

PRESIDENT'S REPORT



CY2024 RLC PRESENTATION



Business Portfolio

As of CY2024

55 Lifestyle Centers
from 54 as of CY2023

134 Residential Developments
from 131 as of CY2023

32 Office Developments
from 31 as of CY2023

31 Mixed-Use Developments
from 29 as of CY2023

26 Hotels & Resorts

11 work.able Centers
from 9 as of CY2023

13 Industrial Facilities
from 9 as of CY2023

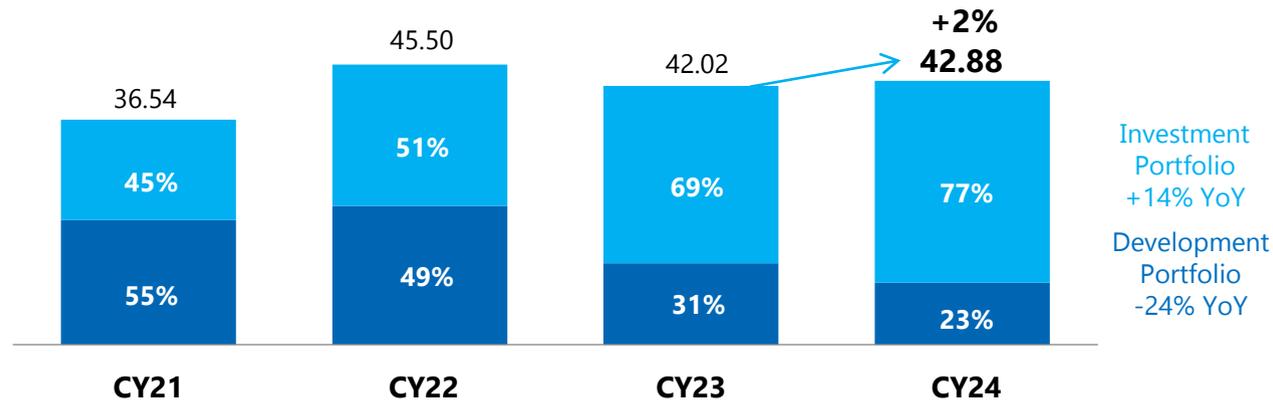
SOLID AND HEALTHY FINANCIAL POSITION

	Dec-24	Dec-23	Dec-22
Total Assets	261,832	235,690	223,436
Cash and Cash Equivalents	10,535	5,724	8,278
Total Liabilities	100,317	94,215	87,989
Loans Payable	53,216	53,949	51,159
Stockholders' Equity	161,515	141,475	135,447
<hr/>			
Net Debt to Equity	27.38%	35.59%	33.15%
Earnings Per Share	2.73	2.46	1.91
Net Book Value Per Share	32.28	28.00	25.59

