories are redefining the way customers discover and explore their favorite destinations within the malls. The official mall app, Rmalls+, now offers a more comprehensive tenant, mall amenity, and transport directories, allowing customers to discover the mall even before they arrive. This feature is complemented by other improved services, including access to tenant freebies, parking, amenity vouchers, and links to sign up for exclusive events and activities.

Enabling these digital conveniences is a smarter digital productivity tool that improves work efficiencies and produces relevant solutions for our customers. The newly launched electronic project plan system drastically improved the review and approval process of mall projects, allowing customer-facing teams to deliver programs to customers faster. The digital self-audit system significantly enhanced the operational feedback mechanism that empowered various teams to respond to customer pain points in a more focused and timely manner.



Robinsons Pagadian

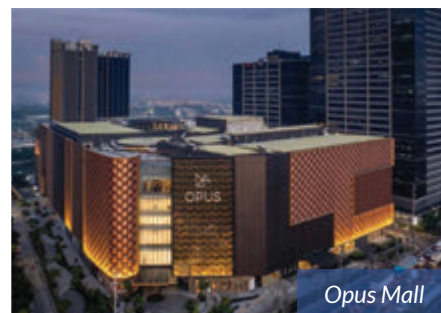


Robinsons Pagadian Opening





The Mall at NUSTAR Cebu



Opus Mall



Opus Family Cinema



Spatio Opening

## NEW MALLS AND STRATEGIC EXPANSIONS

In 2024, Robinsons Malls expanded its footprint in the premium lifestyle segment with the launch of key developments in Metro Manila and the Visayas, while continuing to grow its core portfolio of well-loved provincial malls. These new additions reflect RLC's commitment to delivering elevated retail, dining, and entertainment experiences across both urban centers and high-potential regional markets.

In Metro Manila, Robinsons Malls marked a major milestone with the opening of Opus, an upscale retail destination at the Bridgetowne Destination Estate. Designed to redefine the mall experience, Opus features cutting-edge Premier Cinemas, including a luxurious VIP cinema and the country's first-ever Family Cinema, a pioneering concept designed to allow kids to enjoy movie-watching like never before. Opus is also home to a range of premium restaurants and retail shops, including the first branch of Australia's St. Ali Cafe, the new in-steak place Il Lupino, Japan favorites Hoshino and Key Coffee, and global brands MLB, Patchi, and Foot Locker. Adding

to the excitement, the popular Dallas, Texas hangout spot Dave and Buster's is set to open soon.

The Mall at NUSTAR Cebu introduced a new level of luxury retail and lifestyle experiences in the Visayas, featuring high-end brands, world-class dining, and entertainment options. Its opening reinforced RLC's position as a key player in the region's upscale commercial development.

Several malls are in the final stages of re-development to deliver a more vibrant mix of retail shops and unique customer experiences. Robinsons Manila, Robinsons Bacolod, and Robinsons Dumaguete will transform into bigger, brighter, and more fun lifestyle destinations that will definitely surprise both loyal and new mall customers. Also in 2025, Robinsons Pagadian is set to open its doors in Zamboanga del Sur, making it the newest and most exciting shopping haven not only in the city but in the whole province.





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*At Robinsons Offices,  
we are proud to lead the  
evolution of workspaces*

—creating sustainable, world-class environments that empower businesses and communities to thrive. With every development, we champion innovation, accessibility, and job generation—reshaping the future of work across the Philippines.”



**Jericho P. Go**

SVP and BUGM for Robinsons Offices

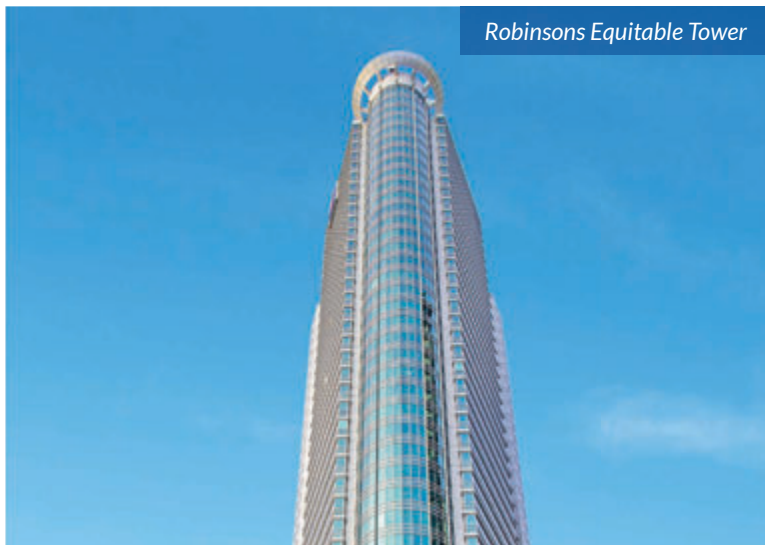


## Offices

Delivering high-quality office spaces and flexible work environments is at the core of Robinsons Offices' commitment to supporting business growth. With carefully designed spaces prioritizing functionality, convenience, and sustainability, Robinsons Offices continues to create ideal work environments that empower businesses to thrive.



### CHAMPIONING JOB GENERATION, DECENTRALIZATION, AND SUSTAINABILITY



Robinsons Offices has truly redefined office development, championing progress and guided by three vital pillars: Job Generation, Sustainability, and Community Development. The Grade A offices promote business growth while adopting efficient building features by utilizing innovative and eco-friendly practices.

As we navigate toward a greener and brighter tomorrow, Robinsons Offices remains determined in our dedication to creating premium, accessible, future-ready, and sustainable office spaces. With each step we take, we redefine not only the concept of workspaces but also the very essence of progress.

### A YEAR OF EXCELLENCE

The Company boasts a portfolio of 32 office developments that provide the ideal workplace setting for businesses looking to increase productivity and expand. These buildings are equipped to support uninterrupted business operations, accessible to major transportation modes and hubs, and strategically situated in close proximity to lifestyle centers, residences, hotels, and other key urban locators.

In 2024, Robinsons Offices continued to earn industry recognition, solidifying its position as a leader in the development of high-quality office projects. At the 12th PropertyGuru Philippines Property Awards, the Company received multiple accolades, including Best Architectural Design and Best Interior Design for GBF Center 1, and Best BPO

Office Development for Cybergate Iloilo Tower 3. Robinsons Offices also received Highly Commended distinctions for Best Operational Office Portfolio and Best Green Office Development for Cybergate Iloilo Towers 1 and 2.

On the international stage, Robinsons Offices made its mark at the 19th PropertyGuru Asia Property Awards, where GBF Center 1 was named Best Office Interior Design in Asia. The project was also a finalist for Best Office Architectural Design in Asia, while Cybergate Iloilo Tower 3 was a finalist for Best Office Development in Asia. These accolades reaffirm Robinsons Offices' commitment to delivering world-class developments while simultaneously providing employment opportunities that enable Filipinos to thrive at home, close to their families.



Work.able Center - Robinsons Summit Center

## LEADING THE FUTURE OF FLEXIBLE WORKSPACES

As the demand for dynamic and adaptable office spaces continues to grow, work.able has strengthened its position as a premier provider of flexible workspaces. As of December 31, 2024, work.able operates 11 centers across key business districts, offering thoughtfully designed environments that foster creativity and collaboration.

In recognition of its excellence, work.able Robinsons Summit Center was named Best Coworking Space at the 12th PropertyGuru Philippines Property Awards and further cemented its leadership on the international stage by winning the same accolade at the 19th PropertyGuru Asia Property Awards amid property giants from China, Singapore, Hong Kong, and Australia.

## SHAPING A SUSTAINABLE FUTURE



Robinsons Summit Center

Robinsons Offices' commitment to sustainability is a vision that reaches far beyond the present—a vision dedicated to enhancing tenant well-being, minimizing environmental impact, and bestowing a greener and brighter tomorrow for future generations.

In 2024, Robinsons Offices added six new green-certified buildings to its portfolio, including the first LEED-certified towers in Western Visayas and four newly EDGE-certified properties. With 16 green buildings to date, Robinsons Offices continues to offer efficient and adaptable spaces for tenants.



Giga Tower





Robinsons Summit Center - Lobby

## SETTING NEW STANDARDS

In 2024, Robinsons Offices took significant strides in its commitment to premiumizing its portfolio, focusing on enhancing tenant experience through major building improvements and new developments.

A key highlight was the unveiling of the reimagined Robinsons Summit Center lobby, which now features a timeless design of polished marble, rich wood finishes, and a grand central clock, setting a new benchmark for office spaces along Ayala Avenue.

Another milestone was the launch of GBF Center 1, a 29-storey, Grade A office tower at the gateway of Bridgetowne Destination Estate. Its modern design, marked by a distinctive trilateral slope and expansive double-glazed façade, offers large floor plates of approximately 2,500 sqm and panoramic views, delivering a blend of form, function, and flexibility for today's forward-thinking tenants.

Further extending its footprint, Robinsons Offices broke ground on Cybergate Dumaguete, a future-ready office development within the Robinsons Place Dumaguete Complex. Designed to be a catalyst for business growth in the region, the project reflects the company's commitment to expanding premium, sustainable office spaces nationwide.

Robinsons Offices closed the year with a clear focus on strengthening its position as a trusted partner for

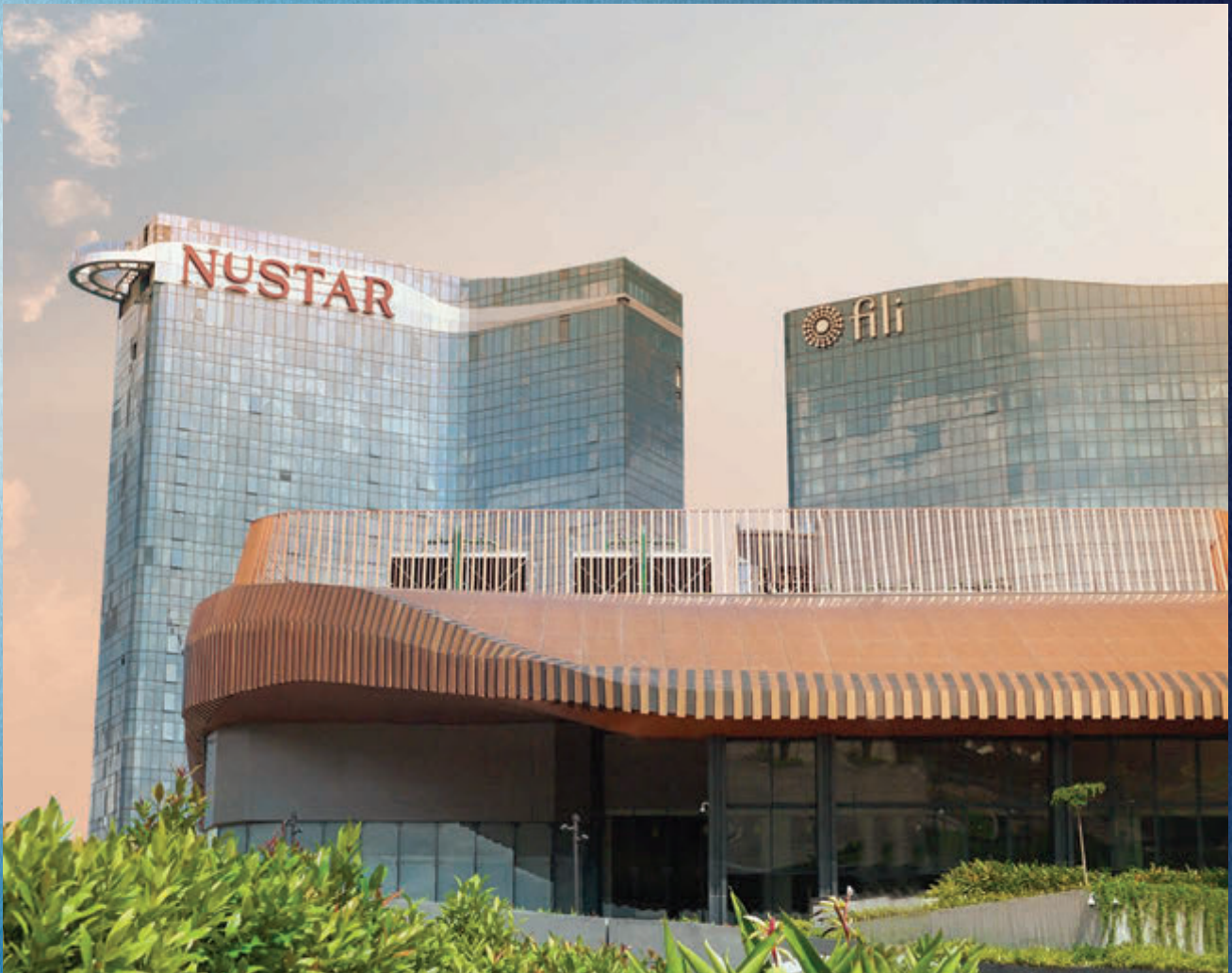
businesses by enhancing the overall office experience. The Company made meaningful strides in 2024 and remains committed to delivering value through world-class developments, digital innovation, sustainable operations, and responsive customer service.

Aligned with the Gokongwei Group's purpose of creating better choices, Robinsons Offices continues to invest in its people, processes, and technology to meet the evolving needs of its clients and partners. This disciplined and forward-looking approach positions the company for sustained growth while driving long-term value for its stakeholders.



Cybergate Dumaguete Ground Breaking Ceremony





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Robinsons Hotels & Resorts strengthened its presence in the Philippine hospitality landscape in 2024 through sustainability, strategic partnerships, and leveraging on synergies within the Gokongwei Group.

***With its diverse format of hotels and resorts and wide geographic presence in the Philippines, it continues to offer exceptional Filipino hospitality with a heart, ensuring every guest experience is rooted in excellence and authenticity.***



**Barun Jolly**

SVP and BUGM for Robinsons Hotels and Resorts



## Hotels and Resorts



Fili Hotel - Outdoor Pool

Robinsons Hotels & Resorts (RHR) is a leading hospitality group committed to delivering exceptional service and authentic Filipino hospitality. With a portfolio of 26 hotels and resorts across nine brands, RHR offers a diverse range of accommodations, from luxury and upscale establishments to mid-market and essential-service hotels. Strategically positioned in key metropolitan and urban locations, RHR provides discerning travelers with high-quality accommodations and a distinguished guest experience.



NUSTAR Hotel and Fili Hotel

### CURATING DISTINCT EXPERIENCES ACROSS BRANDS

#### Summit Hotels & Resorts

Combining comfort with contemporary design, Summit Hotels & Resorts offers midscale accommodations for business and leisure travelers. With its warm, personable service and vibrant ambiance, Summit Hotels delivers Enriching Moments that make every stay memorable.

#### Go Hotels

Recognized as the pioneer of the “book early, pay less” model in the Philippines, Go Hotels continues to lead the essential service hotel sector. With its fresh, youthful vibe and commitment to customer well-being, Go Hotels follows the Circle of Clean program, which is a rigorous hygiene and cleanliness protocol based on World Health Organization (WHO) and Department of Health (DOH) standards, ensuring a safe and worry-free stay for every guest.

#### Grand Summit Hotels

RHR's first upscale lifestyle hotel, Grand Summit, opened in General Santos City in 2021. It offers a sophisticated yet inviting space for work, play, and celebrations. With premium amenities and personalized service, Grand Summit aims to create cherished memories that leave a lasting impression.

#### FILI

Expanding regionally, Fili is poised to be a leading five-star Filipino hospitality brand, celebrated for its heartfelt service and authentic cultural touch. Designed for discerning luxury travelers, Fili embodies warmth and joy—the hallmarks of Filipino hospitality.

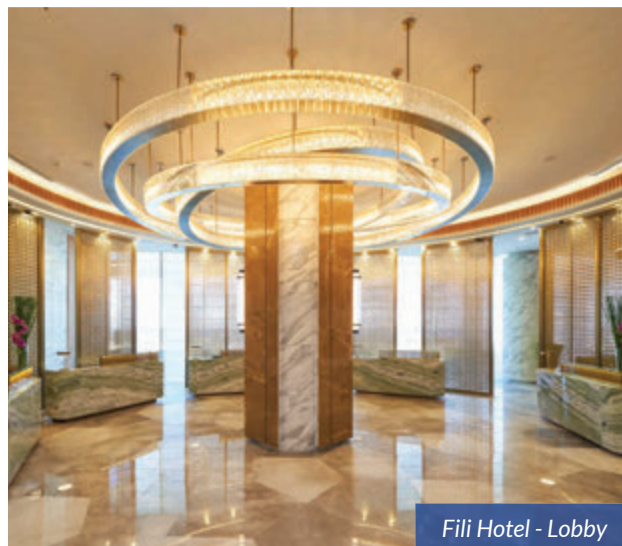
#### NUSTAR: Redefining Luxury in Cebu

RHR is on track to become the Philippines' largest and most diverse hotel group, offering an extensive variety

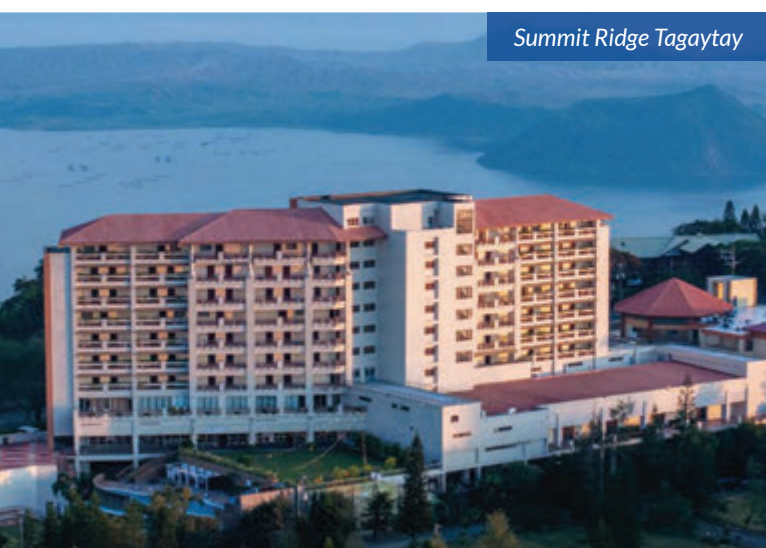
of formats and brands with a broad geographic reach. The crown jewels of RHR's portfolio, Fili and NUSTAR Hotels are located within the NUSTAR Integrated Resort, at the heart of Cebu's premier resort district. Offering world-class amenities, vibrant entertainment, and luxury retail experiences, NUSTAR is poised to redefine leisure and lifestyle in the Central and Southern Philippines. Opening in May 2025, NUSTAR Hotel is an ultra-luxury hospitality destination, designed for discerning VIP guests and elite travelers who seek bespoke and highly personalized service.

#### International Hotel Brands

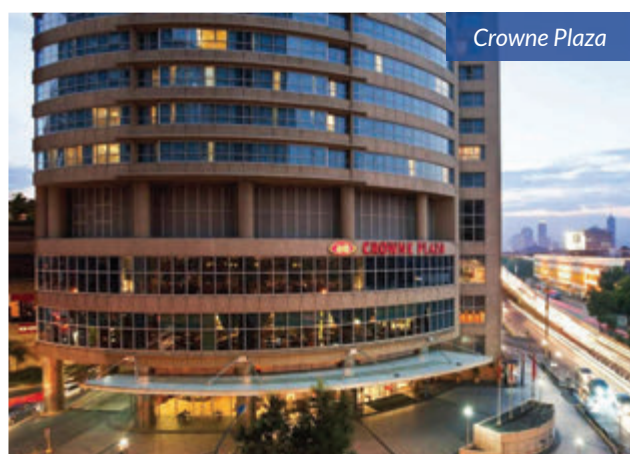
The newly renovated Crowne Plaza Manila Galleria and Holiday Inn Manila Galleria have also reopened their doors, offering refreshed interiors and upgraded amenities to deliver enhanced guest experiences.



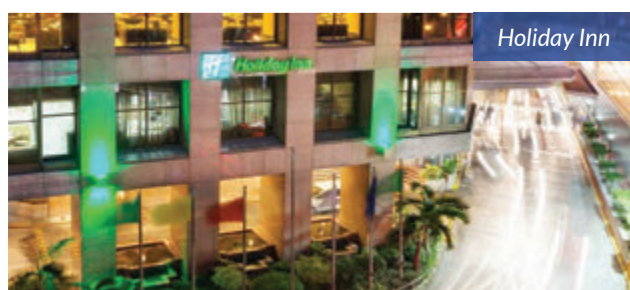
Fili Hotel - Lobby



Summit Ridge Tagaytay



Crowne Plaza



Holiday Inn

#### REINVIGORATED SPIRIT

In 2024, RHR completed major renovations, unveiling a fresh and reinvigorated look for its upscale deluxe hotels, Crowne Plaza Manila Galleria and Holiday Inn Galleria. Convention and meeting attendees can now fully engage in enhanced MICE (Meetings, Incentives, Conferences, and Exhibitions) facilities, while food enthusiasts can indulge in exquisite dishes at Seven Corners or Xin Tian Di. Guests can also capture cherished moments in the elegant Club Lounges or enjoy a restful sleep in the newly refreshed rooms.

Additionally, Summit Ridge Tagaytay has been renovated to provide a more relaxed and rejuvenating stay, offering guests a refreshing escape from the bustling city life with stunning views of Taal Volcano. Perfect for both leisure and corporate travelers, Summit Ridge Tagaytay is an ideal venue for meetings and conferences in a serene environment. The property now offers upgraded guest rooms, modernized conference facilities, and exciting dining options, making it a sought-after destination.

RHR has also rebranded its first Go Hotels property in Mandaluyong as Go Hotels Plus, an enhanced essential value brand featuring a contemporary design and upgraded amenities—all while maintaining its signature affordability. These refurbishments reinforce RHR's commitment to elevating the hospitality experience for all its guests.



Go Hotels Plus Mandaluyong



## GOURMET GALLERY



Cantabria - the Westin Manila

Cantabria by Chele Gonzales officially opened in March 2024 on the top floor of The Westin Manila. This elevated Spanish dining concept offers sophisticated seafood dishes, creative tapas, premium meats, and traditional Spanish favorites. Cantabria embodies a warm, familial atmosphere through both its hearty cuisine and inviting interior design inspired by the Spanish province's coat of arms. The restaurant has become a premier dining destination, promising an immersive culinary journey that combines authenticity with innovation.



Cantabria - The Westin Manila

Summit Hotel Tacloban also welcomed the sixth Café Summit, a casual dining destination offering a modern twist on international and local flavors. The restaurant highlights Tacloban's culinary heritage with signature dishes such as lawot-lawot (local leafy greens cooked in creamy coconut milk with smoked fish) and fish paksiw (seasonal fish braised in tangy vinegar and creamy coconut milk). Additionally, guests can explore "The Best of Café Summit," a curated menu featuring exclusive dishes from other Café Summit locations nationwide. Café Summit's thoughtfully crafted menu caters to diverse palates, ensuring a satisfying dining experience for all.



RCoffee

RHR proudly introduces RCoffee, a homegrown blend curated exclusively for Café Summit. Expertly crafted with a mix of 20 percent Robusta Medium, 70 percent Arabica Medium, and 10 percent Mt. Apo Arabica, RCoffee offers a rich, aromatic experience. Served in sustainable cups featuring Filipino-inspired artwork, each cup is personally brewed by certified baristas to ensure a consistently exceptional coffee experience. With the "Great Coffee Guaranteed" promise, guests can enjoy a perfect cup.

## STRATEGIC PARTNERSHIPS

Robinsons Land Corporation has renewed its partnership with GoHotels Davao, Inc. for another 10 years, reinforcing the significant impact of Go Hotels in the country's tourism industry as a pioneer in essential-value hospitality. This renewed collaboration underscores the brand's continued growth and influence in the market, providing guests with reliable and affordable accommodations.

Additionally, RHR has entered a management agreement with Hira Holdings, Inc. to operate Summit Villas Siargao, an eco-friendly villa resort in Siargao,



Power Supply Agreement Signing with Skye Renewables



Management Signing Agreement with Hira Holdings Inc.

Surigao del Norte. This exclusive development will feature private villas, an expansive swimming pool, a pickleball court, a fitness center, an all-day dining restaurant, and café and pool bars, offering an unparalleled island retreat. Designed with sustainability in mind, Summit Villas Siargao will set a new benchmark for eco-conscious hospitality.

In collaboration with the Philippine Retirement Authority (PRA), RHR is now providing PRA

retiree-members and Special Resident Retiree's Visa holders with exclusive benefits and privileges at Grand Summit Hotels, Summit Hotels, Go Hotels, and Go Hotels Plus nationwide. This partnership aims to enhance the Philippines' appeal as a premier retirement destination while elevating hospitality standards for retirees. By offering exceptional accommodations and tailored services, RHR is playing a vital role in positioning the country as an attractive haven for retirees worldwide.

## SUSTAINABILITY EFFORTS AND CORPORATE SOCIAL RESPONSIBILITY

In 2024, RHR spearheaded 82 Corporate Social Responsibility (CSR) and sustainability initiatives. Through a power supply agreement with Skye Renewables, select hotels and resorts now use clean and renewable energy reducing carbon emissions by 10 to 15 percent, equating to approximately 460,000kWh of renewable energy annually. These sustainability efforts highlight RHR's unwavering commitment to environmental stewardship and responsible business practices.

Furthering its sustainability commitment, RHR has significantly reduced single-use plastic bottles in hotel operations by producing purified water in refillable glass bottles. This initiative has resulted in a 100 percent elimination of plastic bottles in guest rooms and events, a daily average production of 1,094 glass bottles, an annual reduction of 8.1 tons of plastic waste, and a 64 percent decrease in carbon emissions from the transport and disposal of plastic bottles.

Additionally, RHR's "Puso ng Pasko" campaign, successfully raised PHP 373,300 for 12 NGOs to support underprivileged communities, underscoring RHR's commitment to social responsibility and community engagement.



RWater Bottles in Hotels



Rwater Bottles Refilling Stations





Eco-Friendly Development in Siargao



Grand Summit Pangasinan

## PROPELLING FORWARD

In 2024, RHR garnered 105 awards and recognitions from various organizations. Notable achievements include Certification as a Great Place to Work, with 98 percent of employees affirming workplace satisfaction; Grand Summit General Santos' Demi Chef winning the Mabuhay Awards 2024 for the "Heart of the House" category; and Xin Tian Di at Crowne Plaza Manila Galleria receiving the 2024 World Luxury Restaurant award.

As RHR continues to expand, it aims to solidify its position as the leading hospitality group in the

Philippines in terms of revenue. Looking ahead to 2025, RHR is set to unveil its crown jewel of ultra-luxury accommodation: the NUSTAR Hotel, an opulent addition to the NUSTAR Integrated Resort, catering to the most discerning guests and luxury travelers. In the coming years, RHR will launch Grand Summit Cebu, Grand Summit Pangasinan, and Summit Villas Siargao. With innovation, sustainability, and excellence at its core, RHR remains dedicated to redefining the hospitality landscape in the Philippines and beyond.

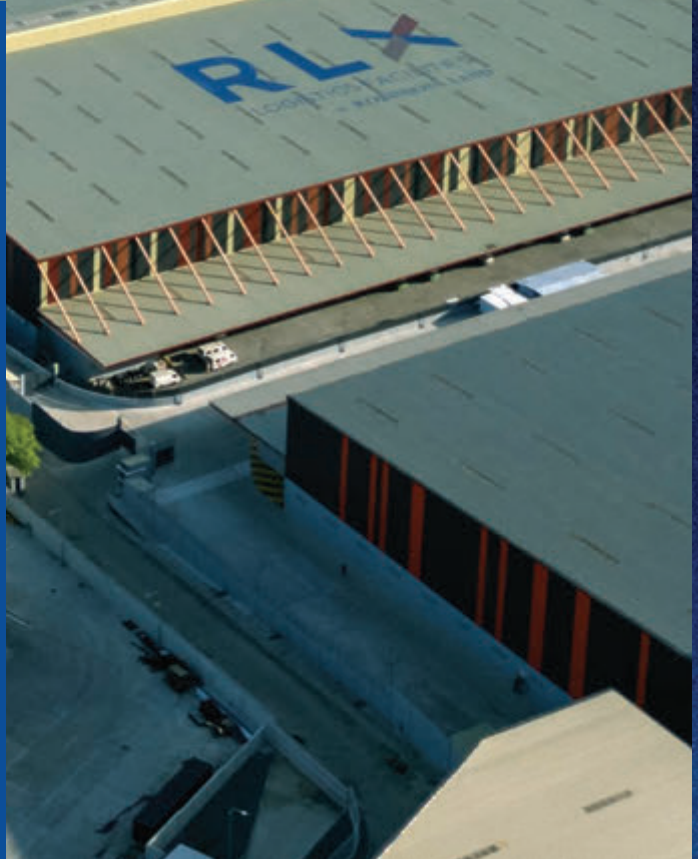




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In 2024, RLX expanded its nationwide footprint by developing additional Grade-A logistics facilities in strategic locations.

***As we expand across strategic locations, our commitment remains clear—empowering efficient operations, supporting economic progress, and enabling our partners to thrive in a fast-moving world.”***



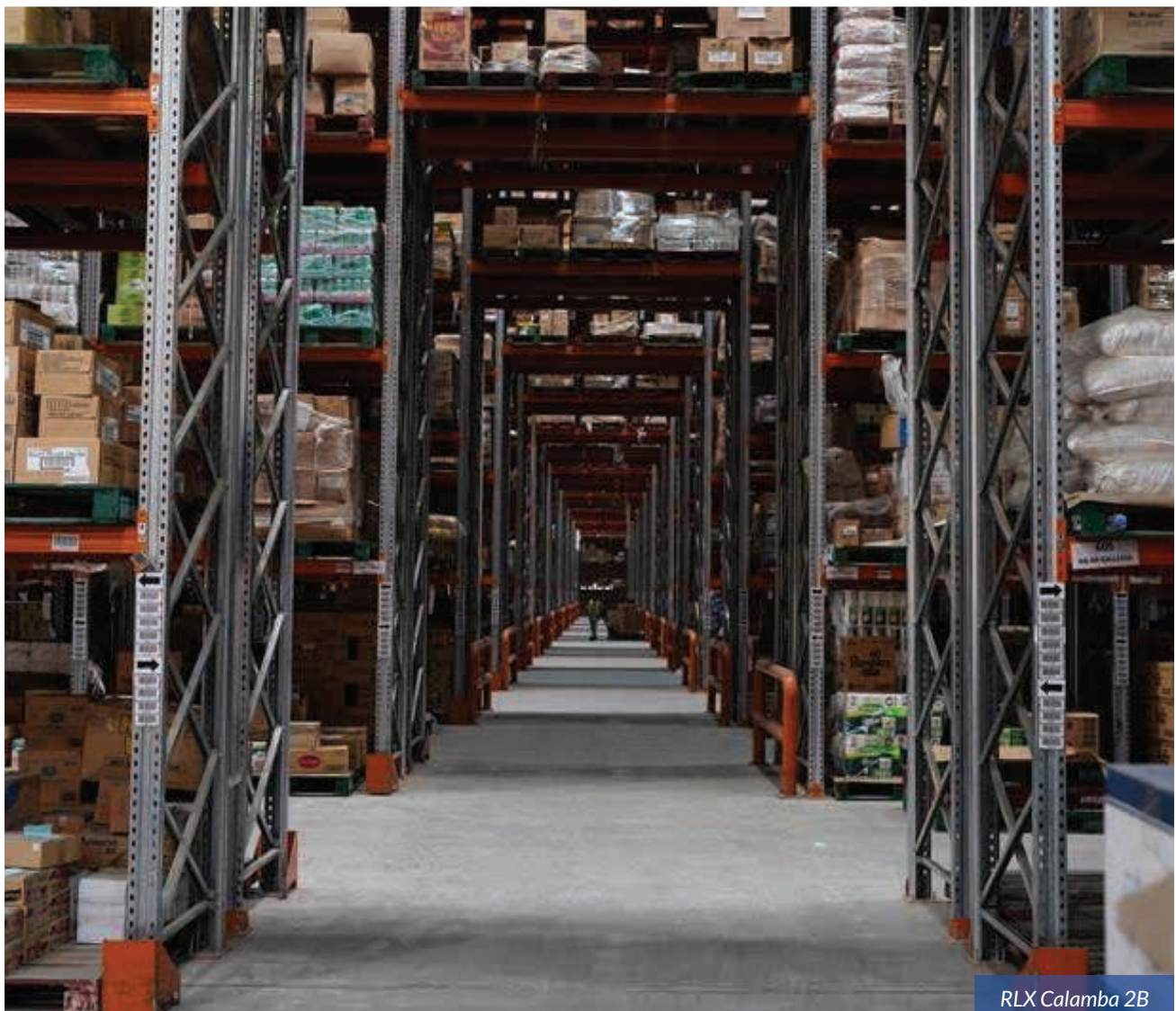


# Logistics and Industrial Facilities

## EMPOWERING GROWTH WITH WORLD-CLASS FACILITIES

Amid the sustained rise of e-commerce and the continued momentum of the Philippine industrial sector, Robinsons Logistix and Industrials, Inc. (RLX) is at the forefront of enabling the country's logistics future. As a trusted provider of large-scale, Grade A industrial facilities in strategic locations nationwide, RLX is empowering businesses to optimize supply chains, enhance operational efficiency, and meet the surging demand for modern, high-performance industrial spaces.

To date, RLX has successfully completed 12 warehouse projects. In 2024, the company made significant headway in constructing its 13th, 14th and 15th developments in Taytay, Rizal, and Calamba, Laguna, key growth corridors that will further solidify RLX's national footprint.



RLX Calamba 2B

## A GROWING FORCE IN LOGISTICS



Slated for completion in 2025, two new state-of-the-art warehouse facilities in Taytay, Rizal, and Calamba, Laguna will feature above-industry-standard specifications to accommodate the critical requirements of today's businesses and enable optimized operations for RLX customers.