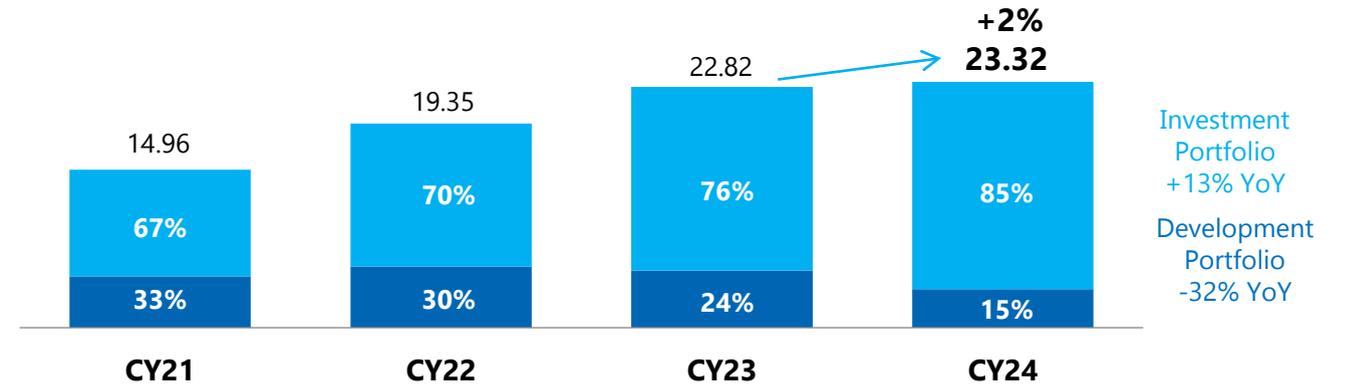
Note: Audited figures for CY2024

DIVERSIFIED BUSINESS MODEL PROVIDES RESILIENT CASH FLOW

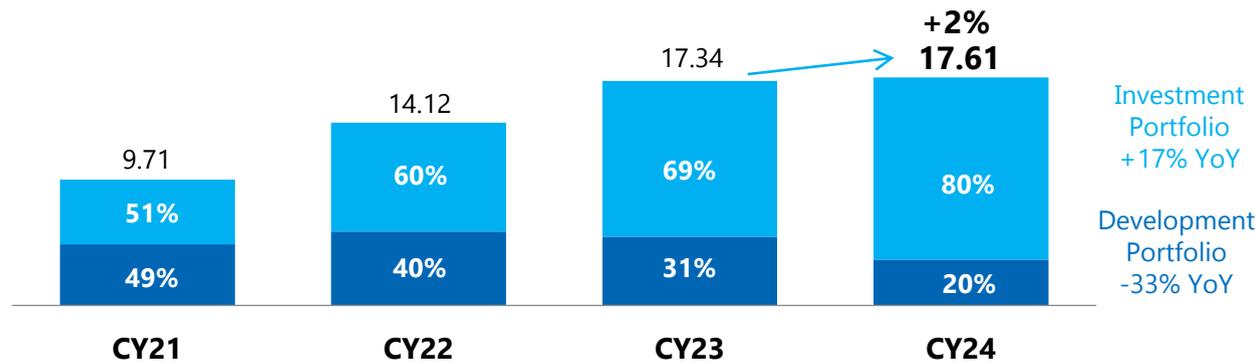
REVENUES (in Php Bn)



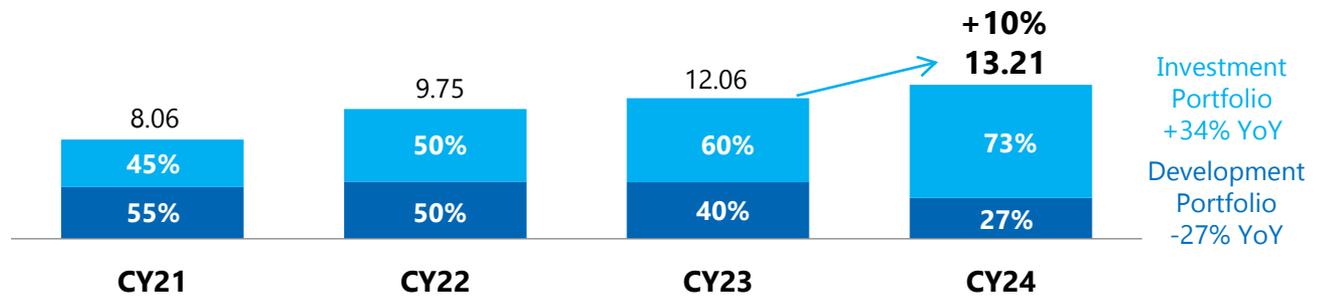
EBITDA (in Php Bn)



EBIT (in Php Bn)



NET INCOME (in Php Bn)



● Investment Portfolio ● Development Portfolio

Note: Audited Financial Numbers

PER BU FINANCIAL PERFORMANCE HIGHLIGHTS (CY2024)

<i>(In PhP Mn)</i>	REVENUE			EBITDA			EBIT		
	CY2024	% to RLC	YoY	CY2024	% to RLC	YoY	CY2024	% to RLC	YoY
TOTAL RLC	42,882	100%	2%	23,319	100%	2%	17,612	100%	2%
Malls	17,961	41%	11%	10,605	45%	14%	7,166	40%	22%
Offices	7,951	19%	8%	6,402	28%	0%	5,262	30%	0%
Hotels	5,998	14%	31%	1,804	8%	61%	985	6%	127%
Logistics	916	3%	33%	856	4%	35%	671	4%	38%
INVESTMENT PORTFOLIO	32,826	77%	14%	19,667	85%	13%	14,084	80%	17%
Residential	6,156	14%	(34%)	296	1%	(85%)	176	1%	(91%)
Joint Ventures	2,628	6%	(3%)	2,628	11%	(3%)	2,628	15%	(3%)
Destination Estates	1,272	3%	7%	728	3%	7%	724	4%	7%
DEVELOPMENT PORTFOLIO	10,056	23%	(24%)	3,652	15%	(32%)	3,527	20%	(33%)

- NIAT (attributable to equity holders of parent) for CY2024 increased by 10% vs. SPLY to Php13.21 Bn

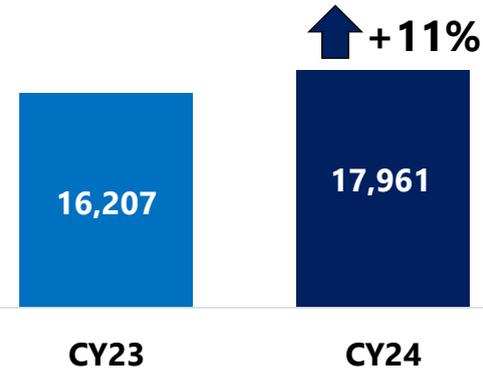
Note: Audited Financial Numbers

- **2nd** largest mall operator in the Philippines with **55** malls nationwide, 9 within Metro Manila and 46 in other areas
- **1.7Mn** sqm in Gross Leasable Area
- **93%** total occupancy rate
- More than **8,700** retailers
- Opened Opus Mall in July 4, 2024

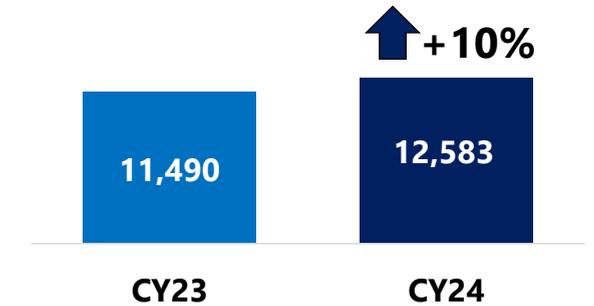
Opus



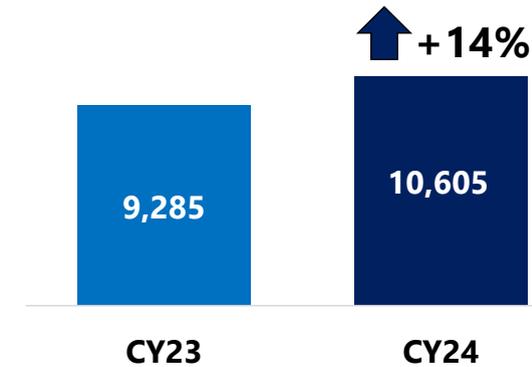
REVENUES (Php Mn)



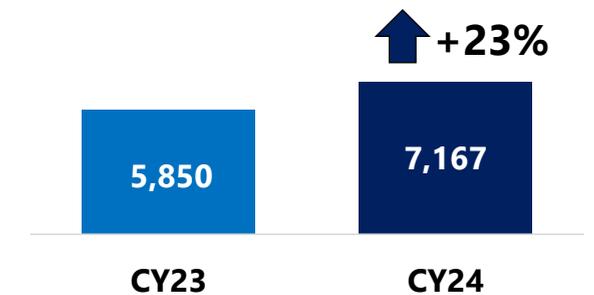
RENTAL REVENUES (Php Mn)



EBITDA (Php Mn)



EBIT (Php Mn)