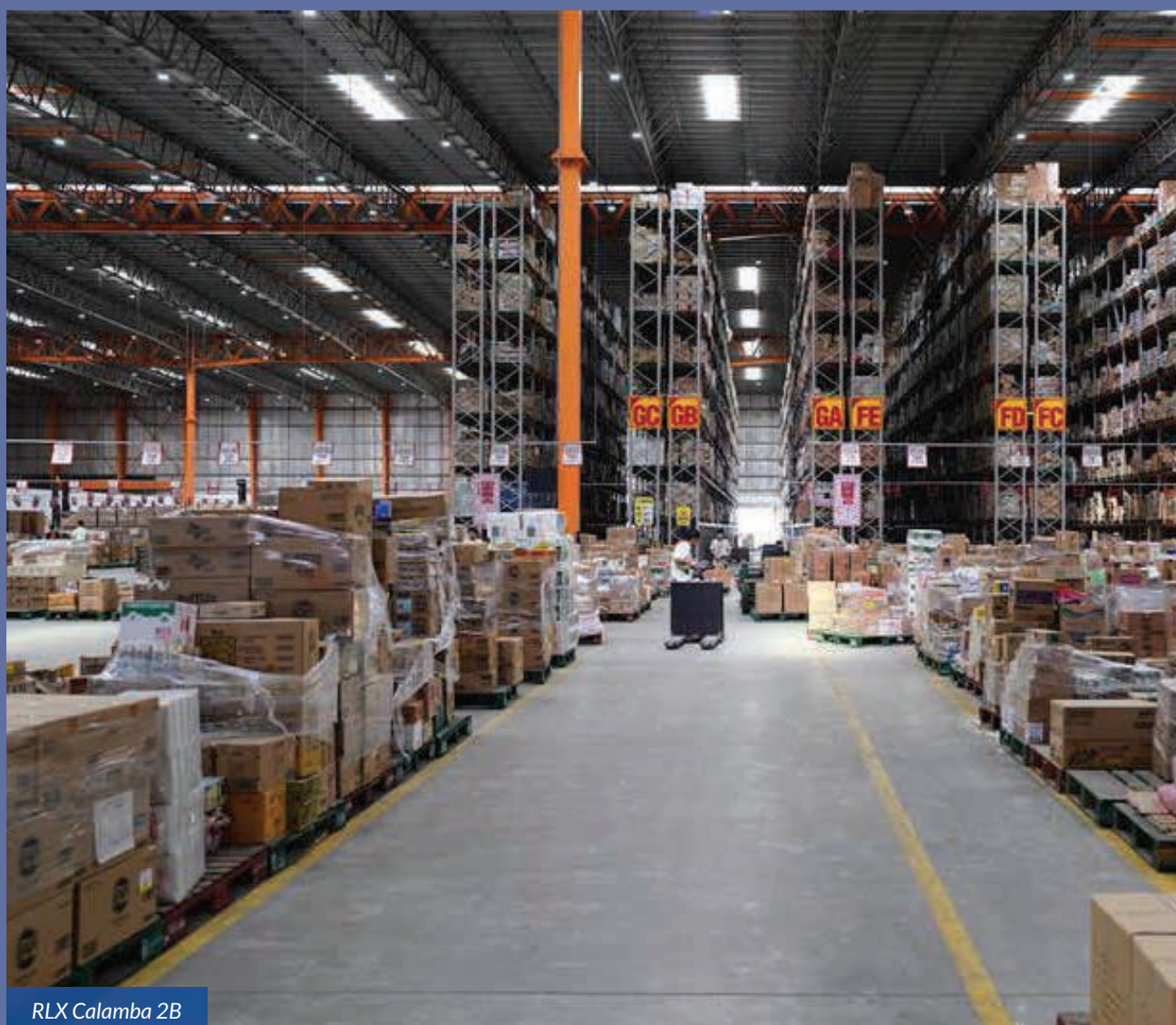
RLX continues to be one of RLC's fastest-growing businesses, and it plans to diversify its offerings to other formats, such as multi-storey warehouses and big-box retail stores. With regional trade across Southeast Asia accelerating, RLX is poised to become a vital logistics partner to companies seeking to elevate order fulfillment capabilities, drive growth, and compete in an increasingly dynamic global marketplace.







RLX Calamba 2C



RLX Calamba 2B





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In 2024, RLC's Destination Estates continued to deliver long-term value through the expansion of its integrated, master-planned communities, highlighted by key developments in Bridgetowne, Sierra Valley, and Montclair.

***These expansions and developments shape the future of how Filipinos live, work, and thrive."***



# Destination Estates



*The Victor, Bridgetowne*

Robinsons Destination Estates (RDE) champions the live-work-play-inspire lifestyle through the development of fully integrated, master-planned communities. Seamlessly blending residences, office, commercial, hotel and leisure, and logistics components, RDE creates vibrant, sustainable estates that foster connection, convenience, and long-term value. Each destination is strategically designed not only to meet today's needs but to grow with its communities, empowering residents, businesses, and stakeholders to thrive in environments that inspire.

## TRANSFORMING GROWTH CORRIDORS INTO WORLD-CLASS DESTINATIONS

RDE's expanding portfolio is a testament to its bold vision of transforming key growth corridors across the Philippines into world-class, master-planned estates. Each destination is designed to serve as a thriving ecosystem of commerce, lifestyle, and innovation, integrating diverse formats to support inclusive and sustainable progress.

### Bridgetowne Destination Estate – The Premier Urban Center

A powerhouse business and lifestyle district that seamlessly links Quezon City and Pasig City, Bridgetowne is a landmark development that embodies bold design and urban innovation. At its heart is an iconic bridge designed by Mañosa & Co., under the late National Artist for Architecture Francisco "Bobby" Mañosa, and The Victor, the country's tallest public art installation by Filipino-American artist Jefre Manuel-Figuera.

Bridgetowne has established itself as a preferred venue for large-scale events, regularly hosting music festivals, sporting events, and community gatherings that attract a sophisticated niche audiences. Adding to its vibrant atmosphere is The Blue Leaf, a premier events pavilion for weddings, corporate functions, and private celebrations.

Bridgetowne continues to elevate its recreational and leisure offerings with the upcoming launch of Studio300, a premium sports lounge that complements the country's first FIFA-certified football pitch, alongside the Bridgetowne Obstacle Park,



*Bridgetowne Obstacle Course*



*Atleta63 Football Field - Bridgetowne*



*Bridgetowne Fireworks Display*



developed in partnership with the Pilipinas Obstacle Sports Federation.

Anchoring its commercial appeal is Opus Mall, Robinsons Land's first upscale shopping mall, offering a curated selection of elevated retail and dining experiences. These amenities firmly establish Bridgetowne as a premier urban center where business, leisure, and lifestyle converge seamlessly.

The estate is also home to five office buildings, supporting a growing community of enterprises and professionals. Several premium residence developments are currently underway, catering to the modern urban dweller's evolving needs. Looking ahead, Bridgetowne's transformation continues with the upcoming launch of a five-star hotel, solidifying its status as Metro Manila's most vibrant and fully integrated mixed-use destination.

#### Sierra Valley – The Suburban Community

An emerging epicenter of modern suburban living, Sierra Valley is a thoughtfully planned 18-hectare mixed-use estate strategically located in Cainta and Taytay, Rizal. Just minutes from the Ortigas Central Business District, Sierra Valley continues to establish itself as a lifestyle destination for the Eastern metro, offering a balanced environment that fosters convenience and community engagement.

Sierra Valley's commercial strip continues to gain strong traction, attracting a steady flow of customers and new standalone F&B brands, further enhancing its appeal as a preferred retail and dining hub. The residence centerpiece, Sierra Valley Gardens, has recorded robust pre-sales performance, prompting the launch of its fifth condominium tower to meet increasing demand.

In 2024, the estate further diversified its offerings by introducing new dining outlets and a global clothing brand, strengthening its role as a key business and residences hub East of Metro Manila.







### Montclair – The Global Gateway

A game-changing development catalyzing trade, tourism, and investment in Central Luzon, Montclair is Robinsons Land's largest development by land area at 230 hectares. Strategically located just five minutes from the Clark Freeport Zone, Montclair is envisioned as a next-generation economic hub, a fully integrated estate that brings together commercial districts, residential communities, office campuses, logistics and industrial zones, hotels and resorts, entertainment centers, and expansive green spaces. This bold vision supports long-term, inclusive economic growth in one of the Philippines' most dynamic regions.

In 2024, Montclair continued to make significant progress through major infrastructure milestones. The construction of the estate's spine road is well underway, while the completion of key arterial roads, ramps, and bridges has significantly enhanced internal mobility. The recently completed Montclair Interchange, which provides direct access to SCTEX, has dramatically improved regional connectivity. Meanwhile, the dike bridge, also completed in 2024, strengthens local access. These developments firmly position Montclair as both a gateway to Clark and a strategic business corridor for Central Luzon.

As development advances, Montclair is set to welcome a dynamic mix of lifestyle, wellness, and commercial facilities, along with state-of-the-art warehouse and logistics hubs. With its scale, accessibility, and integrated master plan, Montclair is more than a development—it is a catalyst for economic expansion, enabling businesses and communities to thrive in a future-ready environment.

### Expanding the Vision: Live-Work-Play-Inspire

RDE remains unwavering in its commitment to building vibrant, future-ready communities that drive economic growth, innovation platforms, and catalysts for an elevated quality of life.

Far from merely keeping pace with progress, RDE is actively shaping the future of urban development in the Philippines. Its recent acquisition of a 6.1-hectare site in the Bonifacio Capital District, adjacent to a 33.1-hectare property under a landmark joint venture, marks a bold expansion into one of the country's most coveted urban addresses. These strategic moves further cement RDE's presence in high-growth corridors and reinforce its commitment to developing sustainable, integrated estates that uplift communities and deliver enduring value for generations to come.

By leveraging the full strength of Robinsons Land's synergistic business ecosystem, RDE continues to deliver master-planned estates that seamlessly blend residences, commercial, office, hospitality, and logistics components, ensuring resilience, long-term sustainability, and shared value creation for all stakeholders.

As RLC expands its portfolio of destination estates, it remains firmly committed to enabling more Filipinos to experience the live-work-play-inspire lifestyle, reshaping the future of urban and suburban living while building a lasting legacy of inclusive progress across the nation.

Montclair Interchange





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RLC Residences delivered a promising performance in 2024, marked by successful project launches, sustained sales performance, and widespread recognition both locally and internationally.

***Its continued focus on sustainability, innovation, and customer-centric design remains at the core of creating future-ready living spaces."***



**Chad B. Sotelo**

SVP and BU GM for RLC Residences,  
and Chief Marketing Officer





# Residences

RLC Residences continues to redefine modern living by creating thoughtfully designed spaces that combine comfort, functionality, and style. Strategically located in prime districts and destination estates, RLC Residences offers homes that seamlessly integrate home, leisure, and work—all envisioned by world-class designers to cater to the evolving needs of urban dwellers.

The Residences division of Robinsons Land remained focused on delivering well-designed, thoughtfully planned communities that enrich the homeowner experience. It also laid the groundwork for long-term growth by maintaining product quality, customer focus, and operational discipline.

## STRATEGIC ROLLOUT OF NEW PHASES

Guided by its customer-centric philosophy, RLC Residences introduced one new project, MIRA Tower 1, and launched three new phases of its well-received developments: MIRA Tower 2, Le Pont Residences Tower 2, and Sierra Valley Gardens Building 5. These launches reflect the company's continued commitment to delivering thoughtfully designed living spaces that evolve with the needs and aspirations of Filipino homeowners.

Following its exclusive launch in April, MIRA quickly attracted strong interest, prompting the release of Tower 2 just months after the debut of its first tower. This four-tower high-rise condominium in Brgy. San Roque, Quezon City, is thoughtfully designed for modern families, featuring curated spaces that foster connection, comfort, and security. Unique amenities such as Glamping Nooks, an Indoor Playscape, and an on-site Clinic create a safe and enriching environment where families can truly thrive.

Le Pont Residences, within the heart of Bridgetowne Destination Estate, has seen exceptional market reception since its 2023 launch, reinforcing its reputation as a sought-after address for discerning homeowners. This momentum paved the way for the launch of Tower 2 in July. Offering spacious, efficiently designed units with private loggias, Le Pont Residences caters to those who value both functionality and elevated living, ranging from one-bedroom units to expansive four-bedroom and bi-level penthouses.

In the East, Sierra Valley Gardens stands out as a top choice for young professionals and families. Following the success of its initial four buildings, the launch of Building 5 in August marked another milestone for this fast-growing community. Designed with millennials in mind, it features smart-ready units, a rich mix

of indoor and outdoor amenities, and sustainable features such as solar panels and a hydroponics farm, making it not only a place to live but a place to grow.



## SIGNIFICANT MILESTONES

RLC Residences also made strides in construction, expansion, and sustainability.

**Construction and Turnovers.** Topping-off ceremonies were held for Sierra Valley Gardens and Woodsville Crest's first two buildings along with Aurelia Residences, a joint-venture project with Shang Properties. Meanwhile, Mantawi Residences Tower 1 broke ground in Cebu.

**Project Turnovers.** Unit turnovers have commenced for Galleria Residences Tower 2 in Cebu, Aurora Escalades in Cubao, and The Sapphire Bloc East Tower in Ortigas. Additionally, Sonora Garden Residences' Tower 1 Cadence has also begun handing over units to buyers.

**International Expansion.** In May, RLC Residences opened its first international satellite office in Dubai, UAE, to support after-sales operations in the Middle East. The office provides dedicated customer service to overseas buyers and investors, making it easier to manage their property investments in the Philippines from abroad.

**Sustainability Commitments.** In line with Robinsons Land's strong commitment to sustainability, RLC Residences has forged a strategic partnership with the International Finance Corporation (IFC) to develop one million square meters (GFA) of net-zero carbon and climate-resilient condominiums by 2031. As part of Robinsons Land's broader efforts to achieve net-zero carbon emissions by 2050, this collaboration strengthens the company's dedication to sustainable development by integrating green building strategies certified through IFC's EDGE program. Additionally, IFC's Building Resilience Index (BRI) will be used to



assess and verify the resilience of future projects, ensuring long-term structural integrity. By prioritizing sustainability and resilience, RLC Residences enhances asset value, futureproofs developments, and reinforces its position as a responsible and forward-thinking investment for its clients.

**EDGE Certifications.** The brand also secured its first preliminary EDGE certification for Le Pont Residences Tower 1 in recognition of its energy and water efficiency measures and sustainability features for future homeowners. Additionally, Mantawi Residences Tower 1 has earned the same certification, the first condo project in Cebu to achieve this recognition. These sustainability milestones reinforce the company's dedication to sustainable, eco-friendly living.

Sync C







AmiSa Private Residences



Forbes Estates



Forbes Estates Lipa - Poolside

## LOCAL AND INTERNATIONAL AWARDS

RLC Residences was named Developer of the Year – Southeast Asia at the DOT Property Southeast Asia Awards, alongside national honors from DOT Property Philippines, Real Estate Asia, and Lamudi's The Outlook Awards. The brand earned over 38 local and international awards across its projects, underscoring lifestyle, sustainability, design, and innovation excellence.

The Residences at The Westin Manila won multiple accolades, including Best Lifestyle Condo in the Philippines and Asia. At the same time, Le Pont Residences and Mantawi Residences were recognized for sustainable and luxury development. Other award-winning projects include Galleria Residences Cebu, SYNC, The Radiance Manila Bay, Woodsville Crest, and Sierra Valley Gardens.

RLC Residences also received recognition for innovation and sustainability through its myRLC Home app, RingRob Concierge, and the Highly Commended – Best Sustainable Developer citation from PropertyGuru.

## SHIFTING GEARS TOWARDS A DATA-DRIVEN AND RESILIENT 2025

As the residential landscape evolves, RLC Residences is leveraging a more data-centric approach to enhance customer experience, ensuring higher brand value and sustained business growth. By utilizing advanced analytics and market insights, the brand aims to refine its offerings and optimize inventory movement despite industry challenges. A key milestone in 2025 is the relaunch of Robinsons Land's horizontal portfolio under RLC Residences, expanding home options for both Filipino and international buyers. Through these initiatives, RLC Residences reinforces its commitment to innovation, resilience, and delivering exceptional value to homebuyers.



AmiSa Private Residences



# Our Approach to Sustainable Business







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*Sustainability is  
deeply embedded  
in our strategy*

—for RLC, the key to a strong and resilient business is ensuring that our growth uplifts people, empowers communities, and minimizes harm to the environment.”



**Ramon S. Rivero**

Chief Strategist and Sustainability Head



# Sustainability Governance

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RLC recognizes the vital connection between business success and societal progress. As outlined in our Revised Corporate Governance Manual, we are committed to fostering a mutually beneficial relationship that drives sustainable growth while contributing to the well-being of the communities where we operate.

Guided by this principle, our Board of Directors plays a key role in overseeing the Company's sustainability efforts. The Board is responsible for developing, approving, and updating the Company's purpose, values, mission, strategies, and policies related to sustainable development.

The Board also ensures that sustainability is embedded across our value chain, promoting environmentally responsible practices and positive community engagement.

RLC follows a clear policy on disclosing non-financial information, focusing on managing economic, environmental, social, and governance (ESG) issues to improve and maintain transparency and accountability. Additionally, to support this, we adopt globally recognized standards and frameworks for reporting sustainability and non-financial performance, ensuring our practices align with industry best practices and evolving stakeholder expectations.



# Sustainability Framework

At RLC, sustainability is embedded in every step of our journey, from strategy to execution. Our Sustainability Framework reflects this commitment by aligning the globally recognized Environmental, Social, and Governance (ESG) pillars, our seven key focus areas, and 11 United Nations Sustainable Development Goals (SDGs).

Our seven focus areas address the most relevant sustainability issues linked to our business objectives,

ensuring we concentrate our efforts where we can drive meaningful impact.

Integrating these three frameworks enhances the incorporation of sustainability into our decision-making processes and business practices, demonstrating our commitment to creating value for our stakeholders and society and contributing to a better, more sustainable future.



# Our Sustainability Focus Areas and Aspirations



RLC Road To Sustainability Awards

## Focus Area 1



## Climate Action

Creating low-carbon and resilient spaces

### Components

- Monitoring of greenhouse gas (GHG) emissions (Scope 1, 2, and 3)
- Low carbon development (renewable energy & energy efficiency)
- Development of green buildings

### Metrics

- % of energy use sourced from renewable energy
- % of assets assessed and improved for resilience\*\*
- GHG emissions
- Energy and emissions intensities
- Energy savings
- Number of buildings earning a sustainability certification
- % of our offices and residences that are green certified\*\*

### Our Aspiration\*

- Improve renewable energy consumption to 50% by 2040 as part of our 2050 net zero commitment

## Focus Area 2



## Responsible Land Use

Building smart and sustainable spaces for Filipinos

### Components

- Supporting local tourism
- Fair value of properties through green investments
- Green and open spaces
- Resilient communities
- Smart and sustainable properties
- Repurposing unused spaces

### Metrics

- % of properties meeting standards for responsible developments\*\*

### Our Aspiration\*

- Aspire to build resilient and green communities and assess all our properties for impact on nature and communities by 2030

## Focus Area 3



## Water and Waste

Championing water efficiency and rainwater harvesting

### Components

- Water use efficiency
- Repurposing and recycling wastewater
- Water management and conservation
- Post-consumer waste recovery
- Waste management

### Metrics

- Water recycled and reused
- Water intensity
- Solid waste generated, landfilled, and diverted from landfill

### Our Aspiration\*

- Aim to explore new technologies on water conservation and channel non-biodegradable wastes from all RLC properties to waste-processing facilities by 2030



Focus  
Area 4

## Supporting Our People

Fostering an environment of diversity, inclusion, and growth

### Components

- Diversity, Equality, and Inclusion (DEI)
- Career growth and development
- Labor and human rights
- Occupational health and safety
- Employee well-being and retention

### Metrics

- % female and male employees
- Total and average training hours
- Grievances involving labor rights
- Safe man-hours
- Recordable incidents
- Employees
- New hires and turnover

### Our Aspiration\*

- Continuously provide all workers with equal opportunities, including training, and nurture a group-wide diverse culture towards growth and well-being.
- Achieve 100% inclusive training coverage across all employees and aspire for at least 50% of leadership roles to be held by women or individuals from underrepresented groups by 2040

Focus  
Area 6

## Responsible Business Practice

Ensuring ethical practice in all our business dealings

### Components

- Good governance practices
- Anti-corruption and bribery

### Metrics

- Training on anti-corruption policies and procedures
- Incidents of corruption

### Our Aspiration\*

- Aim at training all units on ethical business practices and strengthening anti-corruption mechanisms in all our operations by 2030

Focus  
Area 5

## Stakeholder Wellbeing

Keeping our spaces safe for everyone

### Components

- Stakeholder engagement
- Community support and development

### Metrics

- Number of beneficiary groups engaged\*\*
- Customer concerns addressed on product health and safety
- Data privacy breaches and complaints addressed
- Customer Satisfaction Score

### Our Aspiration\*

- Continuously aim to contribute to nation-building through community engagements and programs, reaching the most vulnerable and marginalized.
- Reach at least 10% more beneficiaries by 2030\*\*\*

Focus  
Area 7

## Materials Sourcing

Sourcing materials responsibly

### Components

- Responsible procurement and ethical sourcing
- Empowering local suppliers
- Supplier ESG assessment and due diligence

### Metrics

- Materials used by weight
- % of local suppliers\*\*
- % of materials suppliers assessed and compliant with ESG standards\*\*

### Our Aspiration\*

- Continue to make all our suppliers compliant with RLC's ESG standards.
- Aim to include renewable materials as a standard for sourcing by 2030.

\* In place of formal sustainability commitments, we have presented here our aspirations for our sustainability performance in the short to medium term.

\*\* Ideal metrics for future reporting; data collection processes will be further improved to compile these data.

\*\*\* Compared to 2023 figures.

# 2024 ESG Performance Highlights

Environment	Malls	Offices	Hotels and Resorts	Logistics	Unit
Energy Intensity (Whole Building)	176	189	128	23	kWh/sqm
Energy Intensity (Common Area)	184	223	-	-	
Energy Intensity (Tenant)	169	183	-	-	
GHG Emissions Intensity Scope 1	0.0099	0.0028	0.0016	-	tCO <sub>2</sub> e/sqm
GHG Emissions Intensity Scope 2	0.104	0.106	0.088	-	
GHG Emissions Intensity Scope 3	0.117	0.127	-	0.016	
Water Intensity (Whole Building)	1.61	0.85	0.54	-	m <sup>3</sup> /sqm

## Metrics used:

- Whole Building Energy Intensity is calculated by dividing total energy consumption by total gross floor area
- Common Area Energy Intensity is calculated by dividing total energy consumption of common areas by total gross area of common spaces
- Tenant Energy Intensity is calculated by dividing total energy consumption of tenants by total gross leasable area
- Scope 1 emissions intensity are calculated by dividing total Scope 1 emissions by total gross floor area
- Scope 2 emissions intensity are calculated by dividing total Scope 2 emissions by total gross area of common spaces
- Scope 3 emissions intensity is calculated by dividing total scope 3 emissions by total gross leasable area





## Economic

Economic Value Generated	PHP 42,882 million		
Economic Value Distributed	PHP 34,652 million		
Economic Value Retained	PHP 8,230 million		
Floor Areas	Gross Floor Area	Gross Leasable Area	Common Areas
Malls	3,200,000	1,680,000	1,500,000
Office Buildings	893,351	793,000	132,124
Logistics and Industrial Facilities	295,179	294,000	-
Hotels and Resorts	344,670		-

## Social

Employee Headcount	3,514
Male to Female Ratio	1,625 : 1,889 (46% Male, 54% Female)
Average Training Hours per Employee	16



## Environment



### Climate Action

- Energy and Emissions Management
- Green Buildings



### Responsible Land Use

- Land Conversion and Development
- Property Management
- Repurposing Spaces
- Innovative Design and Technology



### Water and Waste

- Water Consumption
- Water Withdrawal
- Waste Management

## Social



### Supporting Our People

- Diversity and Inclusion
- Training and Development
- Labor Management
- Workplace
- Sourcing and Retention
- Non-statutory Benefits



### Stakeholder Wellbeing

- Community Relations
- Economic Performance and Development\*
- Health and Safety
- Customer Experience and Satisfaction

## Governance



### Responsible Business Practice

- Business Ethics
- Anti-corruption and Anti-bribery



### Materials Sourcing

- Materials
- Supply Chain Management

## Materiality



RLC conducted a materiality review to update our list of material topics from the previous year. We identified our actual and potential, positive and negative impacts for the year 2024 across economic, environmental, and social topics. This was based on RLC's activities for the year, industry benchmarking, a review of material topics from the previous year, and consultation of the Real Estate, Hotels and Lodging, and Home Builders standards of the SASB. We also considered factors that could impact the business performance of RLC itself. This list was our basis for determining RLC's material topics for the year.








Our previous list of material topics was based on a prior materiality assessment in 2019, involving a series of workshops and discussions with key persons in our Company as well as a cross-section of our stakeholders. This process helped widen our business perspective and enabled us to set approaches to improve our performance in both financial and non-financial aspects.

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

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



## Alignment of Our Material Topics with the GRI Standards

RLC's Focus Areas		RLC's Material Topics	Alignment with GRI Topic Standards
	Climate Action	Energy and Emissions Management	GRI 305: Emissions GRI 302: Energy
		Green Buildings	
	Responsible Land Use	Land Conversion and Development	GRI 101: Biodiversity
		Property Management	
		Repurposing Spaces	
		Innovative Design and Technology	
	Water and Waste	Water Consumption	GRI 303: Water and Effluents
		Water Withdrawal	
		Waste Management	GRI 306: Waste
	Supporting Our People	Diversity and Inclusion	GRI 405: Diversity and Equal Opportunity GRI 406: Non-discrimination
		Training and Development	GRI 404: Training and Education
		Labor Management	GRI 402: Labor/Management Relations GRI 407: Freedom of Association and Collective Bargaining
		Workplace	GRI 403: Occupational Health and Safety
		Sourcing and Retention	GRI 202: Market Presence
		Non-statutory Benefits	GRI 401: Employment
	Stakeholder Wellbeing	Community Relations	GRI 203: Indirect Economic Impacts GRI 413: Local Communities
		Economic Performance and Development*	GRI 201: Economic Performance GRI 203: Indirect Economic Impacts GRI 413: Local Communities
		Health and Safety	GRI 416: Customer Health and Safety GRI 418: Customer Privacy
		Customer Experience and Satisfaction	
	Responsible Business Practice	Business Ethics	GRI 2-27 Compliance with laws and regulations GRI 205: Anti-corruption
		Anti-corruption and Anti-bribery	GRI 206: Anti-competitive Behavior GRI 408: Child Labor GRI 409: Forced or Compulsory Labor
	Materials Sourcing	Materials	GRI 301: Materials
		Supply Chain Management	GRI 204: Procurement Practices GRI 308: Supplier Environmental Assessment GRI 414: Supplier Social Assessment

\* For 2024, this topic is reported under the Financial and Economic Performance section.

# RLC Focus Areas



Focus Area 1:

**Climate Action**



Focus Area 2:

**Responsible Land Use**



Focus Area 3:

**Water and Waste**



Focus Area 4:

**Supporting Our People**



Focus Area 5:

**Stakeholder Wellbeing**



Focus Area 6:

**Responsible Business Practice**



Focus Area 7:

**Materials Sourcing**







## Message from the Sustainability Team

As we look back on 2024, we reaffirm our commitment to embedding sustainability into every aspect of our real estate operations. At RLC, we believe that responsible development goes beyond environmental stewardship—it is about creating homes, spaces, and communities that enhance the quality of life for our customers. Sustainability is not a separate initiative; it is woven into our designs, construction, and day-to-day operations to ensure that every project delivers long-term value, comfort, and well-being.

Through this sustainability report, we showcase how we are turning commitments into action, making meaningful progress toward our ESG targets. We have remained dedicated to strengthening our sustainability practices, ensuring that every step we take contributes to a more resilient and customer-centric future.

Our seven sustainability focus areas guide us in delivering developments that are built to last and designed for a better way of living. While we continue to pursue ambitious sustainability goals, we recognize that progress is measured not just in major milestones but in the everyday choices

we make to improve the overall living experience for our customers.

In an industry that plays a vital role in shaping how people live and thrive, we embrace our responsibility to lead by example. In 2024, we continued to advance our efforts in reducing our carbon footprint, investing in renewable energy, and integrating sustainable building practices that prioritize energy efficiency, smart design, and the sustainable use of materials. These efforts not only align with our ESG commitments but also create healthier, more comfortable, and future-ready spaces for the people we serve.

Sustainability is not just a goal; it is a commitment to a better way of living. Together, we can build a greener, cleaner, and more sustainable future—one that benefits not only the environment but also the well-being and comfort of the Filipino people.

Maraming salamat po.

**Ramon S. Rivero**

Chief Strategist and Sustainability Head

2019

RLC published its first Sustainability Report, marking the start of its formal sustainability disclosure journey. The Corporate Governance Committee was also designated to oversee RLC's sustainability practices and performance.



2021

RLC established its comprehensive Sustainability Framework, providing clear focus areas to guide its environmental, social, and governance (ESG) initiatives.



2022

RLC published its first full-color Sustainability Report covering the year 2021, highlighting seven key focus areas that reflect its commitment to sustainability.



2023

RLC strengthened its climate resilience efforts by adopting the Task Force on Climate-related Financial Disclosures (TCFD) framework, conducting climate risk analyses for its properties.



## Sustainability Journey

RLC continues to make significant strides in its sustainability journey. With a clear roadmap for progress, we have achieved key milestones and remained dedicated to advancing our sustainability efforts to create lasting value for our stakeholders.

Our journey began with purposeful steps that have strengthened our sustainability framework and improved our reporting practices. RLC will move forward to advancing our sustainability journey with ambitious aspirations and strategic initiatives.

\* International Financial Reporting Standards



2024

RLC achieved another milestone by publishing its second full-color Sustainability Report and began preparing for alignment with the IFRS\* Sustainability Disclosure Standards. The Company also introduced its dedicated sustainability brand, "Building Better," which reflects RLC's mission to integrate sustainable practices across its business units.



2025

RLC is expanding its renewable energy initiatives, with RMalls adding solar installations to four more malls and two hotel properties set to follow. The Company is also completing its engagement with SGV in 2025 to prepare for full alignment with IFRS S1 and IFRS S2 disclosure requirements to enhance data accuracy and intentionality.



2026

RLC will further strengthen sustainability efforts by aligning with IFRS S1 and IFRS S2, engaging third-party auditors, and preparing to adopt Integrated Reporting (IR) in 2027 to ensure greater accuracy and credibility in our reporting.



2050

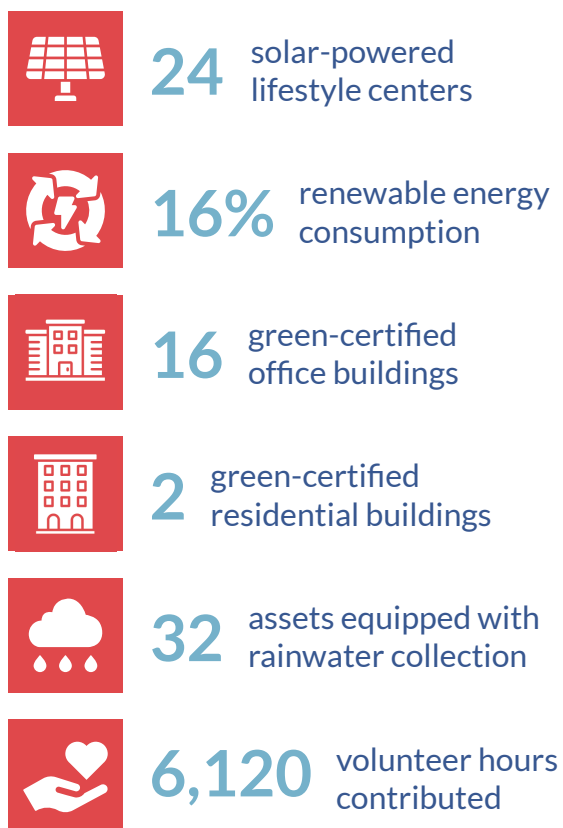
RLC has set its sights on achieving net-zero carbon emissions, underscoring its commitment to reducing its environmental footprint and building a more sustainable future.



## How Our Journey Is Going

Over the past five years, RLC has been on a meaningful journey toward becoming a more sustainable developer. Despite the challenges posed by the pandemic, we worked hard to strengthen our resilience, not only in financial terms but also in how we support our structures and communities. Our efforts to minimize environmental impact and enhance stakeholder well-being have been both rewarding and humbling. Each achievement reflects our ongoing commitment to creating better, more sustainable developments for the future.

Currently, RLC is proud to share:



However, our journey is far from over. While we celebrated important milestones in 2024, we recognize the need to make even more responsible and impactful choices. As we look ahead, we are committed to setting new goals, refining our practices, and advancing the preservation of our planet. RLC is gearing towards alignment with IFRS S1 and IFRS S2 disclosure requirements for its 2025 sustainability reporting, laying the groundwork for full compliance in the coming years.

Building on this progress, we will also work with a third-party auditor to ensure greater accuracy and credibility in our reporting. This marks the beginning of our preparation for adopting Integrated Reporting (IR) in 2027, ensuring a more holistic approach to both financial and non-financial performance. Future plans also include expanding our climate risk and resiliency assessments across all assets in line with IFRS S1 and IFRS S2, as well as setting science-based targets.

These steps will further strengthen our ESG (Environmental, Social, and Governance) strategy, ensuring that we continue to lead with integrity, innovation, and a commitment to sustainability.











Focus Area 1:

## Climate Action



“

While the current supply of renewable energy remains limited,

*we are steadfast in our commitment to expanding our green energy sourcing and energy efficiency*

—pushing forward as far as market conditions and technology allow. Our focus is clear: to power our developments more sustainably and efficiently, one step at a time.”



**Lucky Jay Damaso**



Head of Corporate Energy



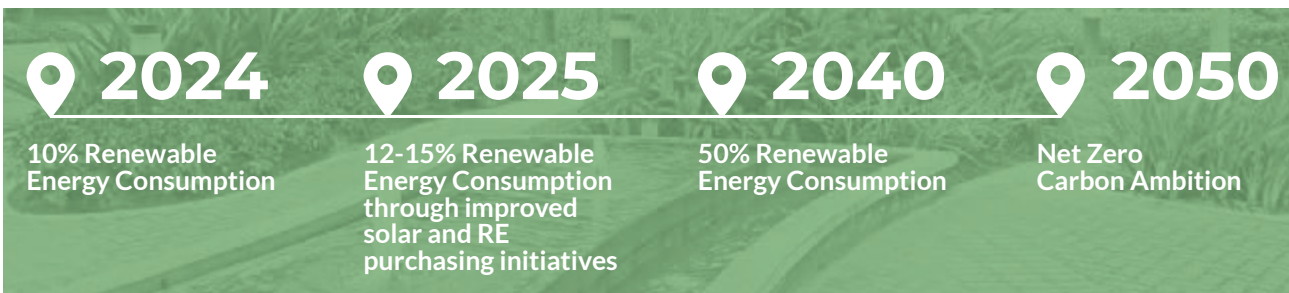
## Focus Area Overview

### Our Aspiration:

Improve renewable energy consumption to 50 percent by 2040 as part of our 2050 net zero commitment

UN SDG Goal Alignment	RLC's Material Topics	2024 Initiatives	Metrics
 	Energy and Emissions Management	<ul style="list-style-type: none"> <li>Adoption of renewable energy sources</li> <li>Supporting the electrification of transport (EV charging stations, electric shuttles)</li> </ul>	<ul style="list-style-type: none"> <li>% of energy use sourced from renewable energy</li> <li>% of assets assessed and improved for resilience*</li> <li>GHG emissions</li> <li>Energy and emissions intensities</li> <li>Energy savings</li> </ul>
	Green Buildings	<ul style="list-style-type: none"> <li>Implementation of energy-efficient design and green building certifications</li> </ul>	<ul style="list-style-type: none"> <li>Number of buildings earning a sustainability certification</li> <li>% of our offices and residences that are green certified*</li> </ul>

\* Ideal metrics for future reporting; data collection processes will be further improved to compile these data.