CY2024 NEW MALL

OPUS



Location: Quezon City
Opening Date: July 2024
GLA: 47,405 sqm

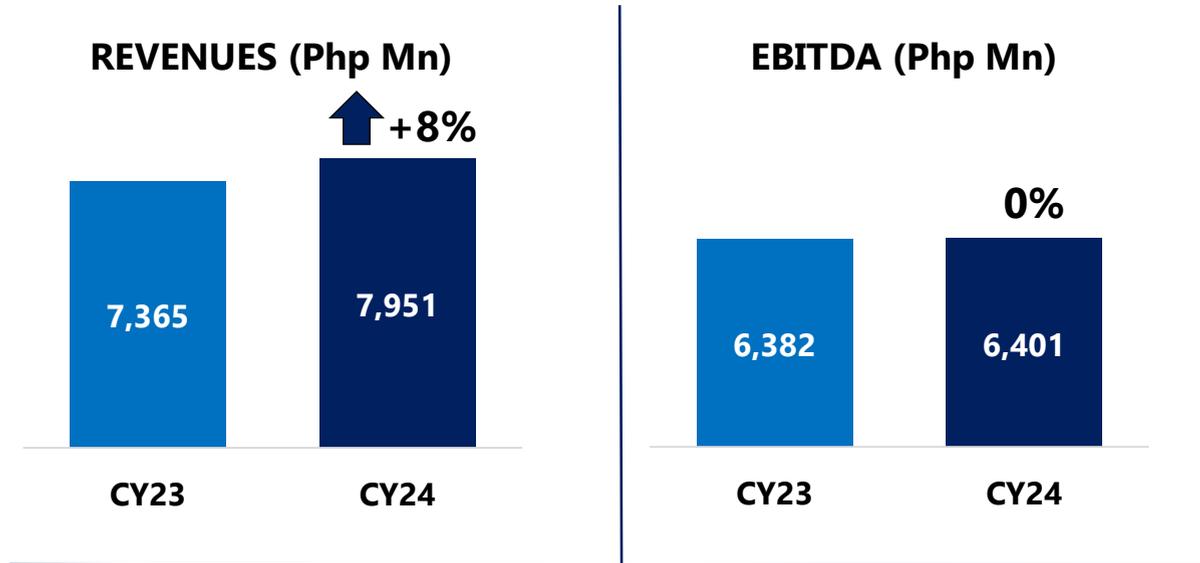
Cinema Lobby

Kids Cinema

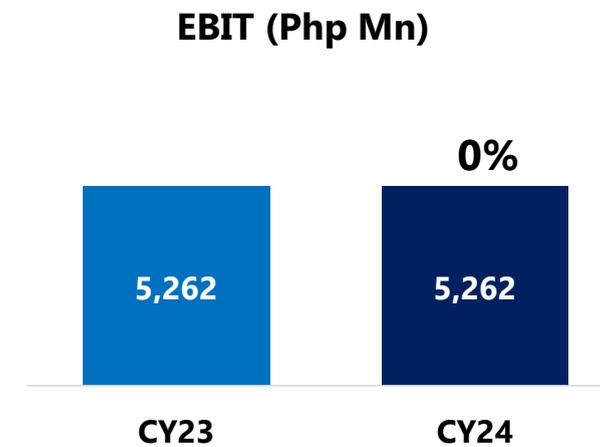
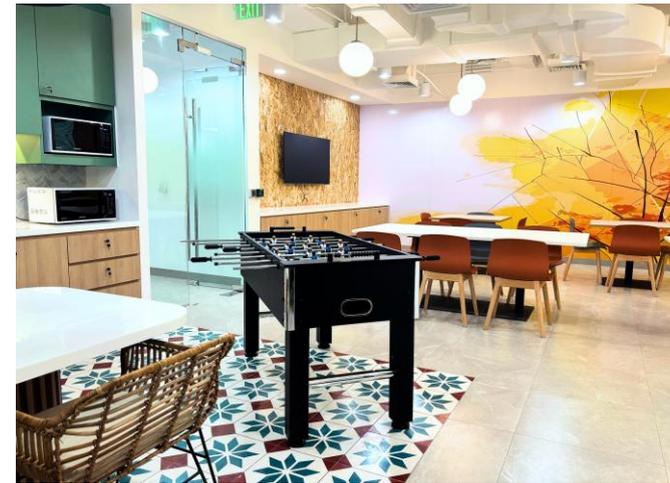
VIP Cinema

ROBINSONS OFFICES

- A leading IT-BPM office space provider with **793,000 sqm** gross leasable space
- **86%** leased percentage across **32** office developments
- **11 work.able** centers
- Dominant office landlord in the **Ortigas Central Business District.**



GBF Towers in Bridgetowne Estate and RSC 2 work.able

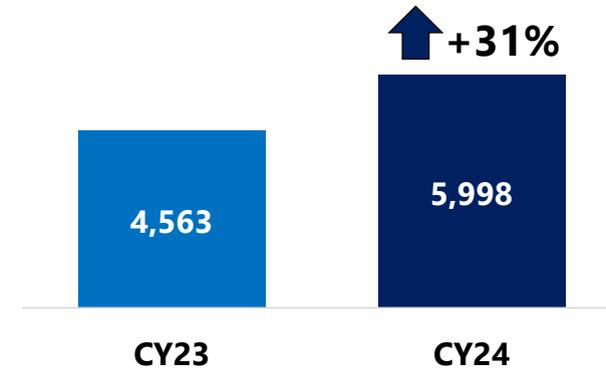


ROBINSONS HOTELS AND RESORTS

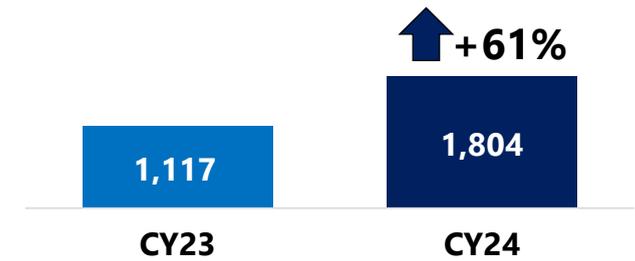


- **Multi-branded**, spanning 4 brand segments - essential service value hotels, midscale hotels, upscale deluxe hotels, and luxury hotels and resorts.
- **26 owned** hotel properties with **4,243 room keys**
- **Completed Renovations:** Go Hotels Plus Mandaluyong, Crowne Plaza Manila Galleria, and Holiday Inn and Suites Manila Galleria.

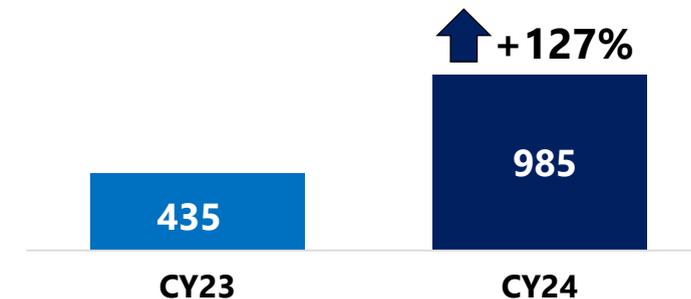
REVENUES (Php Mn)



EBITDA (Php Mn)



EBIT (Php Mn)