## Environmental Compliance

At RLC, environmental compliance is fundamental to our commitment to responsible business practices. As a leading player in the real estate industry, we recognize the significant impact our operations can have on the environment and remain dedicated to meeting—and exceeding—regulatory standards.

RLC's projects, from site selection to construction and operational phases, are carefully evaluated to ensure environmental sustainability. Decisions regarding building locations, construction methods,

and material choices are guided by strict adherence to environmental laws. We understand that failing to meet these standards poses risks to the environment and may lead to financial penalties, operational disruptions, and reputational damage.

RLC maintains a dedicated compliance unit that ensures all business activities align with national and local environmental regulations to mitigate these risks. This includes adherence to air and water quality standards, waste management protocols,

and other environmental requirements mandated by regulatory bodies.

We aim to enhance our internal processes to uphold environmental standards and drive continuous improvement. Moving forward, we will expand training programs for employees, contractors, and project teams to reinforce best practices in environmental compliance.

In addition, RLC will strengthen its monitoring systems to proactively identify and address potential risks. Regular audits by government agencies and third-party consultants will remain integral to our approach, ensuring transparency and accountability in our environmental performance.

## Energy and Emissions Management



Robinsons Ormoc Solar Panels

RLC intends to improve energy efficiency and adopt renewable energy solutions. As part of our broader sustainability strategy, we aim to minimize our environmental impact while achieving operational efficiencies and cost savings for responsible energy management and reducing our greenhouse gas (GHG) emissions.

Our operations rely heavily on grid electricity and petroleum-based products to power our properties, company vehicles, and backup generators. As a result, our activities contribute to GHG emissions, which drive climate change and global warming. Fossil fuel combustion also releases air pollutants such as nitrogen oxides (NOx) and sulfur oxides (SOx).

Recognizing these risks, RLC actively seeks ways to reduce its reliance on non-renewable energy sources. By improving energy efficiency across our developments, we can maintain and even reduce our energy intensity year-on-year. As we develop newer properties, we apply a developing standard of energy efficiency. For our older buildings, our green certifications are a testament that we are constantly finding ways to increase the energy efficiency of our existing buildings by at least 20 percent.

We are also continuously improving the quality and sophistication of our data gathering. For 2024, the relative overall increases in reported energy consumption and emissions across several categories can be attributed to the inclusion of our RCR and APVI properties, which were not included in the previous years.

### Energy Consumption within the Organization

	2020	2021	2022	2023	2024
Renewable Energy Electricity (MWh)	23,949	30,237	63,159	74,741	61,363 <sup>a</sup>
Grid Electricity (Common Spaces) (MWh)	194,849	196,728	327,320	395,371	388,052 <sup>b</sup>
Diesel (L)	883,258	867,167	809,569	713,030	920,519

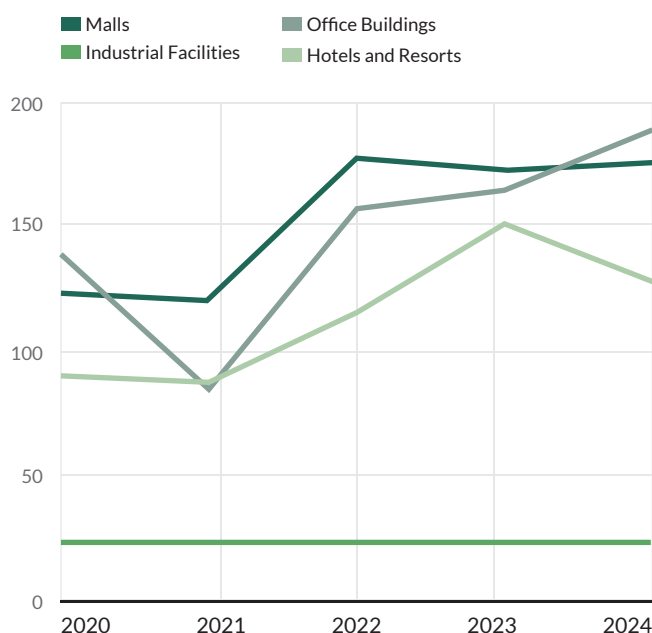
*Note: Other sources of energy used by RLC are gasoline and liquefied petroleum gas (LPG). These data have not yet been validated for reporting in 2024, but will be included in future reporting.*

<sup>a</sup> Significant decrease in renewable energy consumption of malls is due to Robinsons Galleria Cebu being fully sourced by renewable power for only one month in 2024.

<sup>b</sup> 2024 data includes properties under RCR and APVI, which were not included in previous years. Due to a large decrease in grid electricity consumption for Malls, we still recorded a lower consumption for 2024 compared to 2023.



### Whole Building Energy Intensity (kWh/sqm)



	2020	2021	2022	2023	2024
<b>Malls</b>	123	121	178	172	176
<b>Office Buildings</b>	138	85	157	165	189
<b>Industrial Facilities</b>	23	23	22	22	23
<b>Hotels and Resorts</b>	91	88	115	152	128

Note: Whole Building Energy Intensity is calculated by dividing total energy consumption by total gross floor area.

RLC has integrated energy-efficient technologies and sustainable design across its properties. As part of our commitment to green building standards, we have attained certifications such as Leadership in Energy and Environmental Design (LEED) and Excellence in Design for Greater Efficiencies (EDGE). In 2024 alone, six office buildings and two residence properties earned green building certifications—reinforcing our commitment to environmentally conscious development.

**6 office buildings and 2 residence properties achieved green building certifications in 2024**

Offices	Residences
<ul style="list-style-type: none"> <li>■ Cybergate Delta Tower 2 (EDGE)</li> <li>■ Cybergate Iloilo Tower 1 (LEED)</li> <li>■ Cybergate Iloilo Tower 2 (LEED)</li> <li>■ Robinsons Summit Center (EDGE)</li> <li>■ Cybergate Bacolod 2 (EDGE)</li> <li>■ Robinsons Corporate Center 1 (EDGE)</li> </ul>	<ul style="list-style-type: none"> <li>■ Le Pont Residences (EDGE)</li> <li>■ Mantawi Tower 1 (EDGE and BERDE)</li> </ul>

Our initiatives include the widespread use of LED lighting, which has been implemented across all office spaces, including older properties. Additionally, we are continuously upgrading chillers to more energy-efficient models. Optimizing heat exchangers at NUSTAR, one of our resort properties, significantly reduced power consumption by 34 percent and lowered energy costs by 37 percent in 2024.

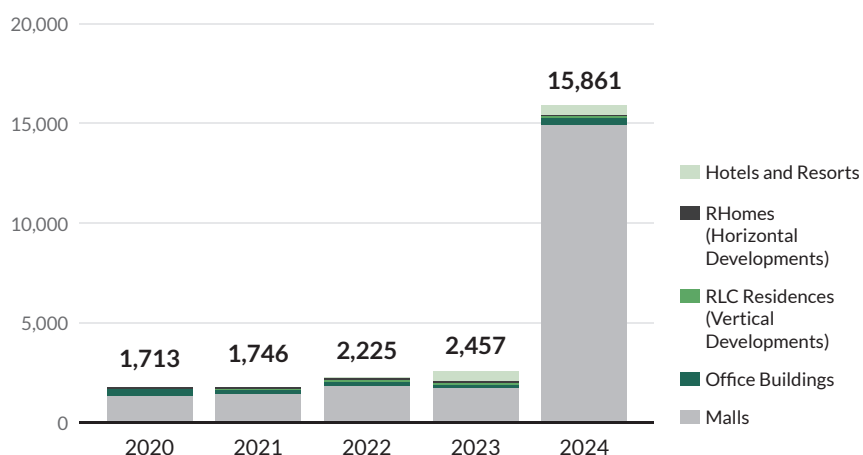
RLC continues to expand its renewable energy initiatives to further reduce its environmental footprint. These include:

- Installing rooftop solar panels in select properties
- Purchasing renewable energy to power key developments
- Providing solar-powered electric vehicle (EV) charging stations in malls and offices
- Offering complimentary EV shuttle services for employees

In 2025, RLC plans to partner with JG Summit Holdings, Inc. (JGSHI)'s energy arm, Merbau, to expand rooftop solar installations across four malls. For its hotel developments, RLC is working with Skye Renewable Energy to integrate solar power solutions. This strategic partnership will enable RLC to purchase renewable energy from Merbau, further strengthening our clean energy transition.

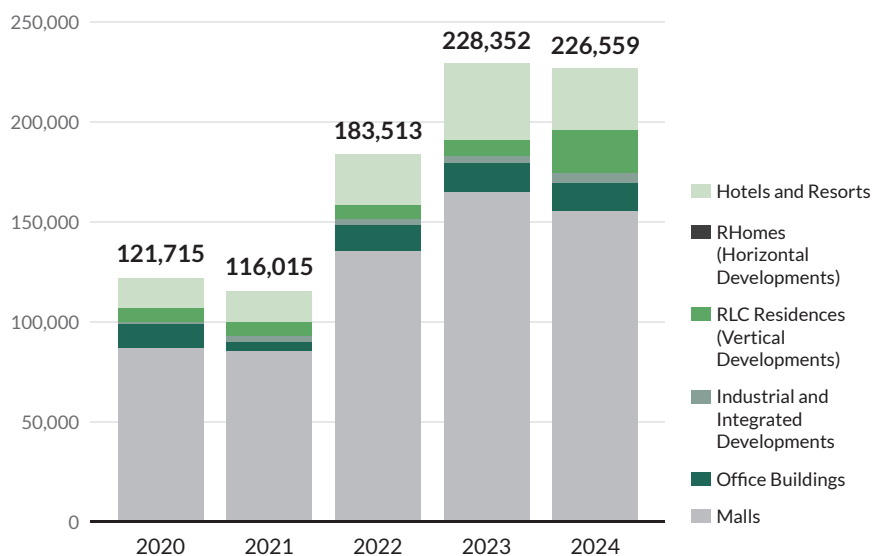
### Scope 1 Emissions (tCO<sub>2</sub>e)

Our Scope 1 emissions only include emissions from diesel, gasoline, and LPG consumption for our regular operations. For 2024, the sharp increase in reported Scope 1 emissions is due to the inclusion of LPG data from our malls, which was not included in previous years. We strive to continue improving the scope of our data collection to present a comprehensive picture of our emissions performance.



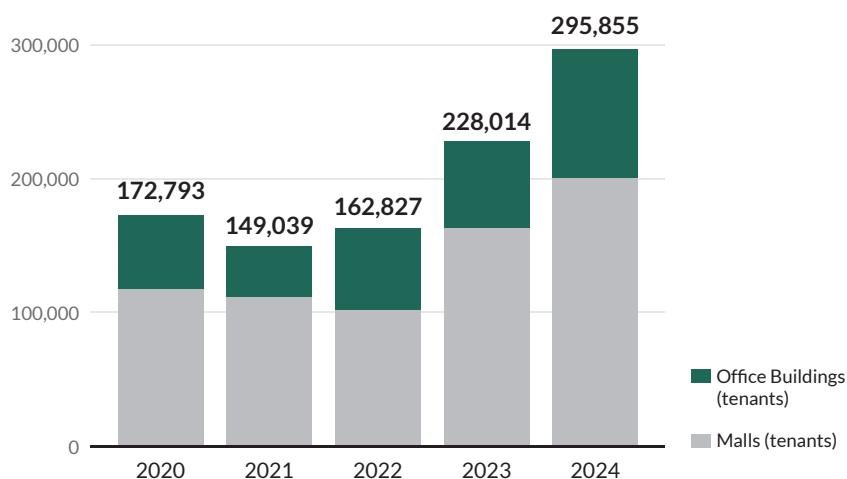
### Scope 2 Emissions (tCO<sub>2</sub>e)

Our Scope 2 emissions only include emissions from electricity consumption in the common areas of our properties, excluding the electricity consumption of tenants.



### Scope 3 Emissions (tCO<sub>2</sub>e)

Our Scope 3 emissions only include emissions resulting from the electricity consumption of our tenants.





**Energy and Emissions Intensities, by Business Unit (2024)**

	Malls	Offices	Hotels and Resorts	Logistics	Unit
Energy Intensity (Whole Building)	176	189	128	23	kWh/ sqm
Energy Intensity (Common Area)	184	223	-	-	
Energy Intensity (Tenant)	169	183	-	-	
GHG Emissions Intensity Scope 1	0.0099	0.0028	0.0016	-	tCO <sub>2</sub> e/ sqm
GHG Emissions Intensity Scope 2	0.104	0.106	0.088	0.016	
GHG Emissions Intensity Scope 3	0.117	0.127	-	-	

**Climate Risk Assessments and Capacity-building**

In 2023, we engaged with Deloitte for a Climate Resiliency Project that provided guidance in identifying our properties' climate risks and formulating recommendations to address these risks moving forward. The TCFD framework was used for this process and will be used for the succeeding phases.

A climate resilience assessment was also conducted at the Giga Tower in our Bridgetowne Complex. It covered four major components: Baseline Assessment, Climate Hazard Characterization, Vulnerability Assessment, and TCFD Report Writing.

In 2024, following the TCFD workshop and framework, RLC started referencing the IFRS Sustainability Standards to assess our risks and their financial implications. Through an engagement with our consultant, SGV & Co., and our mother company, JG Summit, we aim to include this framework in our 2025 report.

For this reporting year, we present below our initial insights regarding our climate-related transition risks, their potential implications on our financial performance, strategies to mitigate these, and the global and local trends that drive these transition risks.

Climate-related Transition Risks	Risk Statement	Potential Financial Implications
Carbon Pricing	Stricter government regulations (e.g., carbon taxes, emissions trading schemes) can be imposed on suppliers and vendors (e.g., cement, steel, glass, fossil fuel-based power, etc.)	<ul style="list-style-type: none"> <li>Higher operating expenses, from possible pass-on costs from high-emission suppliers and vendors</li> <li>Higher operating expenses from electrification and adoption of renewable energy</li> <li>Higher compliance costs and carbon taxes</li> <li>Lower bottomline and EBITDA</li> <li>Loss of revenue due to decreased demand for high-emissions properties</li> </ul>
Renewable Energy Source	The shift to renewable energy increases compliance costs due to retrofitting and early divestment, while stranding risks and asset impairments arise from the early retirement of coal-powered manufacturing equipment.	<ul style="list-style-type: none"> <li>Increased compliance costs</li> <li>Costs for retrofitting and transitioning to low-carbon technologies</li> <li>Asset impairment linked to regulation</li> <li>Improved profitability and long-term savings from reduced dependence on fossil fuels</li> </ul>

Climate-related Transition Risks	Risk Statement	Potential Financial Implications
Energy Efficiency	Failure to invest in energy efficiency technologies may lead to increased operational expenses due to rising energy costs, continued dependability on energy-intensive properties, and heightened reputational risk as consumer preferences shift toward energy efficient facilities.	<ul style="list-style-type: none"> <li>■ Increased operational expenses due to rising energy costs</li> <li>■ Long-term operational costs due to continued dependence on energy-intensive properties, versus using energy-efficient technologies</li> <li>■ Reputational risk and loss of profitability as consumer preferences shift toward energy-efficient properties</li> </ul>
Initial Identified Strategies to Address Risks		
<ul style="list-style-type: none"> <li>■ Improvement of design and materials efficiency of buildings</li> <li>■ Identification of and engagement with suppliers involved in decarbonization</li> <li>■ Introduction of low-carbon materials use in contracting requirements</li> <li>■ Consideration of factors such as low-carbon investments in budget planning</li> <li>■ Internal carbon pricing; accounting for future costs of carbon</li> <li>■ Institutionalization of value engineering across the organization</li> </ul>		
Global and Local Trends (Risk Drivers)		
<ul style="list-style-type: none"> <li>■ Consumer and investor preferences for sustainable products, including green buildings and green-certified properties</li> <li>■ Increased issuances of green bonds for sustainable financing</li> <li>■ Investments and improving technologies for energy efficiency, renewable energies, and low-carbon options</li> <li>■ Discussions and emerging policies on carbon pricing</li> <li>■ Increasing global adoption of climate-related disclosures for sustainability reporting</li> <li>■ Regulations on ESG, climate-aligned investments, and greenwashing</li> </ul>		

### Other Air Pollutants

Air emissions, including GHG emissions, are produced from our use of diesel, gasoline, LPG, and grid electricity for our regular operations, including use of company vehicles. In addition, pollutants such as NOx, SOx, and ODS are produced from the combustion of diesel oil in standby generators. These generators are only used to supply energy on the spot as necessary, such as when there are power outages or the sudden need for additional electricity.

Air pollutants (in tons)	2022	2023	2024
ODS <sup>1</sup>	-	0.52	0.51
NOx	257	174	195
SOx	17	12	41
Persistent organic pollutants (POPs)	-	-	-
Volatile organic compounds (VOCs)	-	-	3
Hazardous air pollutants (HAPs)	-	-	-
Particulate matter (PM)	18	26	6

<sup>1</sup> Refers to ODS produced from generator sets



## Feature Stories

### Powering Progress with Solar Energy



Robinsons Angeles Solar Panels



Robinsons Sarmills Solar Panels

Robinsons Malls is a pioneer in solar energy adoption within the retail sector, reinforcing its commitment to environmental stewardship. Outpacing its peers, Robinsons Malls leads the solar initiative with significant achievements resulting in substantial energy savings and a reduction of carbon footprint.

Currently, 29 solar plants operate across 24 Robinsons Malls nationwide, with a total installed capacity of 31,581.28 kilowatt-peak (kWp). Four additional malls are set to house solar plants under development, adding another 6,480.81 kWp to the Company's renewable energy portfolio. Future expansion plans include an additional 4,500.00 kWp across four new malls.

To date, R Mall's solar plants have generated 195,204,834.27 kilowatt-hours (kWh) of energy, reducing CO<sub>2</sub> emissions by 138,342.57 metric tons—equivalent to planting 2,287,446 trees. This underscores the Company's dedication to creating cleaner, more energy-efficient environments for its stakeholders.

Additionally, RLC plans to install solar panels in its hotel portfolio to strengthen this initiative.

### EV Charging Stations

Electric vehicle users now have a convenient charging option at Robinsons Offices' GBF Center 1 in Bridgetowne Destination Estate. This 10-port EV charging station offers fast and efficient charging solutions, giving tenants and visitors the confidence to travel sustainably. With this eco-friendly infrastructure in place, Robinsons Offices makes it easier for communities to embrace green mobility.



RMalls EV Charger

Mall	EV Provider	No. of charging ports
Robinsons Tagaytay	Meralco E-Sakay	1
Robinsons Galleria	Meralco E-Sakay	2
Robinsons Galleria	Shell Recharge	2
Opus	Shell Recharge	4
Robinsons Manila	Shell Recharge	2
Robinsons Magnolia	Shell Recharge	2
Robinsons Magnolia	Meralco E-Sakay	1

Office	EV Provider	No. of charging ports
GBF Center 1	GoCharge	10

## Feature Stories

### Project HEX

Energy efficiency is front and center at NUSTAR's air conditioning plant, where Robinsons Hotels and Resorts introduced Project HEX (Heat Exchanger). This innovative solution optimized the AC plant's power consumption without compromising comfort cooling.

RHR achieved a 34 percent reduction in power consumption and greenhouse gas emissions by modifying pump controls, relocating secondary chilled water pumps, and installing heat exchangers. This translated to a 36.7 percent decrease in monthly AC plant operating costs, saving the Company around PHP 6.6 million.

Project HEX demonstrates RHR's drive to balance operational efficiency with environmental responsibility, achieving both cost savings and a reduced carbon footprint.









Focus Area 2:

## Responsible Land Use



At RLC, we're committed to supporting local ecosystems by managing land responsibly and promoting native biodiversity in our green spaces.

*By fostering native species, we enhance essential ecosystem services like soil stability and water percolation."*



**Corazon L. Ang-Ley**

Senior Vice President, Head of Corporate Property Acquisition



Focus Area Overview

Our Aspiration:

Aspire to build resilient and green communities and assess all our properties for impact on nature and communities by 2030

UN SDG Goal Alignment	RLC's Material Topics	2024 Initiatives	Metrics
 	Land Conversion and Development	<ul style="list-style-type: none"><li>Responsible land use planning</li><li>Biodiversity-friendly landscaping and conservation efforts</li></ul>	<ul style="list-style-type: none"><li>% of properties meeting standards for responsible developments*</li></ul>
	Property Management	<ul style="list-style-type: none"><li>Resource and waste management in property developments</li></ul>	
	Repurposing Spaces	<ul style="list-style-type: none"><li>Converting underutilized areas into community hubs</li></ul>	
	Innovative Design and Technology	<ul style="list-style-type: none"><li>Adoption of smart building technologies</li><li>Development of net-zero and climate-resilient properties</li></ul>	

\* Ideal metrics for future reporting; data collection processes will be further improved to compile these data.

**2024**  
Develop and establish guidelines for responsible land-use

**2025**  
Continuous development of guidelines and training for employees on responsible land-use

**2030**  
Established system for reporting and ongoing adaptation on responsible land use practices and outcomes

Land Conversion and Development

PROTECTING BIODIVERSITY AND DEVELOPING RESPONSIBLY

Although RLC does not have operations within or adjacent to biodiversity-rich areas, we recognize that converting natural landscapes to developed areas may result in habitat loss, pollution, and alterations in biodiversity populations and ecosystem services. To minimize disruptions to the ecological balance in our project sites, we also factor in pollution, noise, and floodwater management in property development. We engage with green-certified contractors and consultants, regularly assessing current construction methodologies and ensuring compliance with the

requirements and policies of the Department of Environment and Natural Resources (DENR).

RLC strives to support local ecosystems by using land responsibly and promoting native biodiversity in our green open spaces. Fostering a healthy community of native species can significantly benefit local areas by strengthening ecosystem services, such as soil stability and percolation. Using native plants in our properties' green spaces also helps support wildlife, including beneficial insects, pollinators, and native birds.

## Property Management

RLC continues to strengthen its property management by integrating operational excellence with sustainable innovations that enhance the everyday living experience of tenants and customers.

Beyond maintaining tenant-responsive spaces, the Company actively adopts technologies that promote resource efficiency, leading to lower utility costs for tenants while reducing its overall carbon footprint. These include energy- and water-saving systems, digital monitoring tools, and renewable energy integrations that help minimize consumption without compromising comfort.

From design to daily operations, RLC upholds the highest building standards to reduce health and safety risks. The Company regularly assesses structural integrity, audits potential hazards such as slippage and falls, and conducts safety training for staff to ensure consistent, reliable service.

In addition to physical safety, RLC's landscaped open spaces, featuring native flora and sustainable design, provide not only ecological benefits but

also enhance the visual and emotional well-being of its communities. These gardens and green areas support mental wellness and create inviting, calming environments for everyone on the property.

RLC's commitment to responsible property management is also reflected in its proactive, people-centered practices, from regular site audits to employee upskilling and engagement with green-certified partners. Through this approach, the Company ensures its properties remain high-performing, future-ready, and designed for the benefit of all who live, work, and spend time in them.



## Repurposing Spaces



FarmTop - Robinsons Cyberscape Alpha

As market demands evolve, RLC has strategically repurposed underutilized or aging spaces to unlock new value and respond to emerging lifestyles and business trends. Vacant areas are reimagined into multifunctional hubs, such as wellness zones or community gathering areas, that enhance usability and engagement.

These initiatives reflect RLC's forward-thinking mindset, turning potential challenges into opportunities to enrich the customer experience and optimize property performance.



## Feature Stories

### A Mall for All: Creating an Inclusive Community



Robinsons Malls is redefining community spaces with initiatives that promote inclusivity and empower marginalized groups. Through the "A Mall for All" program, the company has created safe and accessible environments for persons with disabilities (PWDs), senior citizens, and pregnant women, ensuring they can fully participate in public events easily and comfortably.

In partnership with the Bureau of Jail Management and Penology (BJMP), Robinsons Malls has provided livelihood opportunities for persons deprived of liberty (PDLs) by hosting trade fairs that showcase their handcrafted products. The program also uplifts women through skill-building activities that open doors to economic independence.

Furthering its commitment to inclusivity, Robinsons Malls collaborates with Best Buddies Philippines. This nonprofit organization fosters friendships, employment, leadership, and inclusive living opportunities for individuals with intellectual and developmental disabilities (IDDs).

Beyond events and partnerships, Robinsons Malls ensures accessibility in everyday mall experiences. Wheelchairs, chargers, and umbrellas are readily available to enhance convenience for all visitors. Looking ahead, the company plans to introduce job opportunities tailored to individuals with disabilities, reinforcing its pledge to create an environment where everyone belongs.

### Transforming Spaces Into Active Hubs

Robinsons Malls is redefining community engagement by transforming underutilized spaces into vibrant, multi-purpose hubs that promote health, wellness, and environmental sustainability. For 2024, the initiative delivered key projects that turned these spaces into active centers of growth and connection.

Among the highlights are the introduction of pickleball and multipurpose courts, the RKids Push Bike Racing Series in partnership with the National Bicycle Organization, and the RMalls Academy Summer Clinics. These activities offer diverse recreational options for families while promoting active lifestyles.

The RKids Push Bike Racing Series has seen remarkable growth, expanding from just eight races to 22 planned events by the end of 2024. With nearly 70 races held to date, over 2,500 participants and 11,500 family members have embraced cycling's physical, environmental, and social benefits.

Robinsons Malls's commitment to promoting health and well-being earned it the prestigious title of the Philippines' Sports Tourism Mall Sports Venue of the Year. Regular activities like Zumba, yoga, and dance sports benefit around 2,500 locals nationwide, and Robinsons Malls continues to promote a healthier and more active lifestyle for all.



## Innovative Design and Technology

RLC remains committed to pioneering smart and sustainable design across its developments, blending advanced technologies with a deep commitment to environmental responsibility. Whether through smart home features, app-powered building services, or energy-efficient systems, RLC designs future-ready spaces that respond to evolving urban lifestyles while minimizing environmental impact.

The Company continuously integrates green building certifications and sustainable design practices throughout its portfolio, ensuring its properties contribute to a more resilient urban landscape. A standout example is FarmTop, RLC's rooftop farm atop Robinsons Cyberscape Alpha, which redefines urban agriculture by turning unused space into a source of food security and climate resilience. These forward-thinking initiatives reflect RLC's broader vision to shape the future of sustainable living in the Philippines.



Robinsons Offices - Corporate Office



## Feature Stories

### Net Zero for Resilient Condos

RLC Residences is taking bold steps toward sustainability, announcing its ambitious goal of developing net zero carbon and resilient condominiums by 2031. In collaboration with the International Finance Corporation (IFC), the company is committing one million square meters of gross floor area (GFA) to sustainable residential developments, reinforcing its dedication to reducing environmental impact.

Despite being a relative newcomer to the green residential sector, our Le Pont Residences Tower 1 at Bridgetowne East in Pasig City recently secured its preliminary EDGE certification. This certification is a testament to the company's efforts in implementing energy- and water-efficient design solutions for future homeowners. This achievement marks a crucial milestone in its journey toward sustainability.

*"We started this journey on sustainability back in 2022, and we're happy to have learned enough to get our first building, Le Pont Residences in Bridgetowne, EDGE-certified. With this fantastic partnership with IFC, we're realizing that there's a lot of work involved, but it's an essential part of what we do every day. We are grateful to IFC for helping us better understand sustainability and resilience and how we can improve our residential projects with those principles in mind,"* shared RLC Residences Senior Vice President and Business Unit General Manager John Richard Sotelo during a recent forum.

This partnership with IFC strengthens RLC Residences' resolve to integrate sustainable design practices across its portfolio. As it moves forward, the company remains committed to developing future-ready homes that not only enhance livability but also contribute to a greener, more resilient urban landscape.



EDGE Preliminary Certification for Mantawi Residences



### MANTAWI RESIDENCES: CEBU'S FIRST EDGE-CERTIFIED CONDO DEVELOPMENT

RLC Residences proudly announced that Mantawi Residences has received its preliminary EDGE certification, making it Cebu's first residential project to achieve this international sustainability milestone. This is RLC Residences' first development in Cebu and second nationwide to earn the recognition, reinforcing its commitment to green, future-ready living.

Developed by the International Finance Corporation (IFC), EDGE is a global standard for resource-efficient buildings. Mantawi qualified by demonstrating significant reductions in energy, water, and materials use, thanks to its thoughtful design and sustainable features.

Set in Mandaue City, the project integrates smart, eco-friendly systems such as rainwater harvesting, water-efficient fixtures, insulated roof decks and walls, and CO<sub>2</sub> sensors in parking areas. These features are projected to reduce energy consumption by 28 percent and water use by up to 36 percent.

## Feature Stories



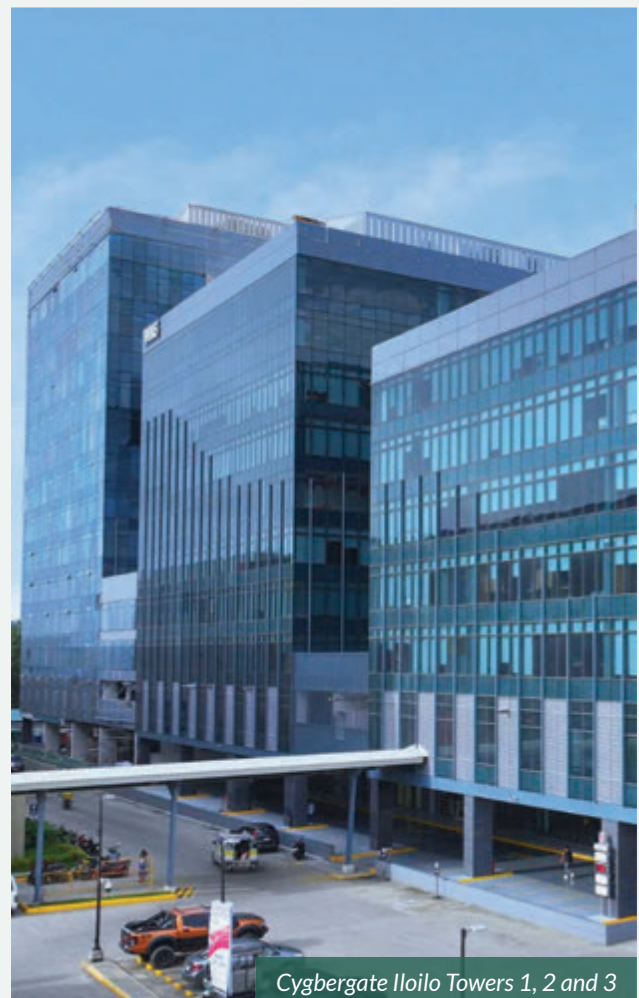
Mantawi Residences

## Green Building Certifications

Sustainable development takes center stage at Robinsons Offices, as Cybergate Iloilo Towers 1 & 2 become the first LEED-certified office project in Western Visayas. This milestone underscores Robinsons Offices' commitment to eco-friendly, world-class workplace design while fostering economic growth in the region.

Strategically located within the Pavia Complex, these towers cater to the burgeoning business process outsourcing (BPO) and information technology (IT) industries while paying homage to Iloilo's rich heritage. More than just office spaces, these buildings exemplify sustainable innovation by integrating energy-efficient systems such as LED lighting and VRF air-conditioning, significantly reducing electricity consumption and lowering operational costs.

The benefits extend beyond resource efficiency. Tenants enjoy a comfortable, environmentally responsible workspace that aligns with their corporate sustainability goals, leading to high satisfaction and retention rates. The prestigious LEED certification enhances the towers' appeal, attracting multinational companies eager to establish a presence in Western Visayas and generating employment opportunities for the local workforce.



Cybergate Iloilo Towers 1, 2 and 3



## Rooftop Farms: Cultivating Sustainability Above the City



Amidst the fast-paced cityscape, RLC's rooftop farm, FarmTop, continues to redefine urban agriculture. Located atop Robinsons Cyberscape Alpha, this innovative initiative promotes a forward-thinking solution to food security, sustainability, and climate resilience.

FarmTop brings agriculture closer to the city, reducing reliance on distant food sources while ensuring a steady supply of fresh, nutrient-rich produce. Its hydroponic system maximizes yield using 90 percent less water than traditional farming, proving that even compact urban spaces can be highly productive. Converting underutilized rooftops into thriving gardens also sets a precedent for sustainable food production in cities.

Beyond food security, FarmTop helps create a cooler, greener environment. It mitigates the urban heat island effect by reducing heat buildup from surrounding structures. Shorter farm-to-table travel also lowers carbon emissions associated with food transportation. Robinsons Offices strengthens its commitment to building healthier, more sustainable communities through this initiative.

FarmTop is more than a farm—it's a movement. By championing urban agriculture, Robinsons Offices drives innovative, eco-conscious solutions that enhance city living and promote a greener future.





Focus Area 3:

## Water and Waste



“

*We recognize the urgency of responsible resource management.*

That's why we're exploring innovative water conservation technologies and developing smarter, more sustainable ways to ensure that all waste from RLC properties is properly managed."



## Focus Area Overview

### Our Aspiration:

Aim to explore new technologies on water conservation and channel non-biodegradable wastes from all RLC properties to waste-processing facilities by 2030

UN SDG Goal Alignment	RLC's Material Topics	2024 Initiatives	Metrics
	Water Consumption	<ul style="list-style-type: none"> <li>Water conservation initiatives, including rainwater harvesting</li> <li>Compliance with water quality and wastewater treatment standards</li> </ul>	<ul style="list-style-type: none"> <li>Water recycled and reused</li> <li>Water intensity</li> </ul>
	Water Withdrawal		
	Waste Management	<ul style="list-style-type: none"> <li>Extensive waste reduction and recycling programs (plastic elimination and organic composting)</li> <li>Partnerships with organizations for circular economy solutions</li> </ul>	<ul style="list-style-type: none"> <li>Solid waste generated, landfilled, and diverted from landfill</li> </ul>

 <b>2024</b> Championing water efficiency and rainwater harvesting	 <b>2025</b> Integrate wastewater treatment and materials recovery facilities in the design of new and existing developments	 <b>2030</b> Aim to divert most of non-bio waste generated in all our properties to recycling and other waste processing facilities
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## Water Consumption and Withdrawal

RLC consumes water for its regular operations in property management and the construction of new developments. All buildings and spaces need to ensure a steady water supply to cater to customers, personnel, and tenants and maintain clean and workable areas. In particular, hotels and resorts consume the highest amounts of water due to frequent use of amenities like pools and showers.