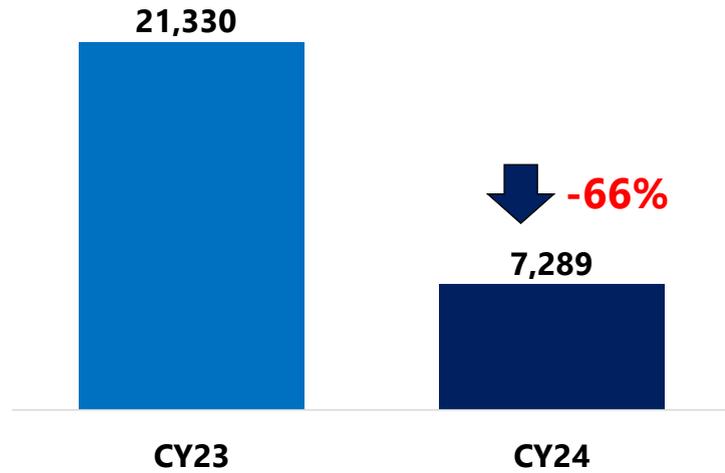
International Brands



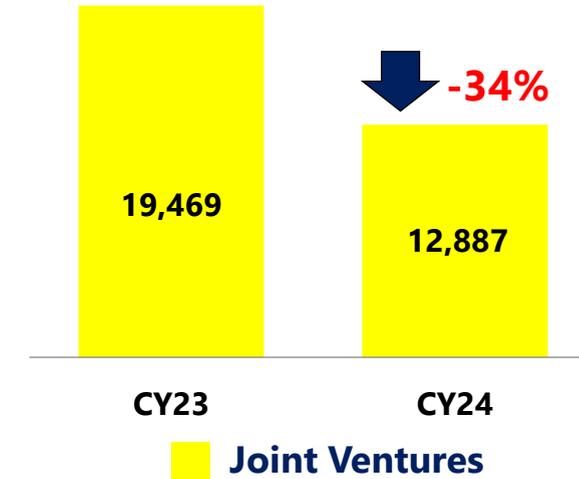
Company-owned Brands



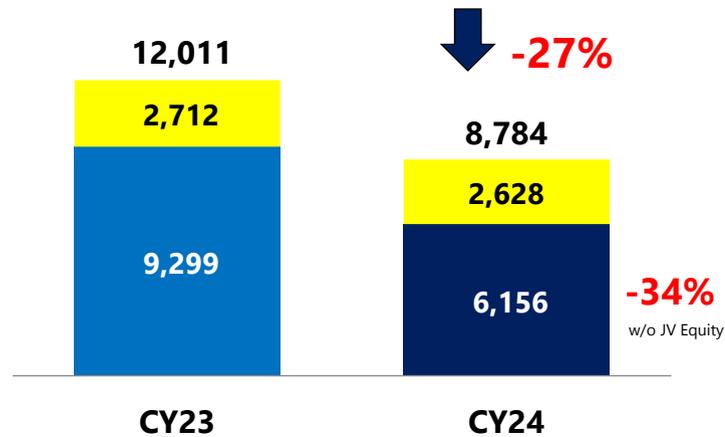
RLC NET SALES TAKE-UP (Php Mn)



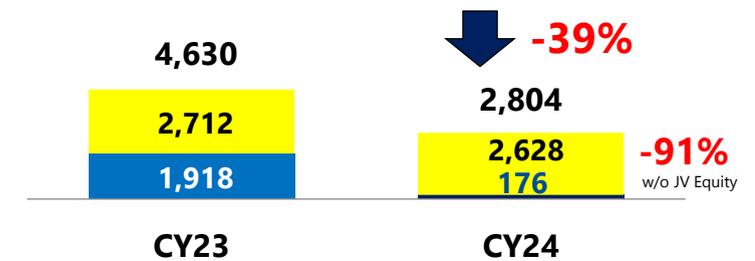
JV NET SALES TAKE-UP (Php Mn)



RESIDENTIAL REVENUES (Php Mn)



EBIT (Php Mn)

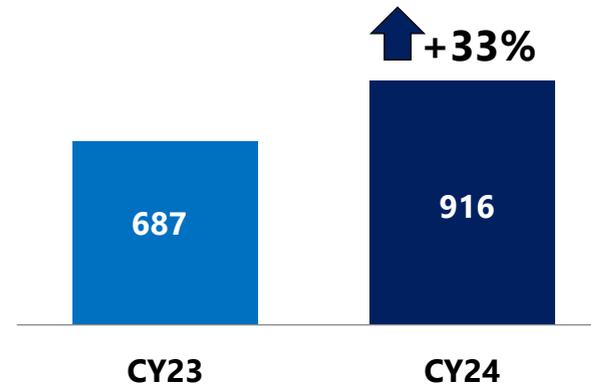


ROBINSONS LOGISTICS AND INDUSTRIAL FACILITIES

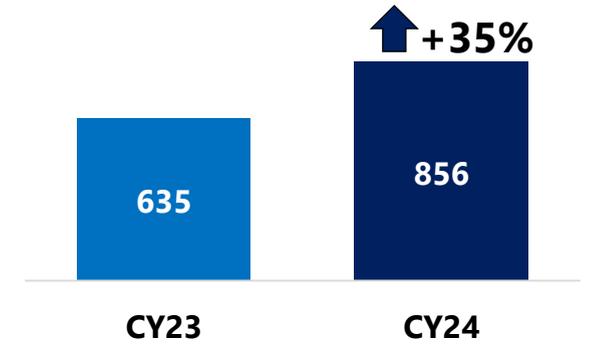


- One of the leading industrial facility providers in the country with a total GLA of **294,000 sqm**
- **13** industrial facilities all across Luzon
- In 4Q24, completed Calamba 2 C & D & San Fernando 2 with combined GLA of 50,000 sqm

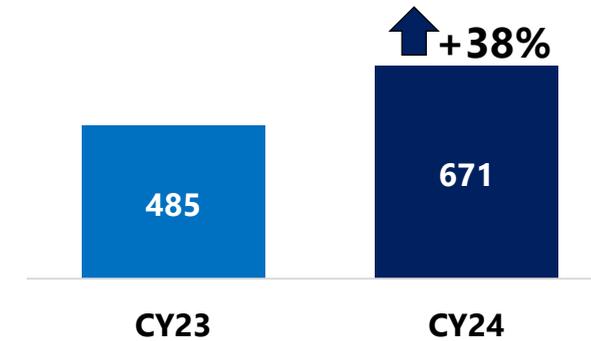
REVENUES (Php Mn)