RLC sources some of its water from underground. Thus, it takes care to manage any risks of resource depletion and reservoir contamination, which may affect nearby communities and industries. Overall, however, RLC sources the majority of its water from third-party providers.

Water conservation measures are implemented and promoted across our business units to manage our impacts on local water supplies. Rainwater collection systems have been installed in certain RLC malls and residential properties, which provide water for non-potable uses such as cleaning and irrigation. Some malls also have facilities to treat and recycle wastewater. During construction phases, water is conserved through rationing for masonry and testing activities. To promote the efficient use of water in our hotels and resorts, we check for leaks regularly, invest in water-efficiency fixtures, and treat water hardness to reduce the amount of water needed for washing and rinsing. Meanwhile, we have changed the plumbing fixtures in our office air conditioning systems

to boost their water efficiency. Across our properties, we also remind and educate guests, tenants, customers, and personnel on water conservation.

Improper wastewater treatment poses risks to local communities and ecosystems. Recognizing this, RLC has integrated wastewater treatment facilities across our commercial, office, and hospitality properties.

Our wastewater management practices align with national effluent standards, ensuring responsible discharge. Regular monitoring and compliance with the Department of Environment and Natural Resources (DENR) regulations safeguard water quality and environmental integrity.

## Feature Stories

### Sewage Treatment Plants

Under its Araw, Araw for a Greener Future campaign, Robinsons Malls continues to champion environmental responsibility through everyday sustainable practices. At the core of these efforts is the operation and maintenance of sewage treatment plants (STPs) across its malls—an essential step toward smarter waste management and water conservation. These facilities are designed to treat wastewater generated by mall operations, ensuring that water discharged back into the environment meets government-mandated safety and cleanliness standards.

RLC's STPs help reduce the environmental impact of its properties by minimizing pollution, safeguarding local water systems, and promoting resource circularity. This commitment reflects RLC's belief that sustainability is not only about large-scale innovation but also about consistent, day-to-day practices that contribute to long-term environmental stewardship. RLC continues to invest in enhancing its STPs, ensuring compliance, efficiency, and impact.



### Rainwater Harvesting Tanks

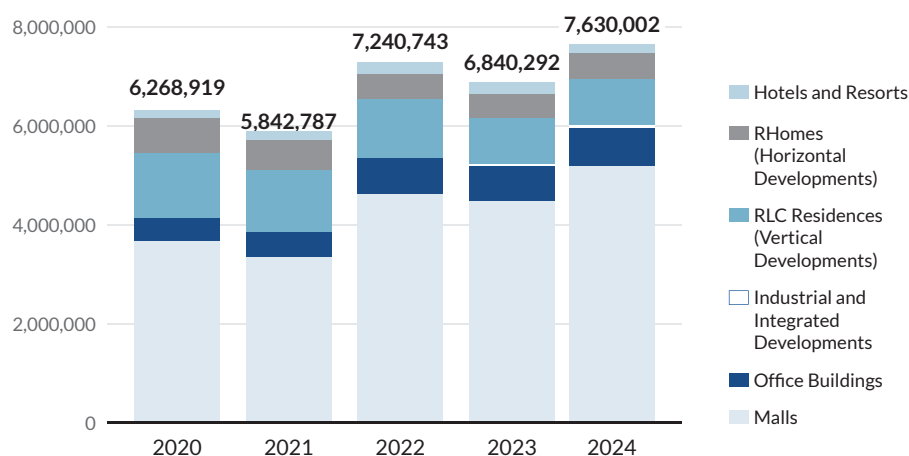
Robinsons Land continues to integrate rainwater harvesting systems across its office portfolio as part of its wider sustainability efforts. These systems optimize water usage and support the Company's long-term goal of reducing environmental impact and promoting resource efficiency in building operations.

To date, 15 office buildings under Robinsons Offices are equipped with rainwater collection systems, with capacities ranging from 18 to 76 cubic meters. These tanks are strategically installed in basements, pump rooms, roof decks, and service decks to collect and store rainwater for reuse in non-potable applications such as cleaning floors and landscape irrigation.



Company Building	Capacity (cubic meters)	Location	Year Installed
Tera Tower	38	Basement	2015
Cyberscape Gamma	19	Roof Deck	2017
Exxa and Zeta Towers	57	Basement	2017
Cyber Sigma	30	Roof Deck	2017
Luisita 1	60	Ground Floor	2017
Giga Tower	38	Roof Deck	2019
Campus One	76	Pump Room (G/F)	2020
Cyber Omega	38	Roof Deck	2021
Cybergate Iloilo Tower 1	30	Service Deck	2021
Cybergate Galleria Cebu	28	Mezzanine	2021
Cybergate Iloilo Tower 2	42	Service Deck	2022
Cybergate Bacolod 2	32	Pump Room (G/F)	2022
GBF Center 1	19	Roof Deck	2023
GBF Center 2	19	Roof Deck	2024
Cybergate Iloilo Tower 3	42	Service Deck	2024

### Water withdrawal (in m<sup>3</sup>)



Note: Relative increase in 2024 is due to the inclusion of properties under RCR and APVI which were not included in the previous years.

**Water Consumption (in m<sup>3</sup>)**

	2020	2021	2022	2023	2024
Water consumption	3,194,276	4,909,958	5,491,763 <sup>a</sup>	5,809,116 <sup>a</sup>	6,473,505 <sup>b</sup>
Water recycled and reused	14,835	23,998	29,006	39,002	68,482

<sup>a</sup> Data has been restated to reflect more accurate values.

<sup>b</sup> Significant increase in 2024 is due to the inclusion of data from RCR and APVI properties, which were not included in the previous years.

**Water intensity (in m<sup>3</sup>/sqm)**

	2020	2021	2022	2023	2024
Malls	1.45	1.31	1.77	1.46	1.61
Office Buildings	0.72	0.61	0.86	0.83	0.85
Industrial and Integrated Developments	-	-	0.11	0.11	0.34
Hotels and Resorts	0.70	0.70	0.71	0.68	0.54

\* Water Intensity is calculated by dividing total water withdrawn by the total gross floor area

**Waste Management**

Effective waste management is one of the cornerstones of RLC's sustainability strategy. We ensure that solid waste is properly collected, handled, and disposed of in compliance with DENR standards. Accredited haulers transport waste to legally operated landfills, and our materials recovery facilities facilitate segregation and recycling.

We actively integrate waste reduction initiatives, including plastic bottle collection, chopstick upcycling, food waste composting, and surplus food redistribution. Our hotels and resorts have also introduced the R Water initiative, replacing single-use plastic bottles with reusable glass bottles, significantly reducing plastic waste. Through partnerships with organizations like Universal Robina Corporation (URC), we explore innovative waste recycling solutions, such as processing eggshell waste into animal feed.

Looking ahead, we are strengthening our waste management programs by collaborating with merchants to replace non-recyclable materials, expanding recycling initiatives to more properties, and enhancing stakeholder engagement in waste reduction efforts.



## Solid Waste

### Total Waste Generated (in tons)

	2020	2021	2022	2023 <sup>a</sup>	2024 <sup>b</sup>
Total Waste Generated	56,046	22,565	26,563	34,592	33,628
Recyclable	3,477	4,050	7,379	8,466	8,399
Compostable	4,696	6,797	4,092	4,980	5,442
Residual	47,830	11,716,24	23,976	20,479	19,233
Others	43	2	0	1	x

<sup>a</sup> Includes Residential construction waste.

<sup>b</sup> 2024 data includes waste from RCR and APVI properties, which were not included in previous years. However, no residential construction was done in 2024, resulting in an overall slight decrease from 2023 figures.

### Waste sent to landfill and diverted from landfill (tons)

	2020	2021	2022	2023	2024
Waste Sent to Landfill	56,129.20	22,567.11	25,620.60	35,007.02	32,955.26
Recyclable	3,541.12	4,080.71	7,657.61	8,575.65	7,888.43
Compostable	4,694.09	6,760.10	4,116.97	4,542.68	5,447.52
Residual	47,851.26	11,724.69	23,836.29	21,830.92	19,831.46
Others	42.73	1.61	63.65	48.01	23.21
Waste Diverted from Landfill	3.00	2.75	9.74	9.75	16.54

Note: The reporting and classification of our waste data is set to be reviewed and further improved next year.

### Hazardous Waste (in tons)

	2020*	2021	2022	2023	2024
Total weight of hazardous waste generated	48	ND	291	351	205
Total weight of hazardous transported	17	ND	289	265	174

\* Covers only the hazardous waste generated at our Office Buildings and Commercial Centers/Malls.

\*\* A portion of hazardous waste remained in our allocated depository area as of year-end 2023. We already transported all remaining hazardous waste from 2024 in Q1 2025 to DENR-accredited treatment facilities.

## Feature Stories

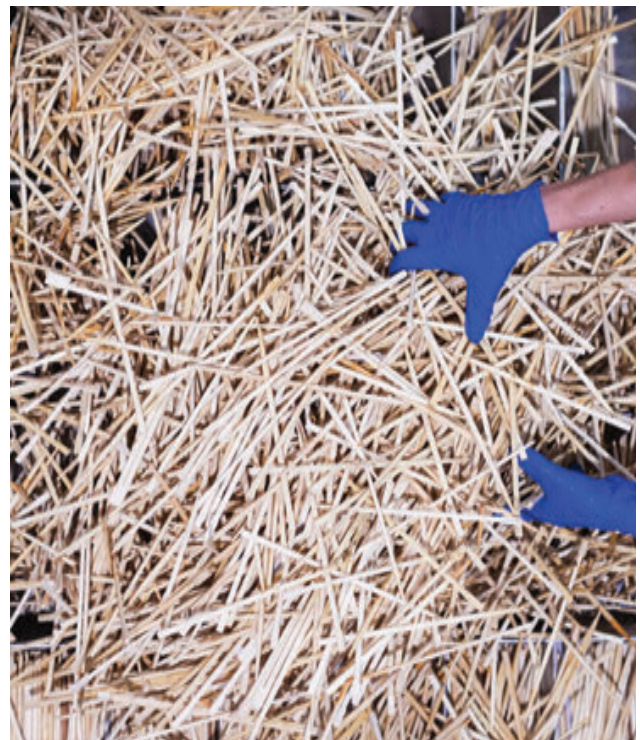
RLC remains steadfast in its commitment to environmental stewardship by integrating sustainability into its day-to-day operations. Through continuous innovation and strategic initiatives, the Company champions practical and scalable solutions, from reimagining waste management systems to minimizing single-use plastic consumption.

Anchored on the principles of circularity and resource efficiency, RLC's initiatives exemplify how sustainability can be embedded into core business practices. The following programs reflect the Company's proactive approach to transforming operational challenges into impactful opportunities for long-term environmental responsibility.

### Stick Together for the Planet: Chopsticks Recycling

The Stick Together for the Planet: Chopsticks Recycling initiative is a groundbreaking effort to transform single-use waste into valuable, upcycled products. In partnership with ChopValue Philippines, the program collected and recycled 165,000 used chopsticks from restaurants within Robinsons Malls between August and October, successfully diverting 495kg of waste from landfills and reducing 8,033kg of CO<sub>2</sub> emissions.

Beyond waste reduction, this initiative strengthened partnerships with 38 restaurant tenants, fostering a shared commitment to sustainability. The collected chopsticks were transformed into furniture and other durable materials, showcasing the potential of circular economy solutions. With plans to expand in the coming year, Robinsons Malls continues to lead by example, proving that small actions, like recycling chopsticks, can make a significant environmental impact.



### Organic Alchemy and Eco Coco



Robinsons Malls has successfully converted waste into valuable resources that nourish the environment through its Organic Alchemy initiative. In just three quarters of 2024, Robinsons Malls processed:

- 98,916 kg of vegetable and fruit scraps into nutrient-rich compost
- 39,600 kg of recyclable paper and landscaping waste
- 103,800 L of organic liquid fertilizers, valued at PHP 22 million
- 75,266 kg of natural compost, worth PHP 2.4 million



This initiative enriches soil health across the malls' landscaped areas while reducing reliance on synthetic fertilizers. In adopting this natural recycling approach, Robinsons Malls is cutting waste and setting a higher standard for environmental stewardship in commercial spaces.

Additionally, Robinsons Malls elevates its waste management by finding a new value in discarded

materials. The Eco Coco initiative repurposes coconut husks, turning them into organic mulch that enhances soil health, retains moisture, and suppresses weeds in the mall's landscaped areas. This innovative recycling approach transforms what would otherwise be waste into an eco-friendly landscaping solution, improving aesthetic appeal while supporting environmental conservation.



RWater Bottling Plant



RWater Bottles

## R Water: In-house Water Bottling Plant

Robinsons Hotels and Resorts (RHR) is redefining sustainability in hospitality with R Water, an in-house water bottling plant aimed at eliminating single-use plastic (SUP) waste. Launched in August 2024 at Holiday Inn Manila Galleria, this centralized facility provides reusable glass bottles of purified water to three pilot properties, marking a major step toward greener operations.

Since its inception, the initiative has led to the complete elimination of SUP bottles in guest rooms,

conferences, and events. 470 reusable bottles are produced daily, totaling over 25,000 bottles to date. R Water has also significantly reduced plastic waste while reducing SUP transport and disposal carbon emissions by 64 percent.

RHR sets a new standard for the hospitality industry, proving that exceptional guest experiences and sustainable practices coexist. By minimizing its environmental impact, RHR is leading the way toward a more responsible future for the industry.



Focus Area 4:

## Supporting Our People



*Our people are at the heart of our success, and investing in their growth and well-being is key to our long-term goals.*

Through training, skill development, and leadership opportunities, we foster a culture of continuous learning, keeping our workforce agile, innovative, and ready to drive RLC forward."



**Constantino C. Felipe**




VP for Human Resources



## Focus Area Overview

### Our Aspiration:

- Continuously provide all workers with equal opportunities, including training, and nurture a group-wide diverse culture towards growth and well-being.
- Achieve 100 percent inclusive training coverage across all employees and aspire for at least 50 percent of leadership roles to be held by women or individuals from underrepresented groups by 2040

UN SDG Goal Alignment	RLC's Material Topics	2024 Initiatives	Metrics
 	Diversity and Inclusion	<ul style="list-style-type: none"> <li>■ Equal employment opportunities</li> <li>■ Implementing policies supporting an inclusive workplace</li> </ul>	<ul style="list-style-type: none"> <li>■ % female and male employees</li> </ul>
	Training and Development	<ul style="list-style-type: none"> <li>■ Continuous learning opportunities and skills development</li> </ul>	<ul style="list-style-type: none"> <li>■ Total and average training hours</li> </ul>
	Labor Management	<ul style="list-style-type: none"> <li>■ Open dialogue for employee concerns</li> <li>■ Policies on labor and human rights</li> </ul>	<ul style="list-style-type: none"> <li>■ Grievances involving labor rights</li> </ul>
	Workplace	<ul style="list-style-type: none"> <li>■ OHS management system</li> <li>■ Regular safety trainings</li> </ul>	<ul style="list-style-type: none"> <li>■ Safe man-hours</li> <li>■ Recordable incidents</li> </ul>
	Sourcing and Retention	<ul style="list-style-type: none"> <li>■ Employee wellbeing programs, including flexible work arrangements</li> <li>■ Forward-looking hiring strategy</li> </ul>	<ul style="list-style-type: none"> <li>■ Employees</li> <li>■ New hires and turnover</li> </ul>
	Non-statutory Benefits		

 **2024**

Fostering an environment of diversity, inclusion, and growth

 **2025**

Beef up training and development programs, and make them more accessible

 **2030**

Provide all direct workers opportunities to earn a decent living, grow, and achieve well-being



## People

Our people are at the heart of our success. Investing in their growth and well-being is essential to achieving our long-term business objectives. Through comprehensive training programs, skill development initiatives, and leadership opportunities, we empower our employees to excel in their roles and establish a culture of continuous learning and engagement. RLC ensures that our workforce remains agile, innovative, and ready to drive our company forward.



## Employment and Benefits

Our commitment to cultivating an inclusive and equitable workplace begins with our hiring practices. We uphold policies that promote equal opportunities for all, ensuring a level playing field for diverse talents, including individuals from underrepresented and vulnerable groups. Our merit-based approach ensures that hiring decisions are grounded in capability and alignment with business needs, free from bias related to gender, ethnicity, age, or other personal circumstances.

We adopt a forward-looking hiring strategy to sustain a robust talent pipeline that anticipates business needs over the next three to five years. This approach allows us to integrate new hires seamlessly, reducing recruitment gaps and strengthening workforce readiness.

Beyond competitive salaries, we provide industry-benchmarked benefits that enhance employees' quality of life and overall well-being. Our comprehensive benefits package includes healthcare coverage (HMOs), life insurance, medical allowances, cash conversion of unclaimed vacation and sick





leaves, rice subsidies, bereavement assistance, employee discounts, and access to affordable emergency loans. By leveraging our affiliation with the JGSHI Group, we connect employees with Robinsons Bank for tailored financial support, further reinforcing our commitment to their financial security and resilience. All of our regular employees are covered by mandatory benefits.

### Employees

	2020	2021	2022	2023	2024
Total	2,132	2,543	2,617	3,299	3,514
Female	1,240	ND	1,477	1,796	1,889
Male	892		1,140	1,503	1,625

### Availment of Benefits

	% of female employees who availed for the year (2024)	% of male employees who availed for the year (2024)
SSS <sup>1</sup>	25%	25%
PhilHealth <sup>1</sup>	20%	20%
Pag-ibig <sup>1</sup>	4%	4%
Parental leaves <sup>2</sup>	12%	6%
Vacation leaves <sup>2</sup>	100%	100%
Sick leaves <sup>2</sup>	40%	40%
Medical benefits (aside from PhilHealth) <sup>3</sup>	No data provided by HMO due to data privacy	No data provided by HMO due to data privacy
Housing assistance (aside from Pag- ibig) <sup>4</sup>	None	None

	% of female employees who availed for the year (2024)	% of male employees who availed for the year (2024)
Retirement fund (aside from SSS)	100%	80%
Further education support	15	9
Company stock options	-	-
Telecommuting	6%	No data available
Flexible-working Hours	0	0
Rice Subsidy <sup>5</sup>	100%	100%

<sup>1</sup> Based on total number of employees.

<sup>2</sup> Based on total number of employees who are entitled to leaves and the actual number of employees who availed the leaves.

<sup>3</sup> 100% of regular employees are covered with at least PHP 60k/month for entry-level, but the availment of HMO benefits is not disclosed due to data privacy.

<sup>4</sup> We only provide discount privileges to employees.

<sup>5</sup> Based on regular permanent employees only.

## Diversity and Inclusion

### Gender Representation

	2020	2021	2022	2023	2024
Female	58%	54%	56%	54%	54%
Male	42%	46%	44%	46%	46%

Diversity and inclusion are fundamental to our workplace culture. Women comprise approximately 54 percent of our workforce, and we continuously strive for equal representation across all levels. Our commitment to gender equality and empowerment has earned us recognition from the Bloomberg Gender-Equality Index, which highlights our strong performance in female leadership, equal pay, workplace inclusivity, anti-sexual harassment policies, and pro-women branding.

## Training and Development

Investing in employee development is integral to our corporate growth strategy. We enhance training programs, mentorship initiatives, and leadership development workshops to cultivate a high-performing workforce. RLC also facilitates regular career discussions between employees and managers and provides clear pathways for professional advancement. In general, employees also receive regular performance and career development reviews through the Darwinbox platform for talent management.

We continuously refine our total rewards and benefits structure to align with evolving employee needs, ensuring sustained engagement and motivation.





## Total and Average Training Hours

	2020	2021	2022	2023	2024
<b>Total training hours provided to employees (hours)</b>	6,402	10,424	6,651	36,215	64,336
Female employees	1,746	ND	4,242	25,610	34,560
Male employees	4,656		2,409	10,605	29,776
<b>Average training hours provided (hours/employee)</b>	ND		3.2	14.1	16
Female employees	2.6		3.4	18.4	16
Male employees	3.1		2.8	8	16

*Note: Training hours indicated here are instructor-led Classroom internal trainings. Training sessions attended by employees outside the organization, hands-on/on-the-job training, computer/video-based e-learning, and coaching and mentoring are not reflected.*

## Sourcing and Retention

A strong and committed workforce drives long-term business success. At RLC, we cultivate an environment where employees feel valued, supported, and empowered to grow within the organization. Our competitive compensation packages, career development pathways, and employee-centered policies foster high job satisfaction and loyalty, helping reduce turnover and enhance performance.

Central to this approach is RLC's Total Well-being Program, which addresses four pillars of wellness: physical, mental, emotional, and spiritual. By opening doors to holistic growth, RLC goes beyond traditional work-life balance to ensure employees can thrive both personally and professionally. Annual employee engagement surveys help gather insights that inform initiatives such as expanded learning and development programs, mental health services, benefit enhancements, and improved leave policies, now made available upon regularization.

Employees are also encouraged to step away from work and prioritize wellness through a variety of

initiatives. For 2024, these include wellness programs, health webinars, and an annual Health Fair in partnership with South Star Drug, offering discounted vaccinations and free diagnostic tests. Physical well-being is further promoted through the Annual Sportsfest and the Gokongwei Group-wide Sportsfest held every two years.

In line with its commitment to emotional and creative well-being, RLC hosts workshops like acrylic painting sessions during Women's Month and supports the ArTablado initiative, which connects art with wellness. Spiritual well-being is likewise nurtured through monthly First Friday Masses at the head office, offering a moment of reflection and community.

To ensure continuity and sustained excellence, RLC also implements structured succession planning to identify and develop future leaders. This helps safeguard institutional knowledge and secure a strong pipeline of skilled professionals ready to take on leadership roles, ensuring that RLC's culture of care and excellence continues well into the future.



RLC Human Resources Team

## Feature Stories

### RHR Academy



Robinsons Hotels and Resorts (RHR) reinforces its commitment to talent development and operational excellence through the RHR Academy, its dedicated training and development platform. The RHR Academy is an integral part of RHR's strategic framework for capability building, aligned with its founder's mentality and long-term business objectives.

Upon onboarding, new employees receive the RHR Academy "passport," a branded learning tool that



outlines the structured training programs available to all team members. This initiative underscores RHR's commitment to continuous professional growth by providing clear learning pathways and performance benchmarks. Through the Academy, RHR ensures that employees are equipped with the necessary competencies to succeed in their roles, uphold service standards, and contribute to the organization's sustained growth across all locations.

### R Academy: Engaging Communities Through Sports



Robinsons Malls is redefining leisure and recreation with R Academy, a program designed to offer engaging and skill-building experiences for mall visitors. Through a series of sports clinics and training sessions, the initiative provides an avenue for people of all ages to learn, play, and connect.

Basketball enthusiasts have had the unique opportunity to train with Philippine Basketball Association (PBA) stars, gaining firsthand insights and techniques from seasoned professionals. Meanwhile, weekend table tennis classes provide a dynamic space for beginners and enthusiasts alike to develop their skills. These sessions, accessible through the





RMalls+ app with a simple purchase receipt, make high-quality sports training more inclusive and convenient.

In addition, RMalls Academy has become a cornerstone for skill development and recreation. Hosting an average of 88 classes monthly, the program has drawn over 2,000 participants who engage in activities such as chess, badminton, karate, and creative workshops. These events underscore Robinsons Mall's dedication to building stronger communities while enhancing local tourism.

These events and recreational activities build stronger communities while enhancing local tourism, where visitors shop, grow, engage, and stay active.

## Exemplifying Excellence at RLC

RLC Honors reflects Robinsons Land Corporation's commitment to high performance and values-driven leadership. As the Company's internal recognition program, it highlights the people and teams whose contributions fuel its continued success.

This initiative fosters a culture of appreciation and growth by recognizing outstanding achievements across the organization. Key components include the RLC Sustainability Awards, which highlight innovations that advance the company's sustainability goals; the RLC Annual Service Awards, honoring employees who have dedicated 10, 15, 20, 25, 30, and 35 years of service; and Extra Milers 2024, which celebrates individuals who embody RLC's core values of Entrepreneurial Mindset, Integrity, and Courage.

RLC's dedication to excellence also extends beyond its walls. In 2024, the Company marked a three-peat victory as one of the Philippines' Best Employers with PropertyGuru. For three years in a row, RLC has been recognized as an employer of choice in the real estate industry—affirming its strong reputation as a great place to work. Adding to this milestone, Robinsons Malls earned its first spot on the list, reflecting the Company's collective commitment to building a supportive and growth-oriented work environment.

The accolade was announced during the What Works at Work event on November 11, 2024, where organizations were honored for championing positive and people-centered work cultures. This recognition further reinforces RLC's dedication to creating meaningful employee experiences across all facets of the business.

As RLC builds on its legacy, it remains grounded in the belief that recognizing and investing in people is key to long-term success. Through RLC Honors and similar platforms, the Company continues to celebrate the individuals who drive innovation, embody its values, and shape its future.

## Safe Workplace

“

We are committed to maintaining a secure and healthy workplace by upholding the highest occupational safety standards, continuously training our teams, and fostering a culture *where every individual feels protected and empowered.*”



**Fatima P. Olaguer**  
AVP for Human Resources

### OCCUPATIONAL HEALTH AND SAFETY MANAGEMENT

Ensuring our employees' health, safety, and well-being is a fundamental priority. To create a secure work environment, we comply strictly with labor laws, human rights standards, and occupational safety regulations. Given the heightened risks in construction and operations, we implement stringent safety measures to mitigate hazards.

Our occupational health and safety (OHS) management system integrates rigorous risk assessments, regular audits, and continuous safety training. We adhere to government-mandated safety standards, including the Fire Code of the Philippines and the Department of Labor and Employment's safety protocols. Collaboration with contractors ensures a culture of safety across all operational sites, while in-house medical clinics provide immediate healthcare support to employees.

### Health and Safety

	2020	2021	2022	2023	2024
Safe Man-Hours	4,580,216	ND	5,757,246	7,709,516	30,750,840
No. of work-related injuries	10		0	0	11
No. of work-related fatalities	0		0	1	0
No. of work-related ill-health	8		0	3	0
No. of safety drills	60		147	286	211

Note: This table includes data from the Robinsons Construction Management unit.

### LABOR MANAGEMENT RELATIONS

At RLC, we uphold the highest standards of labor management relations, ensuring that our employees are treated with dignity, respect, and fairness. Open communication between leadership and employees is fundamental to our workplace culture. We foster a collaborative and transparent work environment through an open-door policy, regular employee engagement surveys, and structured feedback mechanisms.

We go beyond compliance by addressing workplace concerns, particularly in high-risk sectors such as construction, retail, and hospitality. Digital tools enable real-time updates on labor policies, while structured engagement activities reinforce morale and workplace satisfaction.

In general, we consult our employees on any new policy that affects them. Based on our corporate governance policies, we afford ample time for



employees to provide input and feedback before we implement policies. In 2024, our consultations included Early Retirement, Leave Entitlement, Dependents' HMO (policy on Hierarchy), Uniform, and Non-Regularization of Probationary Employees.

In the event of significant operational changes, we provide employees with a minimum notice period of three to six months, allowing for a smooth transition and workforce preparedness.



	2020	2021	2022	2023	2024
Percent of employees covered with Collective Bargaining Agreements	1%	ND	0%	0%	0%
Number of consultations conducted with employees concerning employee-related policies	ND		0	100	200



## SOCIOECONOMIC COMPLIANCE

Responsible business practices are embedded in RLC's operations, ensuring alignment with national regulations and global sustainability standards. Compliance with socioeconomic policies upholds ethical labor practices, environmental stewardship, and corporate accountability. Policies on key topics like forced labor, child labor, and human rights are referenced in our Employee Discipline Policies and Guidelines and Offenses Subject to Disciplinary Action (OSDA).

Beyond regulatory requirements, we contribute to economic development by fostering fair employment, supporting local businesses, and investing in community initiatives. Integrating sustainability into corporate governance strengthens our role as a responsible corporate citizen, committed to long-term growth that benefits both stakeholders and society.

## Labor and Human Rights

	2020	2021	2022	2023	2024
No. of legal actions or employee grievances involving forced or child labor	0	ND	0	0	0



Focus Area 5:

## Stakeholder Wellbeing



*Through RLove, we bring our commitment to uplifting communities to life,*

fostering volunteerism, building partnerships, and driving initiatives that promote well-being, education, and sustainable development across the Philippines."



**Huey Silo**



Corporate Social Responsibility Manager



Focus Area Overview

Our Aspiration:

- Continuously aim to contribute to nation-building through community engagements and programs, reaching the most vulnerable and marginalized.
- Reach at least 10 percent more beneficiaries by 2030\*

UN SDG Goal Alignment	RLC's Material Topics	2024 Initiatives	Metrics
 	Community Relations	<ul style="list-style-type: none"><li>Engagement with local governments, NGOs, and advocacy groups</li></ul>	<ul style="list-style-type: none"><li>Number of beneficiary groups engaged**</li></ul>
	Customer Health and Safety	<ul style="list-style-type: none"><li>Health and safety measures across properties</li><li>Transparent reporting on customer complaints and safety incidents</li></ul>	<ul style="list-style-type: none"><li>Customer concerns addressed on product health and safety</li><li>Data privacy breaches and complaints addressed</li></ul>
	Customer Experience and Satisfaction	<ul style="list-style-type: none"><li>Customer engagement strategies</li><li>Strengthening data privacy protection measures</li></ul>	<ul style="list-style-type: none"><li>Customer Satisfaction Score</li></ul>

\* Compared to 2023 figures.

\*\* Ideal metrics for future reporting; data collection processes will be further improved to compile these data.

2024

- Maintained safe spaces for employees, customers, tenants, clients and surrounding communities, fostering development and welfare
- Maintained volunteerism and engagement for all RLove beneficiaries

2025 onwards

- Continue our creation and maintenance of safe spaces for everyone
- Focus on higher-impact RLove initiatives to reach more vulnerable beneficiary groups



## Feature Stories





## Robinson's Land Foundation, Inc. (RLFI)

Robinsons Land Corporation has long been dedicated to uplifting communities, and this commitment is embodied in Robinsons Land Foundation, Inc. (RLFI), also known as "RLove." Established in 2020, RLFI consolidates and expands RLC's corporate social responsibility (CSR) efforts, ensuring a more impactful and sustainable approach to social development.

Since its inception, RLFI has championed various initiatives across the Philippines under key focus areas: Community Development and Social Involvement, Health and Nutrition, Emergency Response, Child Welfare, and Education. RLFI is committed to fostering philanthropy, encouraging volunteerism, and establishing strategic partnerships to effect lasting change in the lives of Filipinos. We aim to enhance community well-being and promote sustainable development through these initiatives.

### R LUSOG: NOURISHING COMMUNITIES FOR A HEALTHIER FUTURE

A child's future starts with good nutrition. Yet, for many families, a healthy meal is not always guaranteed. Through R Lusog, RLFI goes beyond feeding programs—it nurtures young minds and bodies by ensuring that children in vulnerable communities receive the nutrition they need to grow, learn, and thrive. In collaboration with local government units and trusted partners like Universal Robina Corporation's NutriBread program, RLFI follows national health standards to deliver meals that make a real difference. Through R Lusog, RLFI is not just providing meals but nurturing the next generation towards a healthier and brighter future, giving children the strength to chase their dreams.



### R ESKWELA: BUILDING A STRONGER FOUNDATION FOR LEARNING

Education is a powerful tool for change, and R Eskwela supports students and schools by providing essential resources to facilitate learning. From distributing RLove bags with school supplies to constructing and rehabilitating educational facilities, RLFI ensures that students, especially those from underprivileged communities, have access to the tools they need for learning. By working closely with local government units and school administrators, RLFI tailors its assistance to meet the specific needs of each institution, empowering young minds to reach their full potential.

### R TULONG: PROVIDING RELIEF IN TIMES OF CRISIS

Disasters strike without warning, but R Tulong ensures that help arrives just as fast. Whether it's a typhoon, earthquake, or other emergencies, RLFI mobilizes resources to provide immediate aid such as food, clean water, and shelter to families in crisis. With Robinsons Malls serving as key hubs nationwide, RLFI quickly reaches affected areas, working closely with local government units to coordinate relief efforts. R Tulong is more than just a response program; it ensures that help is available to Filipinos in their most challenging times. This program captures how resiliency is cultivated not just for RLC but for the communities as well.

### R SIKAP: EMPOWERING LIVELIHOODS FOR SUSTAINABLE GROWTH

A sustainable livelihood can transform lives, and R Sikap is dedicated to giving individuals the tools, skills, and mentorship they need to start their own businesses or build stable careers. This program is not a one-time intervention but a continuous effort to monitor and support beneficiaries, ensuring long-term success. RLFI continuously guides beneficiaries, ensuring they have the resources and opportunities to grow. Through entrepreneurship and skills training, R Sikap fosters self-sufficiency, helping communities move beyond survival toward sustained economic prosperity.

## Feature Stories

### R GABAY: ADVOCATING FOR CHILD WELFARE

Children are at the heart of RLFI's mission, and R Gabay focuses on their well-being by supporting orphanages and other child welfare programs that address both educational and emotional needs. RLFI ensures that vulnerable children receive the guidance, care, and opportunities they deserve. Through partnerships with child welfare institutions, R Gabay provides essential resources and nurturing environments where kids can thrive. But more than just meeting basic needs, the program fosters hope, guiding children toward a future where they feel valued and empowered.

### R KALIKASAN: CHAMPIONING ENVIRONMENTAL SUSTAINABILITY

Sustainability is integral to RLFI's advocacy, and R Kalikasan leads the charge for its environmental protection initiatives. From tree-planting activities to waste management programs, RLFI collaborates with local governments and private establishments to promote greener communities. These initiatives contribute to climate action and encourage volunteers to take an active role in preserving the planet. R Kalikasan ensures that its impact extends not just to the present but for generations to come.

### R GIFT OF HEALTH: BRINGING MEDICAL SERVICES CLOSER TO COMMUNITIES

Access to healthcare remains a challenge for many Filipinos, and R Gift of Health bridges this gap by providing medical missions that offer free consultations, screenings, and essential medicines. Conducted in partnership with local government units; these missions prioritize communities most in need, accommodating up to 200 patients per session. RLFI's proactive approach ensures that healthcare services reach underserved areas, improving the overall well-being of countless individuals.

### ENTREP CORNER: CULTIVATING ENTREPRENEURIAL TALENT

Entrep Corner allows aspiring young entrepreneurs to bring their ideas to life. Partnering with Robinsons Malls, RLFI provides free retail space where students from business-related courses can showcase and sell their products in a real-world market environment. This hands-on experience builds confidence and equips them with the skills to turn classroom lessons into thriving ventures.







Entrep Corner Stalls



Entrep Corner Kick-Off



Entrep Corner Robinsons Galleria

## Bahay Aruga

For families of pediatric cancer patients, access to treatment can be a logistical and financial challenge. Since 2022, Robinsons Hotels and Resorts has partnered with Bahay Aruga, a free halfway house for young cancer patients undergoing treatment at the Philippine General Hospital. Many of these children and their families travel from distant provinces and would otherwise have nowhere to stay. RLFI supports

Bahay Aruga by enhancing its facilities, from providing beds and repainting patient rooms to creating relaxing communal spaces. Beyond infrastructure, RLFI also organizes wellness programs such as film screenings and holiday celebrations, ensuring that both patients and caregivers find comfort and support during their difficult journey.

Customers

CUSTOMER EXPERIENCE AND SATISFACTION

Customer satisfaction is a key driver of corporate success and long-term sustainability. Our commitment to delivering exceptional customer experiences extends across all touchpoints, ensuring high-quality service, responsiveness, and value creation for our clients. RLC continuously enhances offerings and engagement strategies, and we strengthen customer loyalty and market competitiveness.

Furthermore, from the design and construction of properties to their operation, we take measures to reduce health and safety risks to employees and customers. We minimize structural threats by meeting the highest building standards, and risks of slippage and falls are regularly assessed and audited.

In 2024, RLC started a system-wide customer satisfaction (CSAT) score based on the average of our Malls, Offices, and Hotels and Resorts groups only, which resulted in a lower figure than expected. We are currently calibrating the new system to accommodate data for our Residences, Destination Estates, and Logistics units.



Customer Satisfaction Score

	2020	2021	2022	2023	2024*
Customer Satisfaction Score	63%	ND	79%	72%	46%

*\*This is based on a survey conducted in 2 business units only: Robinsons Residences and Robinson Hotels & Resorts. We have started measuring NPS (Net Promoter Score) correlated to the CSAT Score. The score appears lower than expected due to the ongoing calibration of the new system. Our other business units are still developing their customer satisfaction surveying system.*

Customer Concerns on Product Health and Safety

	2020	2021	2022	2023	2024
No. of substantiated complaints on product or service health and safety	263	ND	874	1,560	1,909*
No. of complaints addressed	270		1,354	1,503	1,909

*\*Malls – 1591;  
Residences – 318*

Data Privacy



RLC is committed to safeguarding the personal data of our customers, employees, and stakeholders. We strictly adhere to the Data Privacy Act of 2012, ensuring that all personal information collected is handled with the highest level of security and confidentiality. Our Data Protection Office, whose contact details are prominently displayed on our website and privacy notices, serves as the primary channel for addressing data privacy inquiries and concerns. Furthermore, RLC and its Data Protection Officer (DPO) are duly registered with the National Privacy Commission (NPC), with our DPO actively serving as the Sectoral Representative for Real Estate within the NPC's Data Privacy Council.





To protect sensitive information, we have implemented a comprehensive cybersecurity framework that includes:

- **Secured Email System:** RLC utilizes Microsoft Office 365 for corporate email, integrating advanced security measures such as URL filtering, attachment screening, and phishing protection.
- **Endpoint Security Protection:** We deploy CrowdStrike Endpoint Protection as a critical defense against malware, ransomware, and cyber threats.
- **Network Security:** Our network infrastructure is fortified with advanced firewall protocols, AI-driven threat detection, DNS security, and secure VPN connections.
- **Restricted External Storage Use:** Employees are strictly prohibited from using external storage devices to prevent unauthorized data transfer.
- **Security Vulnerability Assessments:** Our corporate information security team conducts regular Security Vulnerability Assessments and Penetration Testing (SVAPT), particularly before the launch of new digital platforms.

RLC upholds data integrity, confidentiality, and availability through these measures, reinforcing trust and security across our operations.

## Data Privacy

	2020	2021	2022	2023	2024
No. of data breaches, including leaks, thefts, and losses of data	0	ND	0	0	1

## Customer Privacy

	2020	2021	2022	2023	2024
No. of substantiated complaints on customer privacy <sup>1</sup>	0	ND	1	0	0
No. of complaints addressed	0		2	0	0
No. of customers, users, and account holders whose information is used for secondary purposes	0		0	0	0

<sup>1</sup>Substantiated complaints include complaints from customers that went through the organization's formal communication channels and grievance mechanisms as well as complaints that were lodged to and acted upon by government agencies.



Focus Area 6:

## Responsible Business Practice



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*Good governance is the foundation of sustainable business at RLC.*

Through integrity, transparency, and accountability, we uphold ethical standards that protect stakeholder trust and drive responsible, long-term growth."



**Rommel Rodrigo**

Head of Investor Relations



## Focus Area Overview

### Our Aspiration:

Aim at training all units on ethical business practices and strengthening anti-corruption mechanisms in all our operations by 2030

UN SDG Goal Alignment	RLC's Material Topics	2024 Initiatives	Metrics
	Business Ethics	<ul style="list-style-type: none"> <li>Compliance with anti-bribery, anti-corruption, and ethical business policies</li> <li>Regular employee training on ethical conduct and governance</li> <li>Ensuring transparency through audits, reporting, and risk assessments</li> </ul>	<ul style="list-style-type: none"> <li>Training on anti-corruption policies and procedures</li> <li>Incidents of corruption</li> </ul>
	Anti-corruption and Anti-bribery		

2024	2025 onwards
<ul style="list-style-type: none"> <li>Trained all units on ethical business practice</li> <li>Strengthening anti-corruption mechanisms in all our operations</li> </ul>	<ul style="list-style-type: none"> <li>Continue to train all units on ethical business practice</li> <li>Sustain zero incidents of corruption</li> <li>Consistently reinforce our anti-corruption policies</li> </ul>

Good governance mechanisms are integral to the overall sustainability of RLC. Maintaining ethical business conduct means we are able to sustain trust among our investors, employees, customers, and partners. It serves as the foundation for proper communication with our stakeholders and ensuring that all their needs and expectations are met.

RLC upholds integrity, transparency, and accountability through comprehensive corporate governance policies and stringent anti-corruption measures. These efforts ensure that operations align with the highest ethical standards, safeguarding stakeholder welfare and reinforcing the commitment to sustainable and responsible business practices.

### Tone from the Top

The Company's drive for good governance emanates from the Board of Directors who set the tone and define RLC's stand against corrupt business practices.

### Code of Business Conduct and Ethics

RLC conducts operations under a strict Code of Business Conduct and Ethics that guides the whole organization. The code includes relevant policies that sustain the organization's transparency and fairness towards all its stakeholders. Together with external third-party providers like SGV & Co., the Company ensures that the necessary controls are in place and that these are up-to-date with leading best practices so that RLC may continue its responsible business practices.

### Our Approach

To ensure proper control mechanisms are in place in all our business operations, we cascade our anti-corruption policies and Code of Business Conduct and Ethics to all our employees. We also work hand in hand with third-party providers to implement best practices against corruption and bribery and further drive the importance of our ethical business practices. We are currently working on securing ISO 37001: Anti-Bribery Management Systems certification.

### Anti-Corruption

We recognize that corruption in all its forms can significantly undermine our ability to flow value equitably to our key stakeholders. As the usual functions that interface with government and procurement are the most exposed to corruption and bribery risks, we make it a point to educate

and remind our employees across departments and functions of the consequences of corruption and bribery.

New employees are given thorough orientation on our policies and procedures under the Code of Business Conduct and Ethics. All employees regardless of tenure and rank are also given periodic reminders about the code and the Company's anti-corruption policies. Each year, every employee must submit their Annual Self-Disclosure Activity form to monitor potential risks and exposure for all business units.

The Company's anti-corruption programs are embedded within our Code of Business Conduct and Ethics and supported by our Conflict of Interest and Offenses Subject to Disciplinary Action (OSDA) policies.

*Further details can be found in the Corporate Governance section of this report.*

### **Training on Anti-corruption Policies and Procedures**

	2021	2022	2023	2024
Number of employees to whom the organization's anti-corruption policies and procedures have been communicated	425	2,167	3,299	3,514
Number of business partners to whom the organization's anti-corruption policies and procedures have been communicated	27	45	40	40
Percentage of directors and management who have received anti-corruption training (%)	100	337	641	641
Number of employees who have received anti-corruption training	425	1,174	3,299	3,514





Members of the Board of Directors receive a thorough briefing on the company's Code of Business Conduct and Ethics including the company's anti-corruption and anti-bribery policy and procedures upon onboarding. The same is true for senior management officials and executives who have significant roles in driving governance-related controls.

To date, there have been no reported incidents of corruption or bribery involving company employees, representatives, and business partners. Likewise, there have been no public legal cases against the company that involve corruption and bribery.



### Incidents of Corruption

0

incidents of corruption resulting in the dismissal or discipline of directors or employees, or termination of contracts with business partners





Focus Area 7:

## Materials Sourcing



***RLC is  
committed  
to building  
responsibly***

by optimizing material use, promoting sustainable sourcing, and reducing environmental impact while ensuring quality and durability in every development."



**Ronald D. Paulo**

SVP for Construction Management



Focus Area Overview

Our Aspiration:

- Continue to make all our suppliers compliant with RLC’s ESG standards.
- Aim to include renewable materials as a standard for sourcing by 2030.

UN SDG Goal Alignment	RLC’s Material Topics	2024 Initiatives	Metrics
	Materials	<ul style="list-style-type: none"><li>■ Compliance with regulations on building materials</li></ul>	<ul style="list-style-type: none"><li>■ Materials used by weight</li></ul>
	Supply Chain Management	<ul style="list-style-type: none"><li>■ Ethical sourcing policies</li><li>■ Strengthening supplier accreditation processes</li></ul>	<ul style="list-style-type: none"><li>■ % of local suppliers*</li><li>■ % of materials suppliers assessed and compliant with ESG standards*</li></ul>

\* Ideal metrics for future reporting; data collection processes will be further improved to compile these data.

**2024**

Continuous alignment with suppliers on ESG goals

**2025**

Seek to make all our major suppliers compliant with RLC’s ESG standards

**2030**

Have at least one major supplier of construction materials that are sustainably produced

Materials Management

Optimizing material usage and improving construction practices reduce our environmental impact while ensuring the durability and quality of our developments. RLC is responsibly managing resources as part of our commitment to sustainability.

Our construction activities rely significantly on materials such as cement, rebars, and glass, which are essential for building malls, residences, offices, paved roads, and mixed-use developments. These materials are non-renewable and carbon-intensive, and their production contributes to greenhouse gas emissions and environmental degradation. Additionally, extracting the raw minerals required for these materials can harm biodiversity and ecosystems.

RLC is committed to mitigating these risks by ensuring all construction, repair, and renovation

activities comply with applicable environmental regulations and industry standards. These measures protect stakeholders, from contractors and suppliers to customers and guests, by promoting safe and responsible material use.

As part of our sustainability commitment, we incorporate low-VOC paints in our projects. These



paints, with reduced volatile organic compounds (VOC), improve indoor air quality by minimizing harmful chemical emissions and odors. This contributes to a healthier environment for residents and visitors, while also reducing the overall environmental impact.

RLC is also in the process of developing policies for more sustainable sourcing of materials. We are focused on ethical sourcing, ensuring that our suppliers adhere to fair labor practices, environmental sustainability, and social responsibility. Additionally, we prioritize sourcing locally for various projects, supporting regional economies and reducing the carbon footprint associated with transportation.

Reductions in materials usage can lower costs, but to maintain the structural integrity of our buildings, we also see opportunities to improve and analyze our

material efficiency, design and construction systems through improved use of environmentally friendly and recycled materials. Working with contractors to continuously improve the overall design of our buildings and infrastructures, while also ensuring sustainable construction practices, will create a more optimized and eco-friendly use of raw materials without any trade-offs in durability and quality. This is aligned with our efforts towards achieving green building certifications and capitalizing on associated opportunities.

We recognize the importance of data in driving sustainable practices and are actively improving our data collection and monitoring processes to track material consumption more effectively. We aim to report data on construction materials for all business segments starting in 2025. This will enable better decision-making and help identify areas where efficiencies can be achieved.

## MATERIALS USED

### Materials Used by Weight or Volume (in tons)

	2020	2021	2022 <sup>a</sup>	2023 <sup>a</sup>	2024
Cement	24,135	49,931	27,265	32,971	15,802
Glass <sup>b</sup>	96	65	53	68	0.46
Concrete <sup>b,c</sup>	1,706	1,303	1,000	1,195	4
Rebars	11,427	13,869	10,409	12,064	8,483

Note: Material consumption for malls only includes repairs and renovations; it does not include construction.

Residential (Vertical Development) masonry consumption was recorded under Cement consumption for 2020-2023.

<sup>a</sup> Data for 2022 and 2023 have been restated to include only materials used to repair and renovate existing properties.

Residential construction materials have been excluded to align with 2024 data.

<sup>b</sup> Does not include data from horizontal developments in 2024.

<sup>c</sup> Does not include data from vertical developments for 2020-2023.







## Supply Chain Management

Suppliers play a critical role in RLC's value chain, with approximately 50 percent of our revenue directed to them as payments. Their environmental, social, and economic impact directly influences our business performance and stakeholder relationships.

RLC partners with local suppliers for various projects. RLC recognizes that engaging with local sources can create a mutually beneficial scenario for both the Company and the local communities, fostering long-term relationships and contributing to the welfare of all parties involved. This provides locals with access to economic opportunities wherever we are located. We prioritize sourcing goods and services locally if suppliers who meet our minimum standards are available. We only source in Metro Manila when qualified suppliers do not exist in local provincial areas.

We implement ethical sourcing policies to ensure our suppliers uphold fair labor practices, environmental sustainability, and corporate integrity. RLC's Supplier Accreditation Policy mandates compliance with legal and environmental standards and protection of labor and human rights, explicitly prohibiting bribery and corruption. RLC is strengthening the accreditation criteria to incorporate enhanced sustainability benchmarks, ensuring our suppliers align with our long-term ESG commitments.





# Corporate Governance

Robinsons Land Corporation ("The Company") acknowledges that good corporate governance is essential to build an environment of trust, transparency and accountability. This is essential for fostering long-term performance, financial stability, business integrity and sustainability of the company. It protects the interests of shareholders and other stakeholders.

Corporate governance is the framework of rules, systems and processes of the corporation that governs the performance by the Board of Directors and Management of their respective duties and responsibilities to the stakeholders. The Revised Corporate Governance Manual was adopted to institutionalize corporate governance principles as a guide for the daily conduct of business.

The Company continuously strives to strengthen and improve corporate governance by adopting best practices that include building a competent board, aligning strategies with goals, managing risk effectively, adhering to high standards of ethics and integrity and promoting accountability by defining roles and responsibilities.







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*The Corporate Secretary plays an important role in upholding good governance,*

ensuring well-organized meetings, maintaining accurate records, and facilitating transparent communication between the Board, the Management, and stakeholders."



**Atty. Juan Antonio M. Evangelista**

Corporate Secretary





## Corporate Governance Highlights

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Consistent with the Revised Corporate Governance Manual and pursuant to the recommendations provided in the Code of Corporate Governance for Publicly Listed Companies (PLCs), the Company strengthened its policies on Board Diversity, Board Nomination and Election, Succession Planning and Remuneration, Material Related Party Transactions and Whistleblowing to reinforce the governance framework of the Company. These policies may be accessed through the Company's website, in the Governance section, <https://www.robinsonsland.com/company-policies>

The Company submitted the Integrated Corporate Governance Report (I-ACGR) to the Securities and Exchange Commission (SEC) and Philippine Stock Exchange (PSE) on May 29, 2024. The I-ACGR is a reportorial requirement under SEC Memorandum Circular No. 15 series of 2017 mandating all PLCs to disclose the Company's compliance/non-compliance with the recommendations provided under the Corporate Governance Code for PLCs. With the "comply or explain" approach, voluntary compliance to recommended CG best practices is combined with mandatory disclosure.

The Company's I-ACGR may be accessed through the Company website by clicking this link, <https://www.robinsonsland.com/governance-reports>.

On May 8, 2024, the Board of Directors appointed Independent Director Omar Byron T. Mier as the Lead Independent Director. In addition, Mr. Jose T. Pardo was appointed as the new Independent Director (ID) increasing the number of IDs to four and increasing the percentage of independent directors of the Board to 44 percent (i.e. higher than the Corporate Governance best practice of having three Independent Directors of 30 percent of Board of Directors, whichever is higher).

In 2024, Cambridge International Financial Advisory (Cambridge IFA) conferred Robinsons Land Corporation with the Global Good Governance (3G) Excellence Award for Environmental Responsibility. The award was presented to RLC for its efforts to achieve greater sustainability within the company and in the communities it serves.

Further, last September 2024, the Institute of Corporate Directors awarded RLC with a Golden Arrow recognition. The recognition is in line with the ASEAN Corporate Governance Scorecard (ACGS) that measures the performance of a company in the areas of facilitating the rights and the equitable treatment of shareholders, how they relate to their different stakeholders, ensuring transparency and accountability through timely disclosure of material information, and how the Board guides the company strategically, monitors the management, and ensures the board's accountability to the company and the shareholders.



# Business Conduct and Code of Ethics

Corruption threatens equitable value distribution among stakeholders, including suppliers, employees, the government, and capital providers. Procurement and functions requiring direct interaction with government entities present key risk areas. Addressing these risks is critical to maintaining ethical business practices and ensuring a fair, transparent business environment.

RLC integrates anti-corruption policies into corporate culture, with the Board of Directors setting the tone through policies such as the Code of Business Conduct and Ethics, Conflict of Interest Policy, and Offenses Subject to Disciplinary Action (OSDA).

Employees receive these policies through mandatory training sessions, periodic reminders, and an annual Self-Disclosure Activity. Upon boarding, the Board of Directors receives orientation on RLC's Code of Conduct, including an anti-graft/corruption policy.

Corporate Governance Training for Directors and Executives took place on September 10, 2024, under the theme "Building a Resilient Gokongwei Group: Corporate Governance Training on Sustainability, Cybersecurity, and Integrity." This initiative reflects the company's proactive approach to strengthening governance practices.

Business Conduct and Code of Ethics	Policy of Ethics
Conflict of Interest	The Company's Code of Business Conduct and Conflict of Interest Policy requires employees to make a conscious effort to avoid conflict of interest situations so that their judgment and discretion will not be influenced by considerations of personal gain or benefit. A conflict of interest may also occur because of the actions, employment, or investments of an immediate family member of an employee.
Conduct of Business and Fair Dealings	The Company's employees who recommend, endorse, or approve the procurement or sale of goods and services should make a conscious effort to avoid any conflict-of-interest situation in transactions that they are involved in.
Receipt of Gifts from Third Parties	The Company discourages the acceptance of gifts. However, gifts like advertising novelties may be given or accepted during the Christmas season. There is no restriction on the value of the gift accepted. However, an accepted gift with an estimated value of over PHP 2,000.00 must be disclosed to the Conflicts of Interest Committee.
Compliance with Laws and Regulations	The Company ensures that all transactions comply with relevant laws and regulations. Any deficiencies are immediately rectified.
Respect for Trade Secrets/Use of Non-public Information	The Company has policies that ensure proper and authorized disclosure of confidential information. Disclosures of material information to the public can only be made after the disclosure to the SEC and PSE by the Company's authorized officers.

Business Conduct and Code of Ethics	Policy of Ethics
Use of Company Funds, Assets, and Information	Employees are required to safeguard the Company resources and assets with honesty and integrity. Employees must ensure that these assets are efficiently, effectively, and responsibly utilized.
Employment and Labor Laws and Policies	The Company ensures the observance, strict implementation, and compliance with Philippine employment and labor laws and policies concerning recruitment, employment, retention, and benefits of employees. The minimum notice period regarding operational changes ranges from three to six months, depending on the change proponent.
Whistleblowing	<p>The stakeholders may discuss or disclose in writing any concern regarding a potential violation of the Code of Business Conduct with the Conflicts of Interest Committee (CICOM). Reports or disclosures can be made in writing or by email using the following contact details:</p> <div data-bbox="512 938 1422 1216" style="border: 1px solid red; padding: 10px;"> <p><b>Email address:</b> <a href="mailto:cicom@robinsonsland.com">cicom@robinsonsland.com</a></p> <p><b>Mailing address:</b> Must be sent in a sealed envelope clearly marked "Strictly Private and Confidential-To Be Opened by Addressee Only"</p> <p>Office of the Compliance Officer Robinsons Land Corporation 15th Flr. Robinsons Cyberscape Alpha Sapphire and Garnet Roads, Pasig City</p> </div> <p>The complaint shall be filed using the Complaint Disclosure Form, available on the company website. All information received in connection with the reports or disclosures shall be strictly confidential and shall not be disclosed to anyone without the prior consent of CICOM.</p> <p>The Company commits to protecting those who report in good faith from retaliation, harassment, and even informal pressures. It will take the necessary and appropriate action to enforce the policy.</p>





# Board of Directors

## About the Board of Directors

The Board of Directors (“The Board”) is primarily responsible for the governance of the Company and provides an independent check on management. It has the duty to foster the long-term success of the Company and ensure that its competitiveness and profitability will be sustained in a manner consistent with its corporate objectives in the best interest of the Company and its Stakeholders.

The Board formulates the Company’s vision, mission, strategic objectives, policies, and procedures that guide its activities, including the means to monitor Management’s performance effectively. It provides direction and approval in relation to matters concerning

the Company’s business strategies, policies, and plans, while the day-to-day business operations are delegated to the Executive Committee.

The Board exercises care, skill, and judgment and observes good faith and loyalty in the conduct and management of the business and affairs of the Company. It ensures that all its actions are within the scope of power and authority as prescribed in the Articles of Incorporation, By-Laws, and existing laws, rules and regulations. In order to uphold high standard for the Company, its Shareholders and other Stakeholders, the Board conducts itself with honesty and integrity in the performance of its duties and responsibilities.

## Balanced Board Composition

The Company recognizes the benefits of having a diverse Board and its value in maintaining sound corporate governance while achieving strategic objectives and sustainable growth. The Board Member’s biographical details are set out in the succeeding section and may also be found in the Information Statement. The Board is diverse in terms of expertise, gender, and professional experience. The Board of Directors is composed of nine members, eight of whom are non-executive and four of whom are independent directors. The Board has one female non-executive director. Furthermore, the posts of Chairman and Chief Executive Officer of the Company are separate to ensure a clear distinction between the Chairman’s responsibility to manage the Board,

while the Chief Executive Officer’s responsibility to manage the Company’s business. The division of responsibilities between the Chairman and the Chief Executive Officer is clearly established and set out in the Revised Corporate Governance Manual. Nonetheless, for the year 2024, this was handled both by Mr. Lance Y. Gokongwei. This undertaking was intended to ensure a smooth transition of leadership to the next Chief Executive Officer and facilitate continuity in the strategic direction of the Company. To ensure that governance is of utmost priority, the Board appointed a lead independent director. At the same time, decisions in operations are still made by the Executive Committee.



**James L. Go**  
Chairman Emeritus  
85 years old, Filipino



**Lance Y. Gokongwei\***  
Chairman, President and CEO  
58 years old, Filipino



**Patrick Henry C. Go**  
Director  
54 years old, Filipino



**Johnson Robert G. Go, Jr.**  
Director  
59 years old, Filipino



**Robina Y. Gokongwei-Pe**  
Director  
63 years old, Filipino



**Omar Byron T. Mier**  
Lead Independent Director  
78 years old, Filipino



**Vivencio B. Dizon\*\***  
Independent Director  
50 years old, Filipino



**Bienvenido S. Bautista**  
Independent Director  
77 years old, Filipino



**Jose T. Pardo**  
Independent Director  
85 years old, Filipino

\* Maria Socorro Isabelle V. Aragon-GoBio assumed the role of President and CEO on February 1, 2025. Lance Y. Gokongwei served until January 31, 2025.

\*\* Vivencio B. Dizon served until February 20, 2025.

Last January 6, 2025, Ms. Maria Socorro Isabelle V. Aragon-GoBio was appointed as the President and Chief Executive Officer of the Company. Mr. Lance Y. Gokongwei still remains as the Chairman. This change took effect starting February 1, 2025.



### Nomination and Election

The Company follows a formal and transparent board nomination and election policy as stated in the Revised Corporate Governance Manual. The policy includes how the Company accepts nominations from minority shareholders, how the board shortlists candidates, and an assessment of how effective the existing processes are in nominating. Electing or replacing a director. The board also has a process for identifying the quality of directors aligned with the strategic direction of the Company.

As part of the Company's efforts to prevent conflicts of interest, information on the director's academic qualifications, share ownership in the Company, membership in other boards, other executive positions, professional experiences, expertise, and relevant training is properly disclosed.

## **Board Duties and Responsibilities**

The Company's Corporate Governance Manual specifies the roles, duties and responsibilities of the Board of Directors in compliance with relevant laws, rules and regulations. In adherence to the principles of corporate governance, the Board is tasked to perform the following:

### General Responsibilities

It is the Board's responsibility to foster the long-term success of the Corporation, and to sustain its competitiveness and profitability in a manner consistent with its corporate objectives and in the best interest of the Corporation, its Shareholders and Stakeholders, as a whole.

### Duties and Functions

To ensure a high standard for the Corporation, its Shareholders and other Stakeholders, the Board shall conduct itself with honesty and integrity in the performance of, among others, the following duties and responsibilities:

- Act on a fully informed basis, in good faith, with due diligence and care, and in the best interest of the Company and all Stakeholders;
- Oversee the development of and approve the Company's business objectives and strategy, and monitor their implementation, in order to sustain the Company's long-term viability and strength. The Board shall review and guide corporate strategy, major plans of action, risk management policies and procedures, annual budgets and business plans; set performance objectives; monitor implementation

and corporate performance; and oversee major capital expenditures, acquisitions, and divestitures;

- Oversee the adoption of an effective succession planning program and remuneration policies;
- Adopt policies on board nomination and election that will ensure diversity in board composition in terms of knowledge, expertise, experience and gender;
- Oversee the implementation of a policy and system on related party transactions (RPTs), which shall include the review and approval of material or significant RPTs, and ensure fairness and transparency of the transactions;
- Oversee the adoption of policies on the selection of Management and Key Officers and the assessment of their performance;
- Oversee the establishment of an internal control system to monitor and manage potential conflicts of interest and an Enterprise Risk Management (ERM) framework to identify, monitor, assess, and manage key business risks;
- Ensure the Corporation's compliance with the Anti-Money Laundering Act (AMLA), its rules and regulations, directives, and guidance from the Anti-Money Laundering Council (AMLC);
- Annually review, together with Management, the Company's vision and mission;
- Ensure the Corporation's faithful compliance with all applicable laws and regulations, and best business practices;

- Establish and maintain an Investor Relations Program that will keep the Shareholders informed of important developments in the Corporation. The Corporation's CEO shall exercise oversight responsibility over this program;
- Identify the Corporation's Stakeholders in the community in which it operates who are directly affected by its operations and formulate a clear policy of accurate, timely, and effective communication with them;
- Adopt a system of checks and balances within the Board. A regular review of the effectiveness of such a system should be conducted to ensure the integrity of the decision-making and reporting processes at all times;
- Ensure that the Corporation has an independent audit mechanism for the proper audit and review of the Corporation's financial statements by independent auditors;
- Ensure that the Corporation establishes appropriate Corporate Governance policies and procedures pursuant to the Manual and the Governance Code, including but not limited to, policies on conflict of interest, and oversee the effective implementation thereof; and
- Consider the implementation of an alternative dispute resolution system for the amicable settlement of conflicts or differences between the Corporation and its Shareholders, if applicable.

### Board Independence

The Board has four Independent Directors (IDs) that possess all the necessary qualifications and none of the disqualifications to hold the position. The Company complies with the Corporate Governance best practice of having three IDs or 30 percent of Board of Directors (BOD), whichever is higher, to ensure that proper mechanisms for disclosure, protection of the rights of shareholders, equitable treatment of shareholders, and the accountability of the Board and Management are in place. In cases of conflicts of interest, Directors with a material interest in any transaction with the Company shall abstain from participating in the deliberation of the same.

Last May 8, 2024, Mr. Jose T. Pardo was appointed as the new Independent Director of the Company increasing the number of IDs to four and increasing the percentage of independent directors of the Board to 44 percent.

In addition, the Company's RCGM provides that the Board may consider designating a Lead Independent Director among the Independent Directors if the Chairman of the Board is not an Independent Director and if one person holds the position of the Chairman of the Board and CEO. His role is to lead the independent directors and guide the Board in cases where matters of conflict of interest may arise.

On May 8, 2024, the Board of Directors appointed Independent Director Omar Byron T. Mier as the Lead Independent Director. His primary functions are as follows: i.) To serve as an intermediary between the Chairman and the other directors when necessary; ii.) To convene and chair meetings of the Non-Executive Directors; and iii.) To contribute to the performance evaluation of the Chairman, as required.

### Board Training and Orientation

The Company ensures that Directors are able to perform their functions effectively in this rapidly changing environment to cope with heightened regulatory policies, foreign and local demands, and the growing complexity of business. Orientation programs are conducted for first-time directors to ensure that new members are appropriately apprised of their duties and responsibilities. These include the overview of the Company's operations, Code of Conduct, Corporate Governance framework and other relevant topics essential in the performance of their functions. As a matter of continuous professional education, the Company facilitates the training opportunities provided for the Directors and Key Officers.

In-house Corporate Governance Training for Directors and Executives was held on September 10, 2024 entitled, "Building a Resilient Gokongwei Group: Corporate Governance Training on Sustainability, Cybersecurity, and Integrity".

### Board Performance Evaluation

The performance of RLC's higher management, including its highest governing body, is evaluated through the quarterly CEO or BUGM (Business Unit General Manager) Scorecard. Concrete metrics, including both financial and non-financial (ESG) performance, are factored into the Scorecard, which is benchmarked against targets set at the beginning of the year. The overall score is measured at the end of the year.



## Board Committees

To enable better and more focused attention on the affairs of the Company and aid in the optimal performance of its roles and responsibilities, the Board delegates particular matters to the Board Committees each set up for a specific purpose. The Board Committees are, namely, the Audit Committee, Corporate Governance Committee, Board Risk Oversight Committee (BROC), and the Related Party Transactions Committee.

Position	Director
Chairman	Omar Byron T. Mier (ID)
Members	Bienvenido S. Bautista (ID)
	Vivencio B. Dizon (ID)
	Jose T. Pardo (ID)

Position	Director
Chairman	Bienvenido S. Bautista (ID)
Members	Vivencio B. Dizon (ID)
	Omar Byron T. Mier (ID)
	Jose T. Pardo (ID)

Position	Director
Chairman	Vivencio B. Dizon (ID)
Members	Omar Byron T. Mier (ID)
	Bienvenido S. Bautista (ID)
	Jose T. Pardo (ID)

Position	Director
Chairman	Jose T. Pardo (ID)
Members	Bienvenido S. Bautista (ID)
	Vivencio B. Dizon (ID)
	Omar Byron T. Mier (ID)

### Audit Committee

The Audit Committee provides oversight of the Company's financial reporting process, internal control system, internal and external audit processes, and monitors compliance with applicable laws and regulations. It ensures that systems and processes are in place for the consistent adherence to regulations and internal policies, the achievement of efficiency and effectiveness in business operations, and proper safeguarding and use of the Company's resources and assets.

### Corporate Governance Committee

The Corporate Governance Committee oversees the development and implementation of Corporate Governance principles and policies and recommends a formal framework for the nomination, remuneration, and evaluation of the performance of the Directors and key Management Officers consistent with the Company's culture, strategies, and business environment.

### Board Risk Oversight Committee

The Board Risk Oversight Committee oversees the establishment of an ERM framework that effectively identifies, monitors, assesses, and manages key business risks, and assesses the effectiveness of risk management strategies. The BROC is responsible for defining the Company's level of risk tolerance and for providing oversight of its risk management policies and procedures to anticipate, minimize, and control or manage risks as well as possible threats to its operational and financial viability.

They also oversee the optimal performance, compliance, and cooperation with the Anti-Money Laundering Council (AMLC) and the Anti-Money Laundering Act (AMLA).

### Related Party Transactions Committee

The Related Party Transactions Committee ensures that there is a group-wide policy and system governing Material Related Party Transactions (MRPTs), particularly those that breach the materiality threshold. The RPT Committee shall perform the appropriate review and approval of MRPTs, which guarantee fairness and transparency of the transactions.

## Board Meetings and Quorum Requirement

The Board schedules meetings at the beginning of the year, holds regular meetings in accordance with its By-Laws, and convenes special meetings as required by business exigencies. The notice and agenda of the meeting and other relevant materials are furnished to the Directors at least five business days prior to the meeting, which must be duly minuted. The members of the Board attend regular and special meetings in person or through video/teleconferencing conducted

in accordance with the rules and regulations of the SEC, except for justifiable reasons that prevent them from doing so. The Independent Directors shall always attend Board meetings. Unless otherwise provided in the By-Laws, their absence shall not affect the quorum requirement. However, the Board may, to promote transparency, require the presence of at least one Independent Director in all its meetings.

### Attendance of Directors

January 1, 2024 to December 31, 2024

Board Member	Name	Date of Election	No. of meetings attended/held	Percent of meetings attended (%)	Month and Year of First Appointment
Chairman Emeritus	James L. Go	May 8, 2024	6/6	100.00%	June 1980
Chairman, President and CEO	Lance Y. Gokongwei	May 8, 2024	6/6	100.00%	June 1993
Director	Patrick Henry C. Go	May 8, 2024	6/6	100.00%	January 2000
Director	Johnson Robert G. Go, Jr.	May 8, 2024	6/6	100.00%	May 2005
Director	Robina Gokongwei-Pe	May 8, 2024	6/6	100.00%	May 2005
Lead Independent Director	Omar Byron T. Mier	May 8, 2024	6/6	100.00%	August 2015
Independent Director	Vivencio B. Dizon	May 8, 2024	6/6	100.00%	May 2023
Independent Director	Bienvenido S. Bautista	May 8, 2024	6/6	100.00%	May 2021
Independent Director	Jose T. Pardo	May 8, 2024	6/6	100.00%	May 2024



## The Corporate Secretary



The Corporate Secretary assists the Board and its Committees in conducting their meetings, which entails preparing the annual schedule and calendar. He also assists the Board and Committee Chairmen in setting meeting agendas, safekeeping and preserving the integrity of the minutes of the Board and its Committees, and maintaining other official records of the Company.

The Corporate Secretary keeps abreast of relevant laws, regulations, all governance issuances, relevant industry developments, and operations of the Company, and advises the Board and the Chairman on all relevant issues as they arise. He works fairly and objectively with the Board, Management and Shareholders and contributes to the flow of information between the Board and Management, the Board and its Committees, and the Board and its Stakeholders, including Shareholders.

Atty. Juan Antonio M. Evangelista, 53, is the Corporate Secretary of the RLC. He handles various corporate secretarial functions of a number of companies within the Group. He obtained his Juris Doctor degree from Xavier University-Ateneo de Cagayan in 1998. He was admitted to the Philippine Bar in 1999.

## The Compliance Officer

The Compliance Officer monitors, reviews, evaluates, and ensures the compliance of the Company, its Officers, and Directors with the provisions and requirements of the Corporate Governance Manual and the relevant laws, the Corporate Governance Code, rules and regulations, and all governance issuances of regulatory agencies. He also ensures the integrity and accuracy of all documentary submissions to the regulators, identifies possible areas of compliance issues, and works towards the resolution of the same. He assists the Board and the Corporate Governance Committee in the performance of their governance functions, including their duties to oversee the formulation or review and implementation of the Corporate Governance structure and policies of the Company.

Kerwin Max S. Tan, 55, is the Compliance Officer, Chief Financial Officer, and Chief Risk Officer of RLC effective March 1, 2016. He previously held the position of Vice President – Treasurer of RLC and Vice President – Operations of RLC Residences. Prior to joining RLC, he was Head of Cash Management Operations and Assistant Vice President of Citibank NA. Mr. Tan received his Bachelor of Science in Industrial Engineering from the University of the Philippines, Diliman.

In addition, a Deputy Compliance Officer is appointed to further strengthen and implement the compliance policies of the Company.

# Stakeholders Welfare, Transparency, and Anti-Corruption

## Duty to Shareholders

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The Company believes that sound and effective corporate practices are fundamental to the smooth, effective, and transparent operation of the company, its ability to attract investment, and enhance shareholder value. This includes the Company's commitment to ensure fair and equitable treatment of all shareholders, including the minority, and the protection of their rights, including:

1. Right to vote on all matters that require their consent or approval,
2. Right to inspect corporate books and records,
3. Right to information,
4. Right to dividends, and
5. Appraisal right

The Company is transparent and fair in the conduct of the annual and special Shareholders' meetings. To foster active shareholder participation, the Board sends the Notice of Annual and Special Shareholders' Meeting with sufficient and relevant information at least 15 business days before the meeting, in compliance with the Implementing Rules and Regulations of the Securities Regulation Code. The Shareholders are encouraged to personally attend such meetings. Shareholders who are unable to attend are apprised ahead of time of their right to appoint a proxy. Subject to the requirements of the law, rules, regulations, and the By-Laws, the exercise of that right shall not be unduly restricted, and any doubt about the validity of a proxy shall be resolved in favor of the shareholder.

Guided by the principles of fairness, accountability, and transparency to the shareholding public, the Company ensures that the result of the votes taken during the most recent Annual or Special Shareholders' Meeting are made available by the next working day.

## Duty to Other Stakeholders

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The Company recognizes and places importance on the interdependence between business and society and promotes a mutually beneficial relationship that encourages the Company's sustainable growth while contributing to the advancement of the society where it operates. The Company employs value chain processes that take into consideration Economic, Environmental, and Social Governance (EESG) issues and concerns.

### Customers' Welfare

The Company adopts customer relations policies and procedures to protect customers' welfare. This includes providing and making available the customer relations contact information, empowered to address and attend to customer questions and concerns.



### Supplier/Contractor Selection

The Company follows the Supplier Accreditation and Selection Policies to ensure that its suppliers and contractors are qualified to meet its commitments. In addition to the accreditation process, suppliers and contractors also undergo orientation on Company policies and ethical practices.

### Employees

The Board also establishes policies, programs, and procedures that encourage employees to actively participate in the realization of the Company's goals and its governance including but not limited to:

- Health, safety, and welfare;
- Training and development; and
- Reward and compensation

#### **1. Performance-enhancing mechanisms for employee participation**

The Company abides by the Department of Labor and Employment standards and policies. Likewise, the Company has Security and Safety Manuals that are implemented, reviewed, and regularly updated to ensure the security, safety, health, and welfare of the employees in the workplace.

The Company continuously provides learning and development opportunities for its employees through the John Gokongwei Institute for Leadership and Enterprise Development (JG-ILED), the leadership platform for systematic and sustained development programs across the conglomerate. Its mission is to enable a high-performing organization that will facilitate the learning process and develop all employees' intellectual and personal growth through targeted and customized trainings and development programs.

#### **2. Anti-corruption Programs and Procedures**

The Company is committed to promoting transparency and fairness for all its stakeholders. The Board sets the tone and makes a stand against corrupt practices by adopting anti-corruption policies and programs. Some of the Company's Anti-Corruption programs are embodied in the Code of Business Conduct and Ethics, Conflict of Interest, and Offenses Subject to Disciplinary Action (OSDA), among others. The same are disseminated to all employees across the Company through training to embed them in the



Company's culture. New employees are oriented regarding policies and procedures related to Business Conduct and Ethics, and similar policies. All employees are given periodic reminders. Further, all concerned employees of the Company are required to comply with the Self-Disclosure Activity on Conflict of Interest and Declaration of Gifts Received on an annual basis.

The Company also has an established suitable framework for whistleblowing and ensures its enforcement to allow employees and other stakeholders to freely communicate their concerns about illegal or unethical practices, without fear of retaliation, and to have direct access to an independent member of the Board or a unit created to handle whistleblowing concerns.

The anti-corruption programs and procedures of the Company cover the following:

- Anti-Bribery and Anti-Corruption Policy
- Conflict of Interest
- Conduct of Business and Fair Dealings
- Receipt of Gifts from Third Parties
- Compliance with Laws and Regulations
- Respect for Trade Secrets/Use of Nonpublic Information
- Use of Company Funds, Assets, and Information
- Employment and Labor Laws and Policies
- Disciplinary Action
- Whistleblowing
- Conflict Resolution

# Enterprise Risk Management and Internal Controls

## Enterprise Risk Management (ERM)

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The role of ERM is to oversee that a sound ERM framework is in place to effectively identify, monitor, assess and manage key business risks. The risk management framework shall guide the Board in identifying units/business lines and enterprise-level risk exposures, as well as the effectiveness of risk management strategies.

## Internal Controls

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With the leadership of the Company's Chief Risk Officer (CRO), internal control is embedded in the operations of the company and in each business unit (BU), thus, increasing their accountability and ownership in the execution of the BU's internal control framework. To accomplish the established goals and objectives, BUs implement robust and efficient process controls to ensure:

1. Compliance with policies, procedures, laws and regulations,
2. Economic and efficient use of resources,
3. Check and balance and proper segregation of duties,
4. Identification and remediation control weaknesses,
5. Reliability and integrity of information, and
6. Proper safeguarding of company resources and protection of company assets through early detection and prevention of fraud.

## Adequate and Timely Information

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To enable the Directors to fulfill their duties and responsibilities properly, Management provides the Directors with complete, adequate, and timely information about the matters to be taken up during their meetings. Information may include the background or explanation of matters brought before the Board, disclosures, budgets, forecasts, and internal financial documents. If the information provided by Management is insufficient, a Director may make further inquiries to enable him to perform his duties and responsibilities properly. The Directors have independent access to Management and to the Corporate Secretary.

The Directors, either individually or as a Board, and in the performance of their duties and responsibilities, may seek access to independent professional advice within the guidelines set by the Board.





# Accountability and Audit

The Board ensures that its Shareholders are provided with a balanced and comprehensible assessment of the Company's performance, position and prospects on a quarterly basis. Interim and other reports that could adversely affect its business are also made available in the Company's website, including its submissions and disclosures to the SEC and to the Philippine Stock Exchange (PSE). Management formulates the rules and procedures on financial reporting and internal control for presentation to the Audit Committee in accordance with the following guidelines:

1. The extent of its responsibility in the preparation of the financial statements of the Company, with the corresponding delineation of the responsibilities that pertain to the External Auditor, should be clearly defined;
2. There is an effective system of internal control that will ensure the integrity of the financial reports and protection of the assets of the Company for the benefit of all Shareholders and other Stakeholders;
3. On the basis of the approved Internal Audit Plan, Internal Audit examinations should cover, at the minimum, the evaluation of the adequacy and effectiveness of controls that cover the Company's governance, operations and information systems, including the reliability and integrity of financial and operational information, effectiveness and efficiency of operations, protection of assets, and compliance with contracts, laws, rules, and regulations;
4. The Company consistently complies with the financial reporting requirements of the SEC;
5. The External Auditor shall be rotated or changed every five years or earlier, or the signing partner of the External Auditing firm assigned to the Company, should be changed with the same frequency. The Corporate Internal Audit Head should submit to the Audit Committee and Management an annual report on the Corporate Internal Audit Department's activities, responsibilities, and performance relative to the Internal Audit Plan as approved by the Audit Committee. The annual report should include significant risk exposures, control issues, and such other matters as may be needed or requested by the Board and Management. The Corporate Internal Audit Head should certify that he conducts his activities in accordance with the International Standards on the Professional Practice of Internal Auditing. If he does not, the Corporate Internal Audit Head shall disclose to the Board and Management the reasons why he has not fully complied with the said documents; and
6. The Board, after consultations with the Audit Committee shall recommend to the Shareholders an External Auditor duly accredited by the SEC who shall undertake an independent audit of the Company, and shall provide an objective assurance on the matter by which the financial statements shall be prepared and presented to the Shareholders.

## Internal Audit

The Corporate Internal Audit is focused on delivering its mandate of determining whether the governance, risk management and control processes, as designed and represented by Management, are adequate and functioning in a manner that provides a reasonable level of confidence that:

1. Employees' actions are compliant with policies, standards, procedures, and applicable laws and regulations;
2. Quality and continuous improvement are fostered in the control processes;
3. Programs, plans, and objectives are achieved;
4. Resources are acquired economically, used efficiently, and protected adequately;
5. Significant financial, managerial, and operating information are accurate, reliable, and timely;
6. Significant key risks are appropriately identified and managed; and
7. Significant legislative or regulatory issues impacting the Company are recognized and properly addressed.

Opportunities for improving management control, profitability, and the Company's reputation may be identified during audits.

## Other Matters

### Audit and Audit-related Fees

Name of Auditor	Audit Fee	All Other Fees*
SyCip, Gorres, Velayo & Co.	PHP 9,734,743	PHP 285,375

Note: \*All Other Fees pertain to fees on review engagement and agreed upon procedures per SGV Engagement Letters.

### Shareholder Structure

Holding 5% shareholding or more (as of December 31, 2024):

Shareholder	No. of Shares	Percent	Beneficial owner
JG Summit Holdings, Inc.	2,496,114,787	51.69%	Same as record owner
PCD Nominee Corporation (Filipino)	828,567,282	17.16%	PCD Participants & their clients
PCD Nominee Corporation (Non-Filipino)	818,133,067	16.94%	PCD Participants & their clients





### Dealing in Securities (Changes in Shareholdings of Directors and Key Officers)

#### A. Elected Directors for CY 2024

a.

Director	Number of Direct Shares	% of Total Outstanding Shares
James L. Go	13,247,144	0.27
Lance Y. Gokongwei	2,471,494	0.05
Patrick Henry C. Go	2,351,587	0.05
Johnson Robert G. Go, Jr.	10,067	0
Robina Gokongwei-Pe	85	0
Omar Byron T. Mier	1	0
Vivencio B. Dizon	1	0
Bienvenido S. Bautista	1	0
Jose T. Pardo	1	0

## B. Elected Officers for CY 2024

a.

Officer	Position / Designation	Number of Direct Shares	% of Total Outstanding Shares
James L. Go	Chairman Emeritus	13,247,144	0.27
Lance Y. Gokongwei	Chairman, President, and CEO	2,471,494	0.05
Faraday D. Go	Executive Vice President and Business Unit Manager	253,738	0
Kerwin Max S. Tan	Chief Financial, Risk and Compliance Officer	550,000	0
Maria Socorro Isabelle V. Aragon-GoBio	Senior Vice President and Business Unit General Manager	0	0
Jericho P. Go	Senior Vice President and Business Unit General Manager	0	0
Barun Jolly	Senior Vice President and Business Unit General Manager	0	0
John Richard B. Sotelo	Senior Vice President, Chief Marketing Officer and Business Unit General Manager	0	0
Ronald D. Paulo	Senior Vice President—Construction	0	0
Corazon L. Ang Ley	Senior Vice President, Head of Corporate Property Acquisition	0	0
Constantino C. Felipe	Vice President—Human Resources	0	0
Eileen B. Fernandez	Vice President—Treasurer	0	0
Sheila Jean S. Francisco	Vice President—Controller	0	0
Liza R. Gerella	Vice President and Deputy Compliance Officer	0	0
Anne Mae E. Mangaser	Vice President—Accounting	0	0
Dennis R. Llarena	Data Protection Officer	0	0
Juan Antonio M. Evangelista	Corporate Secretary	0	0
Iris Fatima V. Cero	Assistant Corporate Secretary	0	0



### Dividends

The Board of Directors of the Company approved on May 3, 2024, the declaration of cash dividends in the amount of PHP 0.65 per share from the unrestricted retained earnings of the Corporation as of December 31, 2023, to all stockholders of record as of May 31, 2024, and paid on June 21, 2024.

### Company Website

The Company updates the public with operating and financial results through timely disclosures filed with SEC and PSE. These are available on the company's website: <https://www.robinsonsland.com/>





# Appendix







# Annex 1: List of Properties

## Malls (55)

Name	Location	Calendar Year Opened	Approximate Gross Floor Area (in '000 sq.m.)
Metro Manila (9)			
Robinsons Galleria	EDSA corner Ortigas Avenue, Quezon City	1990	221
Robinsons Manila	M. Adriatico Street, Ermita, Manila	1997	241
Robinsons Novaliches	Quirino Highway, Novaliches, Quezon City	2001	70
Robinsons Metro East	Marcos Highway, Brgy. Dela Paz, Pasig City	2001	123
Robinsons Otis	P.M. Guanzon St., Paco, Manila	2007	32
Robinsons Magnolia	Aurora Blvd. corner Doña Hemady St., Quezon City	2012	162
Robinsons Town Mall Malabon	Gov. Pascual Ave. cor. Crispin St., Tinajeros, Malabon	2013	17
Robinsons Place Las Piñas	Alabang-Zapote Road, Brgy. Talon, Las Piñas City	2014	59
Opus	E. Rodriguez Jr. Avenue, Ugong Norte, Quezon City	2024	133
Outside Metro Manila (46)			
Robinsons Bacolod	Lacson Street, Mandalagan, Bacolod City	1997	61
Robinsons Imus	Aguinaldo Highway, Tanzang Luma V, Imus, Cavite	1998	65
Robinsons Fuente Cebu	Fuente Osmena, Bo. Capitol, Cebu City	2000	17
Robinsons Town Mall Los Baños	Lopez Avenue, Batong Malaki, Los Baños, Laguna	2000	10
Robinsons Iloilo	Quezon-Ledesma Street, Rojas Village, Iloilo City	2001	82
Robinsons Star Mills Pampanga	San Jose, San Fernando, Pampanga	2002	69
Robinsons Santa Rosa	Old Nat'l Hi-way, Brgy Tagapo, Sta Rosa, Laguna	2002	37
Robinsons Dasmariñas	Pala-Pala, Dasmariñas, Cavite	2003	96
Robinsons Cagayan de Oro	Limketkai Complex, Lapasan, Cagayan De Oro City	2002	18
Robinsons Lipa	Mataas Na Lupa, Lipa City, Batangas	2003	59
Robinsons Cainta	Ortigas Avenue Extension, Junction, Cainta, Rizal	2004	31
Robinsons Angeles	McArthur Highway, Balibago, Angeles City, Pampanga	2004	31
Robinsons Cybergate Bacolod	Barrio Tangub, National Road, Bacolod City	2004	18
Robinsons Luisita	McArthur Highway, Brgy. San Miguel, Tarlac City	2007	17
Robinsons Cabanatuan	Km. 3, Maharlika Highway, Cabanatuan City	2008	18
Robinsons Pulilan	Trinidad Highway, Brgy. Cutcot, Pulilan, Bulacan	2008	12
Summit Ridge Tagaytay	Km. 58, Tagaytay-Nasugbu Road, Tagaytay City	2008	14
Robinsons Cybergate Davao	J. P. Laurel Avenue, Davao City	2009	14
Robinsons Tacloban	National Highway, Marasbaras, Tacloban City	2009	63



Name	Location	Calendar Year Opened	Approximate Gross Floor Area (in '000 sq.m.)
Robinsons General Santos	Jose Catolico Sr. Ave., Lagao, General Santos City	2009	33
Robinsons Dumaguete	Calindagan Business Park, Dumaguete City	2009	57
Robinsons Ilocos Norte Expansion	Brgy. 1 San Francisco, San Nicolas, Ilocos Norte	2009	45
Robinsons Cybergate Cebu	Don Gil Garcia St., Capitol, Cebu City, Cebu	2009	19
Robinsons Pangasinan	McArthur Highway, Brgy. San Miguel, Calasiao Pangasinan	2012	33
Robinsons Palawan	National Highway, Brgy. San Miguel, Puerto Princesa City	2012	45
Robinsons Butuan	J.C. Aquino Avenue, Brgy Libertad, Butuan City	2013	59
Robinsons Malolos	MacArthur Highway, Brgy. Sumapang Matanda, Malolos City, Bulacan	2013	68
Robinsons Roxas	Immaculate Heart of Mary Avenue, Pueblo de Panay, Brgy. Lawa-an, Roxas City, Capiz	2014	37
Robinsons Santiago	Maharlika Highway, Brgy Mabini, Santiago City, Isabela	2014	40
Robinsons Antipolo	Sumulong Highway, cor. Circumferential Road, Antipolo City	2014	84
Robinsons Antique	Brgy. Maybato, San Jose, Antique	2015	28
Robinsons Galleria Cebu	Gen. Maxilom Ave. Ext, Cebu City, Cebu	2015	139
Robinsons Tagum	Tagum City, Davao del Norte	2016	65
Robinsons General Trias	Governor's Drive, General Trias, Cavite	2016	56
Robinsons Jaro	E Lopez St. Jaro, Iloilo City, Iloilo	2016	50
Robinsons Iligan	Macapagal Ave., Brgy. Tubod, Iligan City, Lanao del Norte	2017	51
Robinsons Naga	Roxas Ave., cor. Almeda Highway, Brgy. Triangulo, Naga City, Camarines Sur	2017	77
Robinsons North Tacloban	Brgy. Abucay, Tacloban City, Leyte	2017	56
Robinsons Ormoc	Brgy. Cogon, Ormoc City, Leyte	2018	35
Robinsons Pavia	Brgy. Ungka 2, Pavia, Iloilo	2018	41
Robinsons Tuguegarao	Brgy. Tanza, Tuguegarao City, Cagayan	2018	68
Robinsons Valencia	Sayre Highway, Brgy. Hagkol, Bagontaas Valencia, Bukidnon	2018	47
Robinsons Galleria South	Km. 31, National Highway, Brgy. Nueva, San Pedro, Laguna	2019	118
Robinsons La Union	Brgy. Sevilla, McArthur Highway, San Fernando City, La Union	2021	35
Robinsons Gapan	Maharlika Highway, Gapan, Nueva Ecija	2022	40
The Mall at NUSTAR Cebu	South Road Properties, Cebu City, Cebu	2023	45

## Office Buildings (32)

Name	Location	# of Storeys
Galleria Corporate Center	Along EDSA corner Ortigas Avenue, Quezon City	30 storeys
Robinsons Equitable Tower	Corner of ADB and Poveda Streets, Pasig City	45 storeys
Robinsons Summit Center	Ayala Avenue, Makati City	37 storeys
Robinsons Cybergate Center Tower 1	Pioneer Street, Mandaluyong City	18 storeys
Robinsons Cybergate Center Tower 2	Pioneer Street, Mandaluyong City	27 storeys
Robinsons Cybergate Center Tower 3	Pioneer Street, Mandaluyong City	27 storeys
Robinsons Cybergate Plaza	EDSA, Mandaluyong City	12 storeys
Robinsons Cybergate Cebu	Fuente Osmena, Bo. Capitol, Cebu City	3 storeys
Cyberscape Alpha	Sapphire and Garnet Roads, Pasig City	26 storeys
Cyberscape Beta	Ruby and Topaz Roads, Pasig City	37 storeys
Tera Tower	Bridgetowne, C5 Road, Quezon City	20 storeys
Robinsons Galleria Cebu Office	Gen. Maxilom Avenue, Cebu City	4 storeys
Robinsons Place Ilocos Office	San Nicolas, Ilocos Norte	4 storeys
Cyber Sigma	Fort Bonifacio, Taguig City	21 storeys
Robinsons Luisita Office	Luisita, Tarlac City	3 storeys
Cybergate Delta	JP. Laurel Ave., Davao City	5 storeys
Cybergate Naga	Roxas Ave., Naga City	4 storeys
Cyberscape Gamma	Ruby and Topaz Roads, Pasig City	37 storeys
Exxa Tower.	Bridgetowne, C5 Road, Quezon City	20 storeys
Zeta Tower	Bridgetowne, C5 Road, Quezon City	20 storeys
Cybergate Magnolia	Robinsons Magnolia Town Center, Quezon City	6 storeys
Robinsons Luisita Office 2	Luisita, Tarlac City	2 storeys
Giga Tower	Bridgetowne, C5 Road, Quezon City	28 storeys
Robinsons Luisita Office 3	Luisita, Tarlac City	3 storeys
Cybergate Delta 2	JP Laurel Ave., Davao City	7 storeys
Bridgetowne East Campus 1	Bridgetowne, C5 Road, Quezon City	3 storeys
Cyber Omega	Pearl Drive, Ortigas Center, Pasig City	29 storeys
Cybergate Iloilo 1	Brgy. Ungka, Pavia, Iloilo City	7 storeys
Cybergate Galleria Cebu	Gen. Maxilom Ave. Corner Sergio Osmena Blvd, Cebu City	13 storeys
Cybergate Bacolod 2	Lacson Ave, Brgy Banago, Bacolod City	9 storeys
Cybergate Iloilo 2	Brgy Ungka II, Pavia	10 storeys
GBF Center 1	Bridgetowne, C5 Road, Quezon City	29 storeys



## Hotels and Resorts (26)

Name	Location	# of Rooms
Fili Hotel	Cebu South Road Properties, Mambaling, Cebu City	379
The Westin Manila	San Miguel Avenue, cor. Lourdes St. Brgy. Wack wack, Mandaluyong City	303
Crowne Plaza Manila Galleria	Ortigas Avenue, Cor ADB Avenue, Quezon City	264
Holiday Inn and Suites Manila Galleria	One ADB Avenue, Ortigas Center, Pasig City	289
Dusit Thani Mactan Cebu Resort	Punta Engaño, Mactan Island, Cebu City	272
Grand Summit Hotel Gensan	Honorio Arriola corner Arradaza Streets, General Santos City	104
Summit Circle Cebu	Fuente Osmena, Bo. Capitol, Cebu City	211
Summit Ridge Tagaytay	Aguinaldo Highway, Tagaytay City	108
Summit Hotel Magnolia	Dona Hemady cor. Aurora Boulevard, Quezon City	82
Summit Galleria Cebu	Benedicto St. Cor. Gen. Maxilom Ave. Ext., Cebu City	220
Summit Hotel Tacloban	National Highway, Marasbaras, Tacloban City	138
Summit Hotel Greenhills	Annapolis St., Brgy. Greenhills, San Juan City	100
Summit Hotel Naga	Naga, Camarines Sur	60
Go Hotels Plus	Pioneer Street, Mandaluyong City	223
Go Hotels	Puerto Princesa City, Palawan	108
Go Hotels	Dumaguete City, Negros Oriental	102
Go Hotels	Tacloban City, Leyte	98
Go Hotels	Bacolod City, Negros Occidental	108
Go Hotels	Paco, Manila	118
Go Hotels	Iloilo City, Iloilo	167
Go Hotels	Ortigas Center, Pasig City	198
Go Hotels	Butuan City, Agusan Del Norte	104
Go Hotels	Lanang, Davao City	183
Go Hotels	Iligan City, Lanao Del Norte	100
Go Hotels Plus	Naga, Camarines Sur	68
Go Hotels Plus	Tuguegarao City, Cagayan	136

## Logistics & Industrial Facilities (13)

Name	Location	Size
RLX Sucat 1	East Service Road, Brgy Sucat, Muntinlupa City	33,150 sqm
RLX Sucat 2	Meralco Avenue, Brgy Sucat, Muntinlupa City	8,558 sqm
RLX Calamba 1A	Barangay Maunong, Calamba City, Laguna	38,336 sqm
RLX Calamba 1B	Barangay Maunong, Calamba City, Laguna	17,038 sqm
RLX Sierra Valley 1	Ortigas Extension, Cainta, Rizal	4,888 sqm
RLX Sierra Valley 2	Ortigas Extension, Taytay, Rizal	17,060 sqm
RLX San Fernando 1	Barangay Malpitic, San Fernando City, Pampanga	44,476 sqm
RLX San Fernando 2	Barangay Malpitic, San Fernando City, Pampanga	13,995 sqm
RLX Mexico	Barangay Lagundi, Mexico City, Pampanga	20,085 sqm
RLX Calamba 2A	Barangay Paciano Rizal, Calamba City, Laguna	32,919 sqm
RLX Calamba 2B	Barangay Paciano Rizal, Calamba City, Laguna	27,684 sqm
RLX Calamba 2C	Barangay Paciano Rizal, Calamba City, Laguna	29,816 sqm
RLX Calamba 2D	Barangay Paciano Rizal, Calamba City, Laguna	7,174 sqm

**Residences (134) - Vertical Developments (94)**

Projects / Buildings	Location	# of Units
Amisa Private Residences - Tower A	Brgy. Punta Engaño, Lapu-Lapu City, Cebu	131
Amisa Private Residences - Tower B	Brgy. Punta Engaño, Lapu-Lapu City, Cebu	155
Amisa Private Residences - Tower C	Brgy. Punta Engaño, Lapu-Lapu City, Cebu	188
Galleria Regency	Ortigas Ave. corner ADB Ave., Quezon City	104
Signa Designer Residences - Tower 1	Valero Street corner Rufino Street, Salcedo Village, Makati City	306
Signa Designer Residences - Tower 2	Valero Street corner Rufino Street, Salcedo Village, Makati City	351
Sonata Private Residences - Tower 1	San Miguel Avenue corner Lourdes St., Mandaluyong City	270
Sonata Private Residences - Tower 2	San Miguel Avenue corner Lourdes St., Mandaluyong City	269
Residences at Westin Sonata Place	San Miguel Avenue corner Lourdes St., Mandaluyong City	344
Adriatico Place - Tower 1	Adriatico Street corner Pedro Gil, Ermita, Manila City	572
Adriatico Place - Tower 2	Adriatico Street corner Pedro Gil, Ermita, Manila City	546
Adriatico Place - Tower 3	Adriatico Street corner Pedro Gil, Ermita, Manila City	537
Azalea Place Cebu	Gorordo Ave., Brgy. Lahug, Cebu City	406
East of Galleria	Topaz Road corner Ruby Road, Ortigas Center, Pasig City	679
Fifth Avenue Place	5th Ave. corner 21st Drive, Bonifacio Global City, Taguig	611
Galleria Residences Cebu Tower 1	Gen. Maxilom Avenue, Cebu City	270
Galleria Residences Cebu Tower 2	Gen. Maxilom Avenue, Cebu City	352
Galleria Residences Cebu Tower 3	Gen. Maxilom Avenue, Cebu City	299
Gateway Garden Heights	Pioneer Street, Mandaluyong City	549
One Gateway Place	Pioneer Street, Mandaluyong City	413
Gateway Regency	Pioneer Street, Mandaluyong City	463
McKinley Park Residences	3rd Avenue corner 31st Street, Crescent Park West, Fort Bonifacio, Taguig City	391
Otis 888 Residences	PM Guazon Street, Otis Paco, Manila City	195
The Fort Residences	8th Avenue corner McKinley Parkway, Fort Bonifacio, Taguig City	242
The Magnolia Residences - Tower A	The Magnolia Residences, Aurora Blvd. corner Doña Hemady and N. Domingo Streets, New Manila Quezon City	369
The Magnolia Residences - Tower B	The Magnolia Residences, Aurora Blvd. corner Doña Hemady and N. Domingo Streets, New Manila Quezon City	417
The Magnolia Residences - Tower C	The Magnolia Residences, Aurora Blvd. corner Doña Hemady and N. Domingo Streets, New Manila Quezon City	425
The Magnolia Residences - Tower D	The Magnolia Residences, Aurora Blvd. corner Doña Hemady and N. Domingo Streets, New Manila Quezon City	420
The Radiance Manila Bay - North Tower	Roxas Boulevard corner Maytubig Street, Pasay City	538
The Radiance Manila Bay - South Tower	Roxas Boulevard corner Maytubig Street, Pasay City	597
The Robinsons Place Residences I	Padre Faura St., Ermita, Manila	388
The Sapphire Bloc North Tower	Sapphire, Garnet, and Onyx Roads, Ortigas Center, Pasig City	404
The Sapphire Bloc West Tower	Sapphire, Garnet, and Onyx Roads, Ortigas Center, Pasig City	415
The Sapphire Bloc East Tower	Sapphire, Garnet, and Onyx Roads, Ortigas Center, Pasig City	665



Projects / Buildings	Location	# of Units
The Trion Towers - Tower 1	8th Avenue corner McKinley Parkway, Fort Bonifacio, Taguig City	694
The Trion Towers - Tower 2	9th Avenue corner McKinley Parkway, Fort Bonifacio, Taguig City	686
The Trion Towers - Tower 3	10th Avenue corner McKinley Parkway, Fort Bonifacio, Taguig City	628
Woodsville Residences	West Service Road, Brgy. Merville, Parañaque City	185
Vimana Verde Residences - Bldg A	St. Martin, Brgy. Oranbo, Pasig City	20
Vimana Verde Residences - Bldg B	St. Martin, Brgy. Oranbo, Pasig City	21
Vimana Verde Residences - Bldg C	St. Martin, Brgy. Oranbo, Pasig City	45
Acacia Escalades Bldg. A	Amang Rodriguez Ave corner Calle Industria, Brgy. Manggahan, Pasig City	383
Acacia Escalades Bldg. B	Amang Rodriguez Ave corner Calle Industria, Brgy. Manggahan, Pasig City	414
Aurora Escalades Tower	20th Ave, Aurora Blvd, Cubao, Quezon City, 1109 Metro Manila	800
Axis Residences Tower A	Pioneer St., Brgy. Barangka Ilaya, Mandaluyong City	873
Axis Residences Tower B	Pioneer St., Brgy. Barangka Ilaya, Mandaluyong City	792
Bloomfields Novaliches	Novaliches, Quezon City, Metro Manila	461
Centennial Place	Benitez St., Brgy Horseshoe, Quezon City	50
Chimes Greenhills	13 Annapolis, San Juan, 1502 Metro Manila	397
Cirrus	Bridgetowne C5 Road, Brgy. Rosario Pasig City	1,371
Escalades @ 20th Ave - Tower 1	Corner 20th Ave and Aurora Blvd Cubao, Quezon City	120
Escalades @ 20th Ave - Tower 2	Corner 20th Ave and Aurora Blvd Cubao, Quezon City	120
Escalades @ 20th Ave - Tower 3	Corner 20th Ave and Aurora Blvd Cubao, Quezon City	120
Escalades @ 20th Ave - Tower 4	Corner 20th Ave and Aurora Blvd Cubao, Quezon City	120
Escalades @ 20th Ave - Tower 5	Corner 20th Ave and Aurora Blvd Cubao, Quezon City	120
Escalades @ 20th Ave - Tower 6	Corner 20th Ave and Aurora Blvd Cubao, Quezon City	120
Escalades @ 20th Ave - East Tower	20th Avenue, San Roque, Cubao, Quezon City	269
Escalades South Metro A	Meralco Road, corner Dr. A Santos, Brgy Sucat, Muntinlupa City	176
Escalades South Metro B	Meralco Road, corner Dr. A Santos, Brgy Sucat, Muntinlupa City	176
Gateway Garden Ridge	Pioneer Street, Mandaluyong City	373
Gateway Regency Studios	Pioneer Street, Mandaluyong City	836
SYNC - S Tower	C5 Road, Brgy. Bagong Ilog, Pasig City	598
The Pearl Place - Tower A	Gold Loop corner Pearl Drive, Brgy. San Antonio, Pasig City	653
The Pearl Place - Tower B	Gold Loop corner Pearl Drive, Brgy. San Antonio, Pasig City	640
The Wellington Courtyard - Bldg A	J.P. Rizal Avenue cor. Mayor's Drive, Tagaytay City	34
The Wellington Courtyard - Bldg B	J.P. Rizal Avenue cor. Mayor's Drive, Tagaytay City	34
The Wellington Courtyard - Bldg C	J.P. Rizal Avenue cor. Mayor's Drive, Tagaytay City	45
The Wellington Courtyard - Bldg D	J.P. Rizal Avenue cor. Mayor's Drive, Tagaytay City	41
The Wellington Courtyard - Bldg E	J.P. Rizal Avenue cor. Mayor's Drive, Tagaytay City	38

Projects / Buildings	Location	# of Units
Woodsville Mansions Bldg. 1	Edison Ave. corner West Service Rd. Brgy. Merville, Parañaque City	72
Woodsville Mansions Bldg. 2	Edison Ave. corner West Service Rd. Brgy. Merville, Parañaque City	96
Woodsville Mansions Bldg. 3	Edison Ave. corner West Service Rd. Brgy. Merville, Parañaque City	89
Woodsville Mansions Bldg. 4	Edison Ave. corner West Service Rd. Brgy. Merville, Parañaque City	108
Woodsville Mansions Bldg. 5	Edison Ave. corner West Service Rd. Brgy. Merville, Parañaque City	72
Woodsville Mansions Bldg. 6	Edison Ave. corner West Service Rd. Brgy. Merville, Parañaque City	64
Woodsville Mansions Bldg. 8	Edison Ave. corner West Service Rd. Brgy. Merville, Parañaque City	72
The Sapphire Bloc - South Tower	Ortigas Center, Pasig City, Metro Manila	665
Robinsons Place Residences II	Padre Faura St., Ermita, Manila	388
Sierra Valley Gardens 1	Ortigas Avenue, Extension, Cainta, Rizal	383
Sierra Valley Gardens 2	Ortigas Avenue, Extension, Cainta, Rizal	383
SYNC - Y Tower	C5 Road, Brgy. Bagong Ilog, Pasig City	939
Woodsville Crest Oak Bldg.	West Service Road, Brgy. Merville, Parañaque City	260
Amisa Private Residences D	Brgy. Punta Engaño, Lapu-Lapu City, Cebu	168
Sierra Valley Gardens 3	Ortigas Avenue, Extension, Cainta, Rizal	440
Woodsville Crest Pine Bldg.	West Service Road, Brgy. Merville, Parañaque City	246
SYNC - N Tower	C5 Road, Brgy. Bagong Ilog, Pasig City	455
Le Pont – Tower 1	Bridgetowne C5 Road, Brgy. Rosario, Pasig City	505
Le Pont – Tower 2	Bridgetowne C5 Road, Brgy. Rosario, Pasig City	644
Sierra Valley Gardens 4	Ortigas Avenue, Extension, Cainta, Rizal	436
Sierra Valley Gardens 5	Ortigas Avenue, Extension, Cainta, Rizal	502
Mantawi Tower 1	Ouano Ave., Mandaue City, Cebu	469
Woodsville Crest – Olive Bldg.	West Service Road, Brgy. Merville, Parañaque City	222
MIRA - Tower 1	Mirasol St., Brgy. San Roque, Cubao, Quezon City	539
MIRA - Tower 2	Mirasol St., Brgy. San Roque, Cubao, Quezon City	538

## Horizontal Developments (40)

Property Name	Location	# of Units
Aspen Heights	Brgy. Consolacion Cebu City, Cebu	583
Bloomfields Cagayan De Oro	Brgy. Lumbia Cagayan De Oro City, Misamis Oriental	144
Bloomfields Davao	Lanang Davao City, Davao	316
Bloomfields General Santos	Brgy. Labangal General Santos City, South Cotabato	755
Bloomfields Heights Lipa	Brgy. Tibig Lipa City, Batangas	340
Bloomfields Tagaytay	Tagaytay-Nasugbu Highway Maharlika West Tagaytay City, Cavite	104
Blue Coast Residences	Brgy. Punta Engaño Mactan, Cebu	79
Brighton at Pueblo Angono	Brgy. Mahabang Parang Angono, Rizal	140



Property Name	Location	# of Units
Brighton Bacolod	Brgy. Estefania Bacolod City, Negros Occidental	735
Brighton Baliwag	Calle Rizal Brgy. Sta. Barbara Baliwag, Bulacan	524
Brighton Parkplace	Brgy. Araniw Laoag City, Ilocos Norte	172
Brighton Parkplace North	Brgy. Cavit Laoag City, Ilocos Norte	90
Brighton Puerto Princesa	Brgy. Sta. Lourdes Puerto Princesa City, Palawan	377
Fernwood Parkhomes	Brgy. Sta. Maria Mabalacat, Pampanga	654
Forbes Estates Lipa	Jose P. Laurel Highway, Lipa City Batangas	216
Forest Parkhomes	Brgy. Pampang Angeles City, Pampanga	319
Forest Parkhomes North	Brgy. Pampang Angeles City, Pampanga	276
Fresno Parkview	Brgy. Lumbia Cagayan De Oro City, Misamis Oriental	501
Grand Tierra	Brgy. Sto. Domingo Capas, Tarlac	572
Grosvenor Place	Governors Drive Brgy. Tanauan Tanza, Cavite	999
Hanalei Heights	Brgy. Balacad Laoag City, Ilocos Norte	558
Hillsborough Pointe	Pueblo De Oro Brgy. Upper Carmen Cagayan De Oro City, Misamis Oriental	318
Mirada Dos	Brgy. Sindalan San Fernando City, Pampanga	181
Montclair Highlands	Brgy. Buhangin Davao City, Davao	365
Nizanta @ Ciudades	Brgy. Mandug Davao City, Davao	477
Residenza Milano	Brgy. San Isidro Batangas City, Batangas	357
Richmond Hills	Brgy. Camaman-an Cagayan De Oro City, Misamis Oriental	282
Robinsons Highlands	Brgy. Buhangin Davao City, Davao	811
Robinsons Homes East	Brgy. San Jose Antipolo City, Rizal	3,735
Robinsons Vineyard	Brgy. San Agustin Dasmariñas, Cavite	2,899
Rosewood Parkhomes	Brgy. Cutcut Angeles City, Pampanga	117
San Jose Estates	Brgy. San Jose Antipolo City, Rizal	80
San Lorenzo Homes	Brgy. San Jose Antipolo City, Rizal	372
Southsquare Village	Brgy. Pasong Kawayan General Trias, Cavite	3,896
Springdale Baliwag	Brgy. Sta. Barbara, Baliwag	674
Springdale at Pueblo Angono Phase 1	Brgy. Mahabang Parang, Angono, Rizal	197
Springdale at Pueblo Angono Phase 2	Brgy. Mahabang Parang, Angono, Rizal	271
St. Bernice Estates	Brgy. San Jose, Antipolo City, Rizal	212
St. Judith Hills	Brgy. San Jose, Antipolo City, Rizal	390
Terrazo At Robinsons Vineyard	Brgy. San Agustin Dasmariñas, Cavite	328

### Destination Estates (3)

Name	Location	Approximate Gross Land Area*
Bridgetowne	Quezon City and Pasig City	32 hectares
Sierra Valley	Cainta, Rizal	18 hectares
Montclair	Porac, Pampanga	230 hectares

# Annex 2: Audited Financial Statement



15F, Robinsons Cyberscape Alpha, Sapphire and Garnet Roads Ortigas Center, Pasig City Philippines  
Telephone Numbers: (632) 397-1888 / 397-0101

## STATEMENT OF MANAGEMENT'S RESPONSIBILITY FOR CONSOLIDATED FINANCIAL STATEMENTS

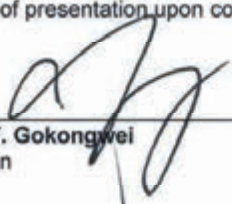
The management of Robinsons Land Corporation and Subsidiaries ("the Group") is responsible for the preparation and fair presentation of the consolidated financial statements including the schedules attached therein, for the years ended December 31, 2024, 2023 and 2022, in accordance with the prescribed financial reporting framework indicated therein, and for such internal control as management determines is necessary to enable the preparation of consolidated financial statements that are free from material misstatement, whether due to fraud or error.

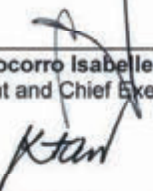
In preparing the consolidated financial statements, management is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable matters related to going concern and using the going concern basis of accounting unless management either intends to liquidate the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

The Board of Directors is responsible for overseeing the Group's financial reporting process.

The Board of Directors reviews and approves the consolidated financial statements, including the schedules attached therein, and submits the same to the stockholders.

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

  
Lance Y. Gokongwei  
Chairman

  
Maria Socorro Isabelle V. Aragon - GoBio  
President and Chief Executive Officer

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

Signed this MAR 21 2025 day of \_\_\_\_\_

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Book No. I

Series of 2025

SUBSCRIBED AND SWORN to before me this MAR 21 2025 at Pasig City  
Philippines, affiants exhibiting to me their competent evidence of identity, as follows:

Name

Lance Y. Gokongwei

Government issued ID  
Passport ID No. P6235422B valid  
until 04 February 2031

Maria Socorro Isabelle V. Aragon - GoBio

Passport ID No. P6273310A valid  
until 02 March 2028

Kerwin Max S. Tan

Passport ID No. P6391979B valid  
until 25 February 2031

15th Floor, Robinsons Cyberscape Alpha, Sapphire and  
Garnet Roads, Ortigas Center, Pasig City  
PTR Receipt No. 3020452, 01.02.2025, Pasig City  
IBP Receipt No. 492738, 01.02.2025, Iloilo  
Admitted to the Bar in 2022





SyCip Gorres Velayo & Co.  
8780 Ayala Avenue  
1226 Makati City  
Philippines

Tel: (632) 8891 0307  
Fax: (632) 8819 0872  
sgv.ph

## INDEPENDENT AUDITOR'S REPORT

The Stockholders and the Board of Directors  
Robinsons Land Corporation

### Opinion

We have audited the accompanying consolidated financial statements of Robinsons Land Corporation and its subsidiaries (the Group), which comprise the consolidated statements of financial position as at December 31, 2024 and 2023, and the consolidated statements of income, consolidated statements of comprehensive income, consolidated statements of changes in equity and consolidated statements of cash flows for each of the three years in the period ended December 31, 2024, and notes to the consolidated financial statements, including a summary of material accounting policy information.

In our opinion, the accompanying consolidated financial statements of the Group as at December 31, 2024 and 2023, and for each of the three years in the period ended December 31, 2024 are prepared in all material respects, in accordance with Philippine Financial Reporting Standards (PFRS) Accounting Standards.

### Basis for Opinion

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

### Key Audit Matters

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

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





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### ***Revenue Recognition from Real Estate Sales***

The Group's revenue recognition process, policies and procedures are significant to our audit because these involve application of significant judgment and estimation in the following areas: (1) assessment of the probability that the entity will collect the consideration from the buyer; (2) determination of the transaction price; (3) application of the input method as the measure of progress in determining real estate revenue.

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

Effective January 1, 2024, the Group adopted Philippine Interpretations Committee (PIC) Q&A 2018-12-D (as amended by PIC Q&A 2020-04) in assessing if the transaction price includes significant financing component. The Group applied the modified retrospective in its initial adoption.

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

In measuring the progress of its performance obligation over time, the Group uses the input method. This method measures progress based on actual costs incurred as determined by the accounting department relative to the estimated total project cost. In the estimation of total project costs, the Group requires technical determination by the Group's specialists (project engineers) to estimate all the inputs involved in the construction and development of the projects to include materials, labor and other costs directly related to the construction of the projects.

In 2022, the Group's real estate revenue and costs include revenue recognition from the Group's real estate operations in China. In recording its revenues, taking into account the contract terms, business practice and the legal and regulatory environment in China, it uses the completed contract method (CCM) in accordance with PFRS 15, *Revenue from Contracts with Customers*. Under this method, all the revenue and profit associated with the sale of the real estate inventories is recognized only after the completion of the project.

The disclosures related to the real estate revenue are included in Note 21 to the consolidated financial statements.

### ***Audit Response***

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

For the buyers' equity, we evaluated management's basis of the buyer's equity by comparing this to the historical analysis of sales cancellations from buyers with accumulated payments above the collection threshold.







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For the determination of the transaction price, we obtained an understanding of the Group's process in implementing PIC Q&A 2018-12-D (as amended by PIC Q&A 2020-04), including the determination of the population of contracts with customers related to real estate sale, the selection of the transition approach and election of available practical expedient. We obtained the financing component calculation of the management which includes an analysis whether the financing component of the Group's contract with customers is significant. We selected sample contracts from the sales contract database and traced these selected contracts to the calculation prepared by management. For selected contracts, we traced the underlying data and assumptions used in the financing component calculation such as contract price, cash discount, payment scheme, payment amortization table and percentage of completion to the contract provision and projected percentage of completion schedule. We also recomputed the financing component for each sample selected.

For the application of the input method in determining real estate revenue and for determining the cost of sales, we obtained an understanding of the Group's processes for determining the percentage of completion (POC) (which excludes land), including the cost accumulation process, and for determining and updating of total estimated costs, and performed tests of the relevant controls on these processes. We assessed the competence, capabilities and objectivity of the project engineers by reference to their qualifications, experience and reporting responsibilities. For selected projects, we traced costs accumulated, including those incurred but not yet billed costs, to the supporting documents such as purchase order, billings and invoices of contractors and other documents evidencing receipt of materials and services from suppliers and contractors. For the estimation of total project costs, we obtained an understanding of the Group's budgeting and project close-out process. For the estimated project cost, we performed test of details (price and quantity) on a sampling basis, for the inputs for each of the major project development workstream. We also performed test of subsequent changes to the budget by vouching to certain documents such as capital fulfillment plan, capital expenditure requests and related executive committee approvals. We performed look-back analysis for both ongoing projects and fully completed projects in current and prior years and performed inquiries with the project engineers for the basis of revisions. We visited selected project sites and made relevant inquiries with project engineers. We performed test computation of the POC calculation of management.

We performed test computation of the transition adjustments and evaluated the relevant disclosures made on the initial adoption of the above PIC QA.

For the year 2022, revenue recognition of the Group's real estate operations in China reported under CCM, we coordinated with the non-EY auditors of the Group in China on certain audit procedures and shared information that may be relevant to their audit. However, we have no responsibility for the procedures they performed or for their report. Also, we coordinated with our EY network firm in China (EY Hua Ming Chengdu Office) to perform planning, risk identification and review of audit procedures performed by the non-EY auditors of the Group in China. Based on the reports obtained and reviewed, the non-EY auditors in China performed tests of the relevant controls on the revenue recognition process, verified the revenue and costs recognized, obtained and assessed relevant licenses including communications to buyers that real estate inventories are ready for acceptance, obtained signed notice of acceptance or equivalent documentation from the buyers, obtained and evaluated accomplishment reports, and validated that the revenue and costs are recognized in the appropriate period.





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### **Other Information**

Management is responsible for the other information. The other information comprises the information included in the SEC Form 20 IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2024, but does not include the consolidated financial statements and our auditor's report thereon. The SEC Form 20 IS (Definitive Information Statement), SEC Form 17-A and Annual Report for the year ended December 31, 2024 are expected to be made available to us after the date of this auditor's report.

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

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

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

Management is responsible for the preparation and fair presentation of these financial statements in accordance with PFRS Accounting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

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

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

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

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







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

- Identify and assess the risks of material misstatement of the consolidated financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by management.
- Conclude on the appropriateness of management's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the consolidated financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the audit. We remain solely responsible for our audit opinion.

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

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





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

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

SYCIP GORRES VELAYO & CO.

Michael C. Sabado

Partner

CPA Certificate No. 89336

Tax Identification No. 160-302-865

BOA/PRC Reg. No. 0001, April 16, 2024, valid until August 23, 2026

BIR Accreditation No. 08-001998-073-2023, October 23, 2023, valid until October 22, 2026

PTR No. 10465376, January 2, 2025, Makati City

March 21, 2025





**ROBINSONS LAND CORPORATION AND SUBSIDIARIES**  
**CONSOLIDATED STATEMENTS OF FINANCIAL POSITION**

	December 31	
	2024	2023
<b>ASSETS</b>		
<b>Current Assets</b>		
Cash and cash equivalents (Notes 7, 20 and 32)	P10,535,280,367	P5,724,383,259
Receivables (Notes 3, 8, 20, 32 and 33)	16,829,581,352	16,821,480,062
Subdivision land, condominium and residential units for sale (Note 9)	40,555,030,889	35,684,565,320
Other current assets (Notes 10, 31, 32 and 33)	4,549,847,783	4,175,567,574
<b>Total Current Assets</b>	<b>72,469,740,391</b>	<b>62,405,996,215</b>
<b>Noncurrent Assets</b>		
Noncurrent receivables (Notes 4, 8, 20, 32 and 33)	9,695,344,142	7,353,762,589
Investment properties (Note 11)	144,088,354,539	136,949,074,725
Property and equipment (Note 12)	19,707,188,002	17,101,420,112
Investments in associate, joint ventures (Notes 3 and 31)	9,327,866,785	6,324,586,527
Right-of-use assets (Notes 13 and 34)	2,288,981,119	1,367,642,922
Other noncurrent assets (Notes 13, 20, 32 and 33)	4,254,409,366	4,187,191,788
<b>Total Noncurrent Assets</b>	<b>189,362,143,953</b>	<b>173,283,678,663</b>
	<b>P261,831,884,344</b>	<b>P235,689,674,878</b>
<b>LIABILITIES AND EQUITY</b>		
<b>Current Liabilities</b>		
Accounts payable and accrued expenses (Notes 14, 32, 33 and 34)	P21,751,295,189	P19,332,288,616
Short-term loans (Notes 16, 32 and 33)	-	800,000,000
Contract liabilities, deposits and other current liabilities (Notes 4, 15, 19, 20, 32, 33 and 34)	10,491,248,838	7,768,742,321
Income tax payable	96,371,117	110,120,404
Current portion of loans payable (Notes 16, 32 and 33)	13,686,135,008	6,191,963,019
<b>Total Current Liabilities</b>	<b>46,025,050,152</b>	<b>34,203,114,360</b>
<b>Noncurrent Liabilities</b>		
Loans payable - net of current portion (Notes 16, 19, 32 and 33)	39,530,385,252	46,957,204,440
Deferred tax liabilities - net (Notes 3 and 27)	3,321,221,344	3,291,914,738
Contract liabilities, deposits and other noncurrent liabilities (Notes 4, 17, 20, 29, 32, 33 and 34)	11,440,371,192	9,762,631,973
<b>Total Noncurrent Liabilities</b>	<b>54,291,977,788</b>	<b>60,011,751,151</b>
	<b>100,317,027,940</b>	<b>94,214,865,511</b>

(Forward)



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	December 31	
	2024	2023
<b>Equity</b>		
Equity attributable to equity holders of the Parent Company		
Capital stock (Note 19)	<b>P5,193,830,685</b>	<b>P5,193,830,685</b>
Additional paid-in capital (Note 19)	<b>39,034,651,633</b>	<b>39,034,651,633</b>
Treasury stock (Notes 19)	<b>(5,933,511,472)</b>	<b>(5,794,807,244)</b>
Equity reserves (Note 19)	<b>25,973,087,739</b>	<b>15,976,614,438</b>
Other comprehensive income:		
Remeasurements of net defined benefit liability - net of tax (Note 30)	<b>(143,455,883)</b>	<b>(123,084,396)</b>
Fair value reserve of financial assets at FVOCI - net of tax (Notes 8, 13 and 33)	<b>(1,709,782)</b>	<b>(40,571,903)</b>
Cumulative translation adjustment (Note 4)	<b>(20,768,959)</b>	<b>(18,428,884)</b>
Retained earnings (Notes 3 and 18)		
Unappropriated	<b>69,761,037,043</b>	<b>59,283,466,485</b>
Appropriated	<b>22,000,000,000</b>	<b>22,000,000,000</b>
	<b>155,863,161,004</b>	<b>135,511,670,814</b>
Non-controlling interests (Note 2)	<b>5,651,695,400</b>	<b>5,963,138,553</b>
	<b>161,514,856,404</b>	<b>141,474,809,367</b>
	<b>P261,831,884,344</b>	<b>P235,689,674,878</b>

See accompanying Notes to Consolidated Financial Statements.





## ROBINSONS LAND CORPORATION AND SUBSIDIARIES

### CONSOLIDATED STATEMENTS OF COMPREHENSIVE INCOME

	Years Ended December 31		
	2024	2023	2022
<b>REVENUE</b> (Notes 6 and 21)			
<b>Real Estate Operations</b>			
Rental income (Notes 11, 15 and 35)	P20,663,638,447	P18,689,953,342	P15,698,459,470
Real estate sales (Notes 5, 6, 21 and 25)	6,512,881,755	9,839,687,793	20,104,538,996
Amusement income (Note 21)	1,080,030,065	781,793,106	437,265,093
Others (Notes 21 and 31)	8,626,995,632	8,143,574,507	6,934,678,877
	<b>36,883,545,899</b>	<b>37,455,008,748</b>	<b>43,174,942,436</b>
<b>Hotel Operations</b> (Note 21)	<b>5,998,177,554</b>	<b>4,563,167,683</b>	<b>2,328,046,518</b>
	<b>42,881,723,453</b>	<b>42,018,176,431</b>	<b>45,502,988,954</b>
<b>COSTS</b> (Notes 6 and 22)			
<b>Real Estate Operations</b>			
Cost of rental services (Note 25)	5,744,188,492	5,508,537,277	5,442,891,270
Cost of real estate sales (Note 9)	3,172,040,645	4,751,380,786	14,129,022,918
Cost of amusement services	457,913,523	340,526,439	205,148,349
Others	5,023,368,667	4,793,971,612	4,709,106,936
	<b>14,397,511,327</b>	<b>15,394,416,114</b>	<b>24,486,169,473</b>
<b>Hotel Operations</b> (Note 22)	<b>5,013,260,387</b>	<b>4,128,367,845</b>	<b>2,553,453,140</b>
	<b>19,410,771,714</b>	<b>19,522,783,959</b>	<b>27,039,622,613</b>
	<b>23,470,951,739</b>	<b>22,495,392,472</b>	<b>18,463,366,341</b>
<b>GENERAL AND ADMINISTRATIVE EXPENSES</b> (Notes 6 and 23)	<b>5,859,129,390</b>	<b>5,159,645,390</b>	<b>4,350,968,306</b>
<b>INCOME BEFORE OTHER INCOME (LOSSES)</b>	<b>17,611,822,349</b>	<b>17,335,747,082</b>	<b>14,112,398,035</b>
<b>OTHER INCOME (LOSSES)</b>			
Interest expense (Notes 16, 25 and 35)	(2,226,850,323)	(1,905,765,841)	(1,230,646,712)
Interest income (Notes 7 and 25)	366,164,957	156,766,546	133,296,601
Gain from insurance (Note 8)	170,055,238	136,677,321	—
Foreign exchange gain (Note 32)	27,821,482	1,451,683	212,682,299
Fair value gain on investment in Associate reclassified to FVOCI and gain on sale of investment property (Notes 11 and 31)	729,554,395	—	11,007,514
Others - net (Notes 2, 12 and 31)	956,552	(503,350,882)	(179,550,998)
	<b>(932,297,699)</b>	<b>(2,114,221,173)</b>	<b>(1,053,211,296)</b>
<b>INCOME BEFORE INCOME TAX</b>	<b>16,679,524,650</b>	<b>15,221,525,909</b>	<b>13,059,186,739</b>
<b>PROVISION FOR INCOME TAX</b> (Note 27)	<b>1,338,845,476</b>	<b>1,849,202,090</b>	<b>1,927,399,292</b>
<b>NET INCOME</b>	<b>15,340,679,174</b>	<b>13,372,323,819</b>	<b>11,131,787,447</b>
<b>OTHER COMPREHENSIVE INCOME (LOSS)</b>			
<b>Other comprehensive income (loss) to be reclassified to profit or loss in subsequent periods</b>			
Cumulative translation adjustment	(2,340,075)	(16,697,160)	(36,952,691)
<b>Other comprehensive income (loss) not to be reclassified to profit or loss in subsequent periods</b>			
Remeasurements of net defined benefit liability (Note 30)	(27,161,983)	(132,955,501)	160,064,373
Fair value reserve of financial assets at FVOCI (Notes 8 and 13)	38,862,121	(17,481,427)	(96,107,948)
Income tax effect (Note 27)	6,790,496	33,238,875	(15,989,106)
	<b>18,490,634</b>	<b>(117,198,053)</b>	<b>47,967,319</b>
<b>Total Other Comprehensive Income (Loss)</b>	<b>16,150,559</b>	<b>(133,895,213)</b>	<b>11,014,628</b>
<b>TOTAL COMPREHENSIVE INCOME</b>	<b>P15,356,829,733</b>	<b>P13,238,428,606</b>	<b>P11,142,802,075</b>



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	Years Ended December 31		
	2024	2023	2022
Net Income Attributable to: (Note 29)			
Equity holders of the Parent Company	P13,212,484,926	P12,062,323,399	P9,749,954,153
Non-controlling interests	2,128,194,248	1,310,000,420	1,381,833,294
	<b>P15,340,679,174</b>	<b>P13,372,323,819</b>	<b>P11,131,787,447</b>
Total Comprehensive Income Attributable to:			
Equity holders of the Parent Company	P13,228,635,485	P11,928,428,186	P9,760,968,781
Non-controlling interests	2,128,194,248	1,310,000,420	1,381,833,294
	<b>P15,356,829,733</b>	<b>P13,238,428,606</b>	<b>P11,142,802,075</b>
<b>Basic/Diluted Earnings Per Share (Note 29)</b>	<b>P2.73</b>	<b>P2.46</b>	<b>P1.91</b>
<b>Dividend Declared Per Share</b>	<b>P0.65</b>	<b>P0.52</b>	<b>P0.50</b>

See accompanying Notes to Consolidated Financial Statements.





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

	For the Year Ended December 31, 2024									
	Attributable to Equity Holders of the Parent Company									
	Capital Stock	Additional Paid-in Capital	Treasury Stock	Equity Reserve	Remeasurements of Net Defined Benefit Liability	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)	Non-controlling Interest
<b>Balances at January 1, 2024</b>	<b>P5,193,830,685</b>	<b>P39,034,651,633</b>	<b>(P5,794,807,244)</b>	<b>P15,976,614,438</b>	<b>(P123,084,396)</b>	<b>(P18,428,884)</b>	<b>(P40,571,903)</b>	<b>P59,283,466,485</b>	<b>P22,000,000,000</b>	<b>P5,963,138,553</b>
Impact of adoption of PFRS 15 covered by PIC Q&A 2018-12-D (Notes 3 and 15)	-	-	-	-	-	-	-	-	-	-
<b>Balances at January 1, 2024, as restated</b>	<b>P5,193,830,685</b>	<b>P39,034,651,633</b>	<b>(P5,794,807,244)</b>	<b>P15,976,614,438</b>	<b>(P123,084,396)</b>	<b>(P18,428,884)</b>	<b>(P40,571,903)</b>	<b>P59,283,466,485</b>	<b>P22,000,000,000</b>	<b>P5,963,138,553</b>
Comprehensive income (loss)	-	-	-	-	-	-	-	-	-	-
Net income	-	-	-	-	-	-	-	-	-	-
Other comprehensive income (loss), net of tax	-	-	-	-	-	-	-	-	-	-
Total comprehensive income (loss)	-	-	-	-	-	-	-	-	-	-
Reversal of appropriation (Note 18)	-	-	-	-	-	-	-	-	-	-
Appropriation (Note 18)	-	-	-	-	-	-	-	-	-	-
Equity transactions and net change in NCI (Note 19)	-	-	-	-	-	-	-	-	-	-
Cash dividends (Note 18)	-	-	-	-	-	-	-	-	-	-
Acquisition of treasury stock (Note 18)	-	-	-	-	-	-	-	-	-	-
<b>Balances at December 31, 2024</b>	<b>P5,193,830,685</b>	<b>P39,034,651,633</b>	<b>(P5,933,511,472)</b>	<b>P25,973,087,739</b>	<b>(P143,455,883)</b>	<b>(P20,768,959)</b>	<b>(P1,709,782)</b>	<b>P69,761,037,043</b>	<b>P22,000,000,000</b>	<b>P5,651,695,400</b>
<b>Balances at January 1, 2023</b>	<b>P5,193,830,685</b>	<b>P39,034,651,633</b>	<b>(P2,566,837,514)</b>	<b>P15,976,614,438</b>	<b>(P23,367,770)</b>	<b>(P1,731,724)</b>	<b>(P23,090,476)</b>	<b>P51,761,840,147</b>	<b>P20,000,000,000</b>	<b>P6,095,216,467</b>
Comprehensive income (loss)	-	-	-	-	-	-	-	-	-	-
Net income	-	-	-	-	-	-	-	-	-	-
Other comprehensive income (loss), net of tax	-	-	-	-	-	-	-	-	-	-
Total comprehensive income (loss)	-	-	-	-	-	-	-	-	-	-
Reversal of appropriation (Note 18)	-	-	-	-	-	-	-	-	-	-
Appropriation (Note 18)	-	-	-	-	-	-	-	-	-	-
Cash dividends (Note 18)	-	-	-	-	-	-	-	-	-	-
Acquisition of treasury stock (Note 18)	-	-	-	-	-	-	-	-	-	-
<b>Balances at December 31, 2023</b>	<b>P5,193,830,685</b>	<b>P39,034,651,633</b>	<b>(P5,794,807,244)</b>	<b>P15,976,614,438</b>	<b>(P123,084,396)</b>	<b>(P18,428,884)</b>	<b>(P40,571,903)</b>	<b>P59,283,466,485</b>	<b>P22,000,000,000</b>	<b>P5,963,138,553</b>

	For the Year Ended December 31, 2023									
	Attributable to Equity Holders of the Parent Company									
	Capital Stock	Additional Paid-in Capital	Treasury Stock	Equity Reserve	Remeasurements of Net Defined Benefit Liability	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)	Non-controlling Interest
<b>Balances at January 1, 2023</b>	<b>P5,193,830,685</b>	<b>P39,034,651,633</b>	<b>(P2,566,837,514)</b>	<b>P15,976,614,438</b>	<b>(P23,367,770)</b>	<b>(P1,731,724)</b>	<b>(P23,090,476)</b>	<b>P51,761,840,147</b>	<b>P20,000,000,000</b>	<b>P6,095,216,467</b>
Comprehensive income (loss)	-	-	-	-	-	-	-	-	-	-
Net income	-	-	-	-	-	-	-	-	-	-
Other comprehensive income (loss), net of tax	-	-	-	-	-	-	-	-	-	-
Total comprehensive income (loss)	-	-	-	-	-	-	-	-	-	-
Reversal of appropriation (Note 18)	-	-	-	-	-	-	-	-	-	-
Appropriation (Note 18)	-	-	-	-	-	-	-	-	-	-
Cash dividends (Note 18)	-	-	-	-	-	-	-	-	-	-
Acquisition of treasury stock (Note 18)	-	-	-	-	-	-	-	-	-	-
<b>Balances at December 31, 2023</b>	<b>P5,193,830,685</b>	<b>P39,034,651,633</b>	<b>(P5,794,807,244)</b>	<b>P15,976,614,438</b>	<b>(P123,084,396)</b>	<b>(P18,428,884)</b>	<b>(P40,571,903)</b>	<b>P59,283,466,485</b>	<b>P22,000,000,000</b>	<b>P5,963,138,553</b>



For the Year Ended December 31, 2022													
Attributable to Equity Holders of the Parent Company													
	Capital Stock, (Note 19)	Paid-in Capital, (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 30)	Cumulative Translation Adjustment	Fair value reserve of financial assets (Notes 8 and 13)	Unappropriated Retained Earnings (Note 18)	Appropriated Retained Earnings (Note 18)	Total	Non-controlling Interest	Total Equity
Balances at January 1, 2022	P5,193,830,685	P39,040,182,917	P438,191,348	P17,701,192,360	(P143,416,050)	(36,952,691)	(72,080,961)	9,749,954,153	—	—	1,381,833,294	—	11,014,628
comprehensive income (loss)	—	—	—	—	—	—	—	—	—	—	—	—	—
Net income	—	—	—	—	—	—	—	—	—	—	—	—	—
Other comprehensive income (loss), net of tax	—	—	—	—	—	—	—	—	—	—	—	—	—
Total comprehensive income (loss)	—	—	—	—	—	—	—	—	—	—	—	—	—
Reversal of appropriation (Note 18)	—	—	—	—	—	—	—	—	—	—	—	—	—
Appropriation (Note 18)	—	—	—	—	—	—	—	—	—	—	—	—	—
Issuance of capital stock	—	—	—	—	—	—	—	—	—	—	—	—	—
Stock issue costs (Note 19)	—	—	—	—	—	—	—	—	—	—	—	—	—
Acquisition of treasury stock	—	—	(5,531,284)	(2,128,646,166)	—	—	—	—	—	—	—	—	—
Transfer of assets to subsidiary	—	—	—	—	—	—	—	—	—	—	—	—	—
Cash dividends (Note 18)	—	—	—	—	(1,724,577,922)	—	—	—	—	—	—	—	—
Balances at December 31, 2022	P5,193,830,685	P39,034,651,633	P2,566,837,514	P15,976,614,438	(P23,367,770)	(P1,731,724)	(P23,090,476)	P51,761,840,147	P20,000,000,000	P20,000,000,000	P129,351,909,419	P6,095,216,467	P135,447,125,886

accompanying Notes to Consolidated Financial Statements

See accompanying Notes to Consolidated Financial Statements







For the complete AFS, please visit:  
[https://robinsonsland.com/sites/default/files/2025-04/RLC\\_SEC%2017-A\\_December%2031%202024%20%28Amended%29.pdf](https://robinsonsland.com/sites/default/files/2025-04/RLC_SEC%2017-A_December%2031%202024%20%28Amended%29.pdf)

# Annex 3: Performance Index

## Economic

### Direct Economic Value generated and distributed (Php in millions)

	2020	2021	2022	2023	2024
Direct Economic Value Generated	28,026	36,539	45,503	42,018	42,882
Direct Economic Value Distributed	25,676	32,253	39,553	32,794	34,652
Payment to Suppliers, other operating costs	17,631	24,429	28,336	21,504	21,555
Payments to employees	1,241	1,505	1,868	2,412	2,763
Payments to providers of capital	4,895	3,842	5,880	6,672	8,073
Payments to government	1,909	2,477	3,469	2,206	2,253

\* Community investments have not been presented in this table, but are included in the total figure for Direct Economic Value Distributed.

### Communicating and training about anti-corruption policies and procedures

	2021	2022	2023	2024
Number of employees to whom the organization's anti-corruption policies and procedures have been communicated	425	2,167	3,299	3,514
Number of business partners to whom the organization's anti-corruption policies and procedures have been communicated	27	45	40	40
Percentage of directors and management who have received anti-corruption training	100	337	641	641
Number of employees who have received anti-corruption training	425	1,174	3,299	3,514



## Environment

### MATERIALS USED

#### Cement Consumption (kg)

	2020	2021	2022	2023	2024
Malls	308,220	306,605	236,845	143,731	21,148
Residences (Vertical Development)	18,030,237	39,571,038	22,502,020	25,283,169	15,762,286
RHomes (Horizontal Development)	5,796,274	10,052,901	4,526,400	7,544,000	18,860

#### Glass Consumption (kg)

	2020	2021	2022	2023	2024
Malls	10,750	10,380	8,483	10,150	241
Residences (Vertical Development)	81,763	52,060	42,569	55,348	218
RHomes (Horizontal Development)	3,035	2,623	1,538	2,034	-

#### Concrete (Masonry) Consumption (kg)

	2020	2021	2022	2023	2024
Malls	100,000	108,100	55,250	41,490	3,880
Residences (Vertical Development)*	-	-	-	-	607
RHomes (Horizontal Development)	1,606,34	1,195,173	944,911	1,153,031	-

\* Residences (Vertical Development) masonry consumption was previously recorded under Cement consumption.

#### Rebar Consumption (kg)

	2020	2021	2022	2023	2024
Malls	200,000	200,140	92,657	114,895	1,077
Residences (Vertical Development)	9,618,376	12,454,111	8,882,546	10,935,536	8,467,714
RHomes (Horizontal Development)	1,608,789	1,214,967	1,433,661	1,013,471	14,041

## Energy and Emissions (Absolute)

### Renewable Energy Electricity Consumption (MWh)

	2020	2021	2022	2023	2024
Malls	20,495	27,370	62,594	66,981	52,121*
Office Buildings	3,454	6,462	7,055	7,760	9,242
Total	23,949	30,237,144	63,158,536	74,741,020	61,363,190

\* Significant decrease in 2024 of the renewable energy consumption of malls is due to Robinsons Galleria Cebu being fully sourced by renewable power for only one month in 2024.

### Diesel Consumption (L)

	2020	2021	2022	2023	2024
Malls	861,722	836,448	752,919	652,250	869,530
Office Buildings	82,484	66,294	60,080	62,452	139,875
Industrial and Integrated Developments	4,440	5,040	4,840	3,720	1,822
RLC Residences (Vertical Developments)	11,509	31,277	16,915	12,336	24,631
RHomes (Horizontal Developments)	3,854	5,525	3,256	2,580	1,022
Hotels and Resorts	11,989	25,025	27,630	20,918	43,881

### Energy Consumption (Common Spaces) (MWh)

	2020	2021	2022	2023	2024*
Malls	144,255	148,128	253,824	298,725	276,280
Office Buildings	18,145	13,500	24,235	27,568	29,525
Industrial and Integrated Developments	2,192	3,835	4,446	5,416	6,860
RLC Residences (Vertical Developments)	9,528	9,821	10,294	10,961	31,095
RHomes (Horizontal Developments)	452	382	323	303	313
Hotels and Resorts	20,277	21,061	34,198	52,398	43,979

\* Relative increase in 2024 is due to the inclusion of properties under RL Commercial REIT, Inc. (RCR) and Altus Property Ventures, Inc. (APVI), which were not included in the previous years.



**Energy consumption outside organization (MWh)**

	2020	2021	2022	2023	2024*
Malls (tenants)	163,741	157,743	211,717	228,721	286,940
Office Buildings (tenants)	77,216	52,821	103,903	110,806	139,673

\* Relative increase in 2024 is due to the inclusion of properties under RL Commercial REIT, Inc. (RCR) and Altus Property Ventures, Inc. (APVI), which were not included in the previous years.

**Scope 1 Emissions (tCO<sub>2</sub>e)**

	2020	2021	2022	2023	2024*
Malls	1,366	1,391	1,817	1,735	14,888
Office Buildings	221	175	197	166	366
RLC Residences (Vertical Developments)	31	46	45	33	67
RHomes (Horizontal Developments)	68	78	52	41	-
Hotels and Resorts	27	56	115	481	540

\* Significant increase in malls scope 1 emissions is due to the inclusion of LPG data from our malls, which was not included in previous years

**Scope 2 Emissions (tCO<sub>2</sub>e)**

	2020	2021	2022	2023	2024
Malls	88,142	86,004	136,194	165,048	155,454
Office Buildings	10,463	5,013	12,236	14,107	14,067
Industrial and Integrated Developments	1,561	2,732	3,166	3,858	4,757
RLC Residences (Vertical Developments)	6,786	6,995	7,331	7,807	21,565
RHomes (Horizontal Developments)	322	272	230	216	217
Hotels and Resorts	14,441	15,000	24,356	37,318	30,499

**Scope 3 Emissions (tCO<sub>2</sub>e)**

	2020	2021	2022	2023	2024
Malls (tenants)	117,711	113,391	101,967	162,895	198,993
Office Buildings (tenants)	55,082	35,648	60,860	65,119	96,863

**RLC Avoided Emissions (tCO<sub>2</sub>e)**

	2020	2021	2022	2023	2024
Malls	14,597	19,493	44,579	47,704	36,146
Office Buildings	2,460	4,602	5,024	5,527	6,409
Total	17,056	24,095	49,604	53,231	42,555

Note: This is calculated based on the amount of renewable energy (installed solar and purchased RE) used instead of grid electricity.

## Energy and Emissions (Intensity)

**Energy Intensity (Whole Building) (kWh/sqm)**

	2020	2021	2022	2023	2024
Malls	123	121	178	172	176
Office Buildings	138	85	157	165	189
Industrial Facilities	23	23	22	22	23
Hotels and Resorts	91	88	115	152	128

**Energy Intensity (Common Area) (kWh/sqm)**

	2020	2021	2022	2023	2024
Malls	149	151	257	208	184
Office Buildings	254	106	188	213	223



**Energy Intensity (Tenant) (kWh/sqm)**

	2020	2021	2022	2023	2024
Malls	107	102	130	141	169
Office Buildings	125	80	151	156	183

**Scope 1 GHG Intensity (tCO<sub>2</sub>e/sqm)**

	2020	2021	2022	2023	2024*
Malls	0.0014	0.0014	0.0018	0.0012	0.0099
Office Buildings	0.0031	0.0014	0.0015	0.0013	0.0028
Hotels and Resorts	0.0001	0.0002	0.0004	0.0014	0.0016

\* Significant increase in malls Scope 1 emissions intensity is due to the inclusion of LPG data from our malls, which was not included in previous years.

**Scope 2 GHG Intensity (tCO<sub>2</sub>e/sqm)**

	2020	2021	2022	2023	2024
Malls	0.091	0.088	0.138	0.115	0.104
Office Buildings	0.146	0.039	0.095	0.109	0.106
Industrial and Integrated Developments	0.017	0.016	0.016	0.016	0.016
Hotels and Resorts	0.064	0.063	0.082	0.108	0.088

**Scope 3 GHG Intensity (kWh/sqm)**

	2020	2021	2022	2023	2024
Malls	0.077	0.073	0.063	0.1	0.117
Office Buildings	0.089	0.054	0.088	0.092	0.127

## Water and Waste

### Water withdrawal (in m<sup>3</sup>)

	2020	2021	2022	2023	2024*
Malls	3,620,445	3,317,283	4,615,575	4,467,949	5,161,072
Office Buildings	495,925	477,891	706,539	692,686	755,318
Industrial and Integrated Developments	-	-	22,512	26,248	100,402
RLC Residences (Vertical Developments)	1,320,616	1,288,847	1,161,419	940,638	925,647
RHomes (Horizontal Developments)	675,831	592,845	525,106	477,830	502,767
Hotels and Resorts	156,102	165,920	209,591	234,942	184,796

\* Relative increase in 2024 is due to the inclusion of properties under RL Commercial REIT, Inc. (RCR) and Altus Property Ventures, Inc. (APVI), which were not included in the previous years.

### Water Intensity (m<sup>3</sup>/sqm)

	2020	2021	2022	2023	2024
Malls	1.45	1.31	1.77	1.46	1.61
Office Buildings	0.72	0.61	0.86	0.83	0.85
Industrial and Integrated Developments	-	-	0.11	0.11	0.34
Hotels and Resorts	0.70	0.70	0.71	0.68	0.54

### Waste (tons)

	2020	2021	2022	2023 <sup>a</sup>	2024 <sup>b</sup>
Total waste generated	56,046	22,565	26,563	34,592	33,628
Recyclable	3,477	4,050	7,379	8,466	8,399
Compostable	4,696	6,797	4,092	4,980	5,442
Residual	47,830	11,716,24	23,976	20,479	19,233
Others	43	2	0	1	

<sup>a</sup> Includes Residential construction waste.

<sup>b</sup> 2024 data includes waste from RCR and APVI properties, which were not included in previous years.

However, no residential construction was done in 2024, resulting in an overall slight decrease from 2023 figures.



**Waste sent to landfill and diverted from landfill (tons)**

	2020	2021	2022	2023	2024
Waste sent to landfill	56,129	22,567	25,621	35,007	32,955
Recyclable	3,541	4,081	7,658	8,576	7,888
Compostable	4,694	6,760	4,117	4,543	5,448
Residual	47,851	11,725	23,836	21,831	19,831
Others	43	2	64	48	23
Waste diverted from landfill	3	3	10	10	17

Note: The reporting and classification of our waste data is set to be reviewed and further improved next year.

**Social****New Hires by Gender**

	2021	2022	2023	2024
Male	216	683	682	551
Female	274	632	662	584
Total Employees	490	1,315	1,344	1,135

**Employee Turnover by Age**

	2021	2022	2023	2024
Baby Boomer	16	23	36	24
Gen X	16	93	103	130
Millennial	172	538	503	542
Gen Z	274	117	171	221
Total Employees	462	771	813	917

**New Hires by Age**

	2021	2022	2023	2024
Baby Boomer		10	21	9
Gen X	10	162	139	110
Millennial	190	822	682	470
Gen Z	292	321	502	546
Total Employees	492	1,315	1,344	1,135

**Parental Leave**

	2021	2022	2023	2024
Nos. of employee who availed of Maternity Leave	62	59	197	197
Nos. of employee who availed of Paternity Leave	18	45	75	75

**Data Privacy**

	2020	2021	2022	2023	2024
No. of data breaches, including leaks, thefts, and losses of data	0	ND	0	0	1

**Customer Privacy**

	2020	2021	2022	2023	2024
No. of substantiated complaints on customer privacy <sup>1</sup>	0	ND	1	0	0
No. of complaints addressed	0		2	0	0
No. of customers, users, and account holders whose information is used for secondary purposes	0		0	0	0

<sup>1</sup> Substantiated complaints include complaints from customers that went through the organization's formal communication channels and grievance mechanisms as well as complaints that were lodged to and acted upon by government agencies.

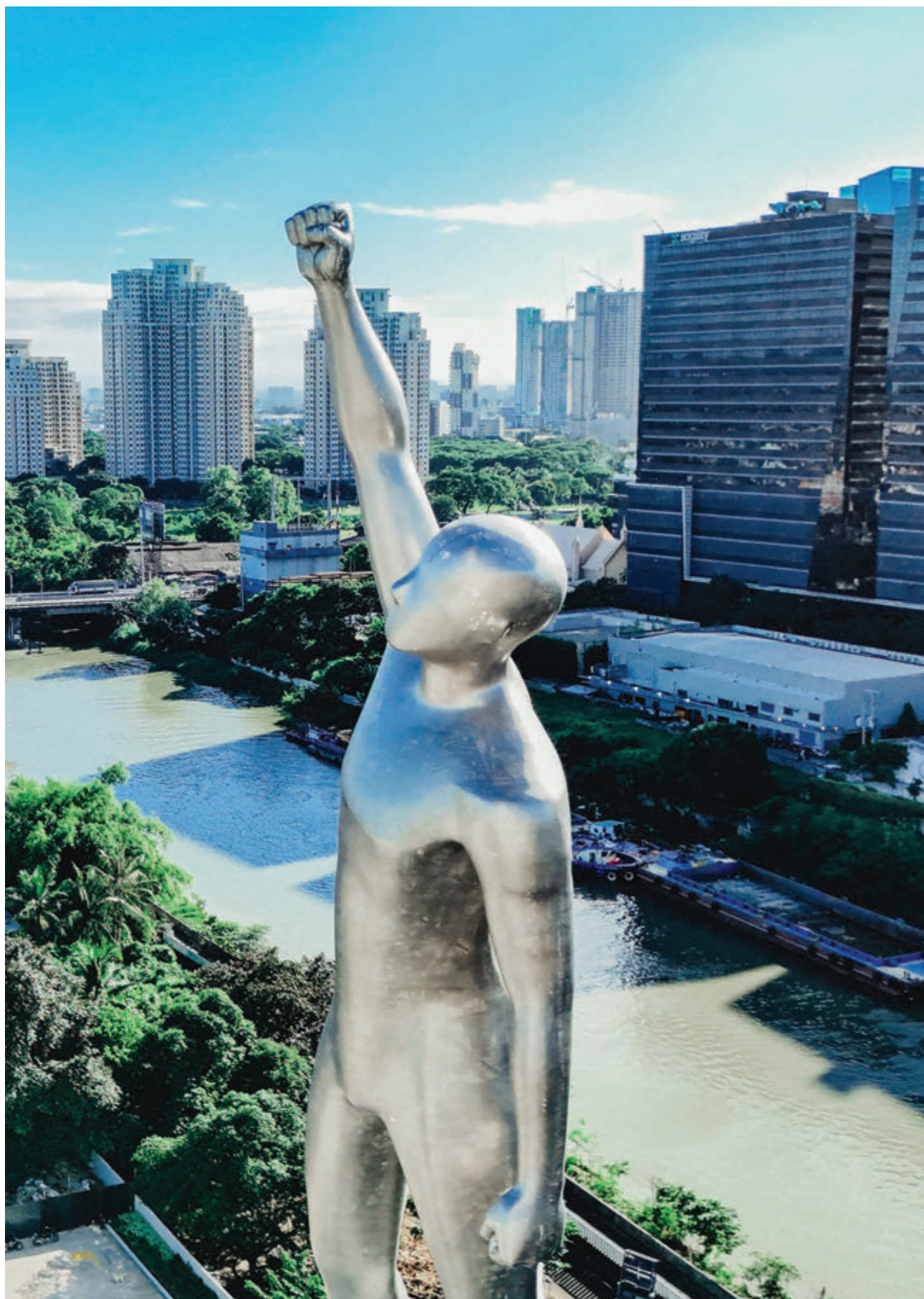
**Training on Anti-corruption Policies and Procedures**

	2021	2022	2023	2024
Number of employees to whom the organization's anti-corruption policies and procedures have been communicated	425	2,167	3,299	3,514
Number of business partners to whom the organization's anti-corruption policies and procedures have been communicated	27	45	40	40
Percentage of directors and management who have received anti-corruption training (%)	100	337	641	641
Number of employees who have received anti-corruption training	425	1,174	3,299	3,514

**Incidents of Corruption**

	2020	2021	2022	2023	2024
Number of incidents in which directors were removed or disciplined for corruption	0	ND	0	0	0
Number of incidents in which employees were dismissed or disciplined for corruption	0		0	0	0
Number of incidents when contracts with business partners were terminated due to incidents of corruption	0		0	0	0





## Annex 4: Global Reporting Initiative (GRI) and Sustainability Accounting Standards Board (SASB) Content Index

<b>Statement of Use</b>	Robinsons Land Corporation has reported the information cited in this GRI content index for the period January 01, 2024 to December 31, 2024 with reference to the GRI Standards.
<b>GRI 1 used</b>	GRI 1: Foundation 2021

GRI Standard/ Other Source	Disclosure	Location/Direct Answer Reason for Omission
<b>GRI 2:</b> General Disclosures 2021	<b>2-1</b> Organizational details	1, 9, 11
	<b>2-2</b> Entities included in the organization's sustainability reporting	1, 3
	<b>2-3</b> Reporting period, frequency and contact point	1, 11
	<b>2-4</b> Restatements of information	97, 125
	<b>2-5</b> External assurance	None
	<b>2-6</b> Activities, value chain and other business relationships	3, 29
	<b>2-7</b> Employees	104
	<b>2-8</b> Workers who are not employees	<i>Data not available</i>
	<b>2-9</b> Governance structure and composition	132
	<b>2-10</b> Nomination and selection of the highest governance body	132 The Board Nomination and Election Policy is available on the corporate website ( <a href="https://robinsonsland.com/company-policies">https://robinsonsland.com/company-policies</a> )
	<b>2-11</b> Chair of the highest governance body	132
	<b>2-12</b> Role of the highest governance body in overseeing the management of impacts	132
	<b>2-13</b> Delegation of responsibility for managing impacts	134
	<b>2-14</b> Role of the highest governance body in sustainability reporting	The highest governance body is responsible for reviewing and approving the reported information.



GRI Standard/ Other Source	Disclosure	Location/Direct Answer/ Reason for Omission
<b>GRI 2:</b> General Disclosures 2021	<b>2-15</b> Conflicts of interest	130
	<b>2-16</b> Communication of critical concerns	138
	<b>2-17</b> Collective knowledge of the highest governance body	135
	<b>2-18</b> Evaluation of the performance of the highest governance body	135
	<b>2-19</b> Remuneration policies	The Succession Planning and Remuneration Policy is available on the corporate website ( <a href="https://robinsonsland.com/company-policies">https://robinsonsland.com/company-policies</a> )
	<b>2-20</b> Process to determine remuneration	
	<b>2-21</b> Annual total compensation ratio	Data not available
	<b>2-22</b> Statement on sustainable development strategy	19
	<b>2-23</b> Policy commitments	130
	<b>2-24</b> Embedding policy commitments	
	<b>2-25</b> Processes to remediate negative impacts	Data not available
	<b>2-26</b> Mechanisms for seeking advice and raising concerns	130
	<b>2-27</b> Compliance with laws and regulations	For 2024, RLC recorded no incidents of non-compliance with laws and regulations.
	<b>2-28</b> Membership associations	Data not available
	<b>2-29</b> Approach to stakeholder engagement	
	<b>2-30</b> Collective bargaining agreements	110
<b>GRI 3:</b> Material Topics 2021	<b>3-1</b> Process to determine material topics	67-68
	<b>3-2</b> List of material topics	
	<b>3-3</b> Management of material topics	This is reported alongside topic disclosures.
<b>ENERGY AND EMISSIONS MANAGEMENT</b>		
<b>GRI 302:</b> Energy 2016	<b>302-1</b> Energy consumption within the organization	77, 151
	<b>302-2</b> Energy consumption outside of the organization	152
	<b>302-3</b> Energy intensity	78
	<b>302-4</b> Reduction of energy consumption	Data not available

GRI Standard/ Other Source	Disclosure	Location/Direct Answer/ Reason for Omission
GRI 302: Energy 2016	302-5 Reductions in energy requirements of products and services	Data not available
SASB SV-HL-130a/ IF-RE-130a/IF-RE-130a: Energy Management	(1) Total energy consumed, (2) percentage grid electricity and (3) percentage renewable	(1) 77 (2), (3) Data not available
	Energy consumption data coverage as a percentage of total floor area, by property sector	Data not available
	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity and (3) percentage renewable, by property sector	
	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property sector	
	Percentage of eligible portfolio that (1) has an energy rating and (2) is certified to ENERGY STAR, by property sector	(1) Data not available (2) Not applicable
	Description of how building energy management considerations are integrated into property investment analysis and operational strategy	78
	GRI 305: Emissions 2016	305-1 Direct (Scope 1) GHG emissions
305-2 Energy indirect (Scope 2) GHG emissions		
305-3 Other indirect (Scope 3) GHG emissions		
305-4 GHG emissions intensity		
305-5 Reduction of GHG emissions		Data not available
305-6 Emissions of ozone-depleting substances (ODS)		81
305-7 Nitrogen oxides (NOx), sulfur oxides (SOx), and other significant air emissions		
GREEN BUILDINGS		
SASB IF-HB-410a: Design for Resource Efficiency	(1) Number of homes that obtained a certified residential energy efficiency rating and (2) average rating	Data not available
	Percentage of installed water fixtures certified to a water efficiency standard	



GRI Standard/ Other Source	Disclosure	Location/Direct Answer/ Reason for Omission
SASB IF-HB-410a: Design for Resource Efficiency	Number of homes delivered certified to a third-party multi-attribute green building standard	Data not available
	Description of risks and opportunities related to incorporating resource efficiency into home design, and how benefits are communicated to customers	
SASB IF-HB-420a/ SV-HL-450a/IF-RE-450a: Climate Change Adaptation	Number of lots located in 100-year flood zones	80-81
	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks	
LAND CONVERSION AND DEVELOPMENT		
GRI 101: Biodiversity 2024	101-1 Policies to halt and reverse biodiversity loss	Data not available. Initial discussions on biodiversity management are presented under Land Conversion and Development. Reporting on this topic will be refined in the future.
	101-2 Management of biodiversity impacts	
	101-3 Access and benefit-sharing	
	101-4 Identification of biodiversity impacts	
	101-5 Locations with biodiversity impacts	
	101-6 Direct drivers of biodiversity loss	
	101-7 Changes to the state of biodiversity	
	101-8 Ecosystem services	
SASB IF-HB-160a: Land Use & Ecological Impacts	Number of (1) lots and (2) homes delivered on redevelopment sites	Data not available
	Number of (1) lots and (2) homes delivered in regions with High or Extremely High Baseline Water Stress	
	Total amount of monetary losses as a result of legal proceedings associated with environmental regulations	None
	Discussion of process to integrate environmental considerations into site selection, site design and site development and construction	76, 86
SASB SV-HL-160a: Ecological Impacts	Number of lodging facilities located in or near areas of protected conservation status or endangered species habitat	None
	Description of environmental management policies and practices to preserve ecosystem services	Data not available

GRI Standard/ Other Source	Disclosure	Location/Direct Answer/ Reason for Omission
PROPERTY MANAGEMENT		
<b>SASB IF-RE-410a:</b> Management of Tenant Sustainability Impacts	(1) Percentage of new leases that contain a cost recovery clause for resource efficiency-related capital improvements and (2) associated leased floor area, by property sector	Data not available
	Percentage of tenants that are separately metered or submetered for (1) grid electricity consumption and (2) water withdrawals, by property sector	
	Discussion of approach to measuring, incentivising and improving sustainability impacts of tenants	We encourage our tenants to adopt environmentally friendly practices such as water and energy conservation through communications such as posters and memos.
REPURPOSING SPACES		
		87
INNOVATIVE DESIGN AND TECHNOLOGY		
		89
WATER CONSUMPTION AND WATER WITHDRAWAL		
<b>GRI 303:</b> Water and Effluents 2018	<b>303-1</b> Interactions with water as a shared resource	94-96
	<b>303-2</b> Management of water discharge-related impacts	
	<b>303-3</b> Water withdrawal	
	<b>303-4</b> Water discharge	Data not available
	<b>303-5</b> Water consumption	97
<b>SASB SV-HL-140a/ IF-RE-140a:</b> Water Management	(1) Total water withdrawn, (2) total water consumed; percentage of each in regions with High or Extremely High Baseline Water Stress	(1) 96 (2) Data not available
	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property sector	Data not available
	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property sector	



GRI Standard/ Other Source	Disclosure	Location/Direct Answer/ Reason for Omission
SASB SV-HL-140a/ IF-RE-140a: Water Management	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property sector	15.51% (malls); 9.04% (offices); -1.59% (vertical developments); 5.22% (horizontal developments); -21.34% (hotels)
	Description of water management risks and discussion of strategies and practices to mitigate those risks	94-95
GRI 306: Effluents and Waste 2016	306-3 Significant spills	None
WASTE MANAGEMENT		
GRI 306: Waste 2020	306-1 Waste generation and significant waste-related impacts	97-100
	306-2 Management of significant waste-related impacts	
	306-3 Waste generated	
	306-4 Waste diverted from disposal	
	306-5 Waste directed to disposal	
DIVERSITY AND INCLUSION		
GRI 405: Diversity and Equal Opportunity 2016	405-1 Diversity of governance bodies and employees	104-105, 132
	405-2 Ratio of basic salary and remuneration of women to men	Data not available
GRI 406: Non-discrimination 2016	406-1 Incidents of discrimination and corrective actions taken	
TRAINING AND DEVELOPMENT		
GRI 404: Training and Education 2016	404-1 Average hours of training per year per employee	105-106
	404-2 Programs for upgrading employee skills and transition assistance programs	
	404-3 Percentage of employees receiving regular performance and career development reviews	Data not available
LABOR MANAGEMENT		
GRI 402: Labor/Management Relations 2016	402-1 Minimum notice periods regarding operational changes	110
GRI 407: Freedom of Association and Collective Bargaining 2016	407-1 Operations and suppliers in which the right to freedom of association and collective bargaining may be at risk	Data not available
SASB SV-HL-310a: Labour Practices	(1) Voluntary and (2) involuntary turnover rate for lodging facility employees	

GRI Standard/ Other Source	Disclosure	Location/Direct Answer/ Reason for Omission
<b>SASB SV-HL-310a:</b> Labour Practices	Total amount of monetary losses as a result of legal proceedings associated with labour law violations	None
	(1) Average hourly wage and (2) percentage of lodging facility employees earning minimum wage, by region	<i>Data not available</i>
	Description of policies and programmes to prevent worker harassment	109-110
<b>WORKPLACE</b>		
<b>GRI 403:</b> Occupational Health and Safety 2018	<b>403-1</b> Occupational health and safety management system	109
	<b>403-2</b> Hazard identification, risk assessment, and incident investigation	<i>Data not available</i>
	<b>403-3</b> Occupational health services	
	<b>403-4</b> Worker participation, consultation, and communication on occupational health and safety	
	<b>403-5</b> Worker training on occupational health and safety	
	<b>403-6</b> Promotion of worker health	109
	<b>403-7</b> Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	
	<b>403-8</b> Workers covered by an occupational health and safety management system	
	<b>403-9</b> Work-related injuries	
	<b>403-10</b> Work-related ill health	<i>Data not available</i>
<b>SASB IF-HB-320a:</b> Workforce Health & Safety	(1) Total recordable incident rate (TRIR) and (2) fatality rate for (a) direct employees and (b) contract employees	(1b) 7.15%, (2b) 0%
<b>SOURCING AND RETENTION</b>		
<b>GRI 202:</b> Market Presence 2016	<b>202-1</b> Ratios of standard entry level wage by gender compared to local minimum wage	<i>Data not available</i>
	<b>202-2</b> Proportion of senior management hired from the local community	



GRI Standard/ Other Source	Disclosure	Location/Direct Answer/ Reason for Omission
NON-STATUTORY BENEFITS		
GRI 401: Employment 2016	401-1 New employee hires and employee turnover	156
	401-2 Benefits provided to full-time employees that are not provided to temporary or part-time employees	104-105
	401-3 Parental leave	156
COMMUNITY RELATIONS		
GRI 203: Indirect Economic Impacts 2016	203-1 Infrastructure investments and services supported	111-116
	203-2 Significant indirect economic impacts	
GRI 413: Local Communities 2016	413-1 Operations with local community engagement, impact assessments, and development programs	Our System Management Approach for social/community impact assessment and risk management is further detailed in our 2024 SEC-17A Sustainability Report.
	413-2 Operations with significant actual and potential negative impacts on local communities	Data not available
SASB IF-HB-410b: Community Impacts of New Developments	Description of how proximity and access to infrastructure, services, and economic centres affect site selection and development decisions	
	Number of (1) lots and (2) homes delivered on infill sites	
	(1) Number of homes delivered in compact developments and (2) average density	
ECONOMIC PERFORMANCE AND DEVELOPMENT		
GRI 201: Economic Performance 2016	201-1 Direct economic value generated and distributed	27
	201-2 Financial implications and other risks and opportunities due to climate change	80-81
	201-3 Defined benefit plan obligations and other retirement plans	Data not available
	201-4 Financial assistance received from government	

GRI Standard/ Other Source	Disclosure	Location/Direct Answer/ Reason for Omission
HEALTH AND SAFETY		
GRI 416: Customer Health and Safety 2016	416-1 Assessment of the health and safety impacts of product and service categories	Data not available
	416-2 Incidents of non-compliance concerning the health and safety impacts of products and services	
GRI 418: Customer Privacy 2016	418-1 Substantiated complaints concerning breaches of customer privacy and losses of customer data	118
CUSTOMER EXPERIENCE AND SATISFACTION		
		117
BUSINESS ETHICS AND ANTI-CORRUPTION AND ANTI-BRIBERY		
GRI 205: Anti-corruption 2016	205-1 Operations assessed for risks related to corruption	Data not available
	205-2 Communication and training about anti-corruption policies and procedures	121-122, 157
	205-3 Confirmed incidents of corruption and actions taken	
GRI 206: Anti-competitive Behavior 2016	206-1 Legal actions for anti-competitive behavior, anti-trust, and monopoly practices	Data not available
GRI 408: Child Labor 2016	408-1 Operations and suppliers at significant risk for incidents of child labor	110
GRI 409: Forced or Compulsory Labor 2016	409-1 Operations and suppliers at significant risk for incidents of forced or compulsory labor	
MATERIALS		
GRI 301: Materials 2016	301-1 Materials used by weight or volume	125
	301-2 Recycled input materials used	None
	301-3 Reclaimed products and their packaging materials	Not applicable



GRI Standard/ Other Source	Disclosure	Location/Direct Answer/ Reason for Omission
<b>SUPPLY CHAIN MANAGEMENT</b>		
<b>GRI 204:</b> Procurement Practices 2016	<b>204-1</b> Proportion of spending on local suppliers	<i>Data not available</i> We do not currently track this metric. However, we strive to procure locally in areas where our properties are present.
<b>GRI 308:</b> Supplier Environmental Assessment 2016	<b>308-1</b> New suppliers that were screened using environmental criteria	<i>Data not available</i>
	<b>308-2</b> Negative environmental impacts in the supply chain and actions taken	
<b>GRI 414:</b> Supplier Social Assessment 2016	<b>414-1</b> New suppliers that were screened using social criteria	
	414-2 Negative social impacts in the supply chain and actions taken	

<b>SASB ACTIVITY METRICS</b>		
<b>SASB IF-HB-000</b>	Number of controlled lots	<i>Data not available</i>
	Number of homes delivered	
	Number of active selling communities	
<b>SASB SV-HL-000</b>	Number of available room-nights	<i>Confidential information.</i>
	Average occupancy rate	
	Total area of lodging facilities	<i>Data not available</i>
	Number of lodging facilities and the percentage that are: (1) managed, (2) owned and leased, (3) franchised	
<b>SASB IF-RE-000</b>	Number of assets, by property sector	55 malls; 94 residential condominium buildings/towers/housing projects and 40 housing subdivisions; 32 offices; 26 hotels; 12 industrial facilities; 3 destination estates (mixed-use)
	Leasable floor area, by property sector	1,680,000 sqm (malls); 793,000 sqm (offices); 294,000 sqm (industrial/logistics)
	Percentage of indirectly managed assets, by property sector	<i>Data not available</i>
	Average occupancy rate, by property sector	<i>Confidential information.</i>

## Acknowledgements

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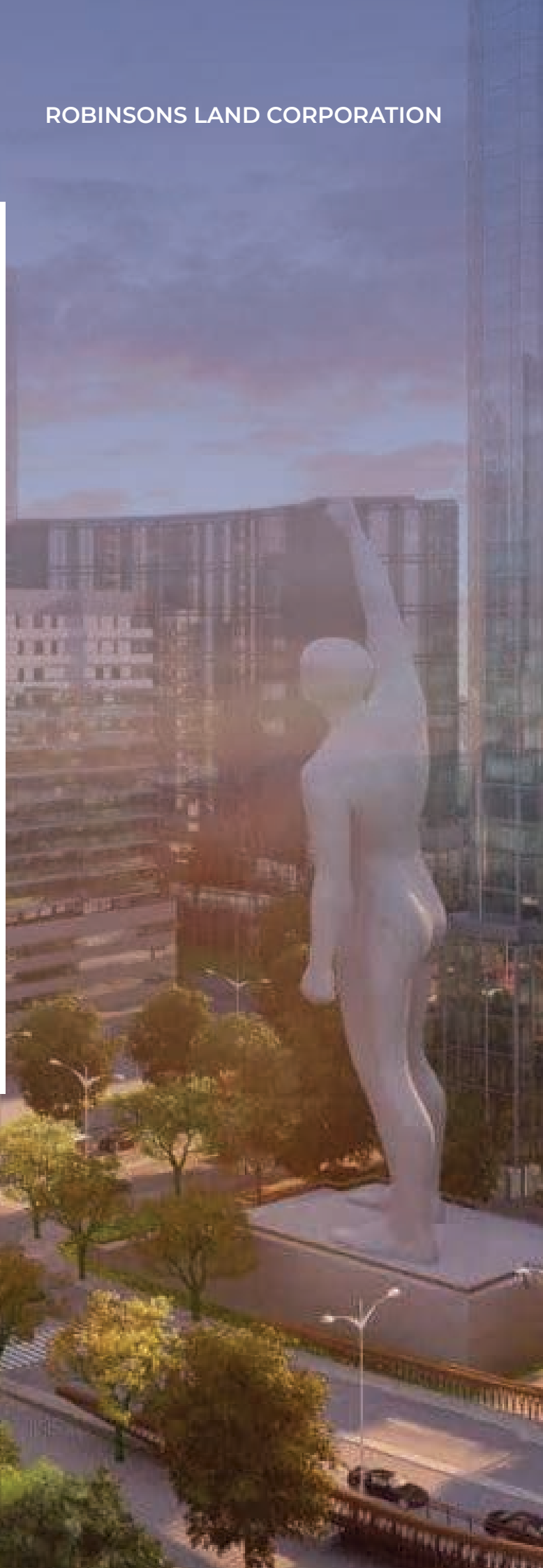
The 2024 RLC Annual and Sustainability Report: Building Better Lives was developed through the joint efforts of the following teams:

### **ROBINSONS LAND CORPORATION:**

Office of the President  
Office of the Corporate Secretary  
Robinsons Malls  
Robinsons Offices  
Robinsons Hotels & Resorts  
Robinsons Logistix  
RLC Residences  
Robinsons Destination Estates  
RL Commercial REIT  
Finance  
Corporate Strategy  
Investor Relations  
Human Resources  
Corporate Land Acquisition  
Corporate Construction  
Information Technology  
Digital Marketing  
Corporate Purchasing  
Sustainability Team  
Robinsons Land Foundation Inc

### **External Partners:**

Gokongwei Group  
SyCip Gorres Velayo & Co.  
Drink Sustainability Communications





# Corporate Information

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## Address

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

## Landline

(6320 8397-1888

## Corporate Website

[www.robinsonsland.com](http://www.robinsonsland.com)

## Auditors

SyCip Gorres Velayo & Co.  
Certified Public Accountants  
SGV Bldg., 6760 Ayala Avenue  
Makati City

## Stock Transfer Agent

Rizal Commercial Banking Corp.  
Trust and Investment Group  
G/F Grepalife Bldg.  
221 Senator Gil Puyat Avenue  
Makati City

## Investor Relations

Rommel Rodrigo  
43/F Robinsons Equitable Tower  
ADB Avenue cor. Poveda Road  
Ortigas Center, Pasig City  
Tel. No. (632) 397-1888 loc. 31536  
E-mail Address:  
[investor.relations@robinsonsland.com](mailto:investor.relations@robinsonsland.com)

## Business Inquiries

### Robinsons Malls

(632) 8397-1888 Local 31261

### Robinsons Offices / RL Commercial REIT

(632) 8397-1888 Local 32787

### Robinsons Hotels & Resorts

(632) 8397-1888 Local 32502

### Robinsons Logistix

(63) 998-840-1625 ; (63) 917-852-1038 ;  
(63) 967-471-4727

### RLC Residences / Robinsons Homes

(63) 998-840-4292

### Robinsons Destination Estates

(632) 8397-1888 Local 31554

For inquiries or concerns from analysts,  
institutional investors, the financial community,  
customers, or the general public, please contact:

Rommel L. Rodrigo | Head of Investor Relations  
[ron.rodrido@robinsonsland.com](mailto:ron.rodrido@robinsonsland.com)  
[www.robinsonsland.com](http://www.robinsonsland.com)

Sustainability Consulting, Writing, and Design by:

**Drink Sustainability Communications**

[www.drinkph.com](http://www.drinkph.com)