EBITDA (Php Mn)



EBIT (Php Mn)

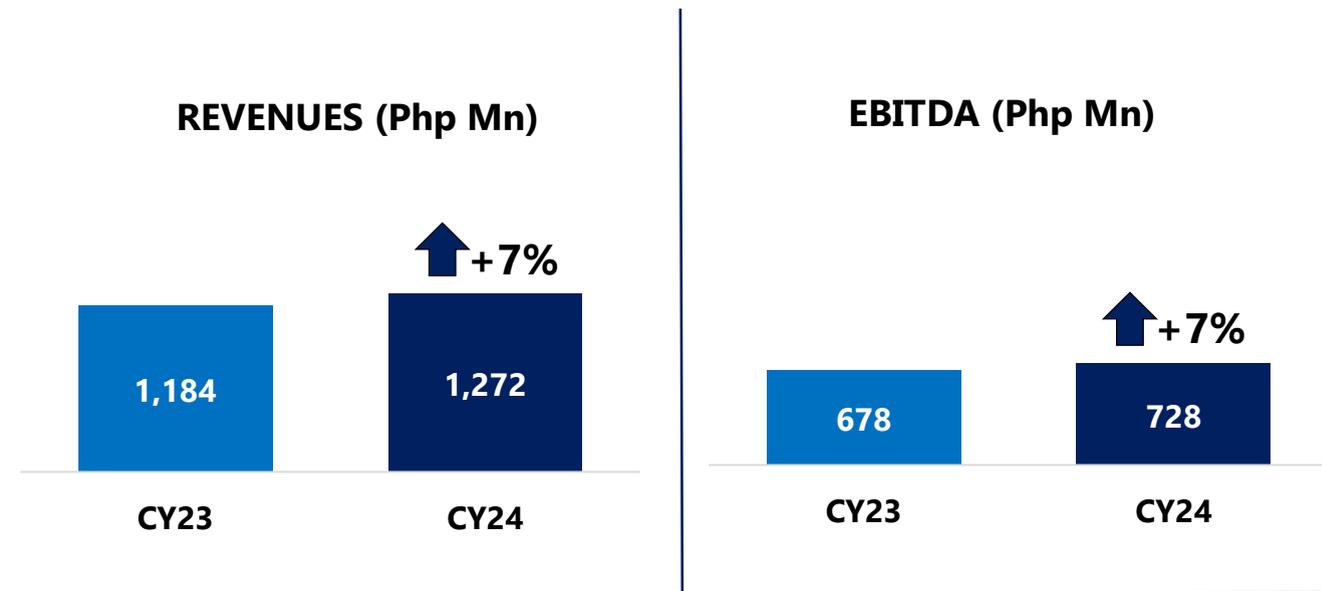


RLX Calamba 2 C&D and San Fernando 2 warehouse

Location: Calamba, Laguna

ROBINSONS DESTINATION ESTATES

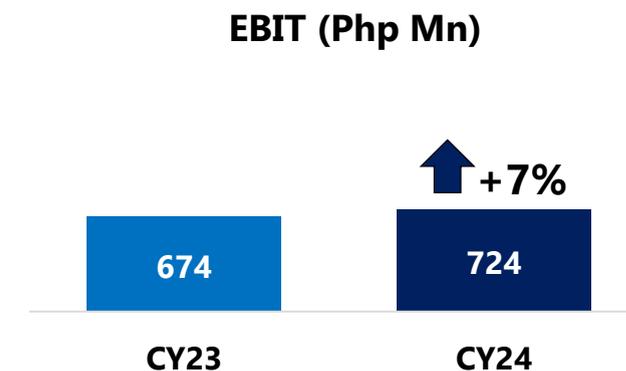
- **Bridgetowne** is the preferred venue this summer for outdoor activities and events (eg. Fun run and music festivals)
- **Sierra Valley** opened new standalone F&B stores with drive-thru
- **Montclair** on-going construction of the estate's spine road



New Developments in Destination Estates



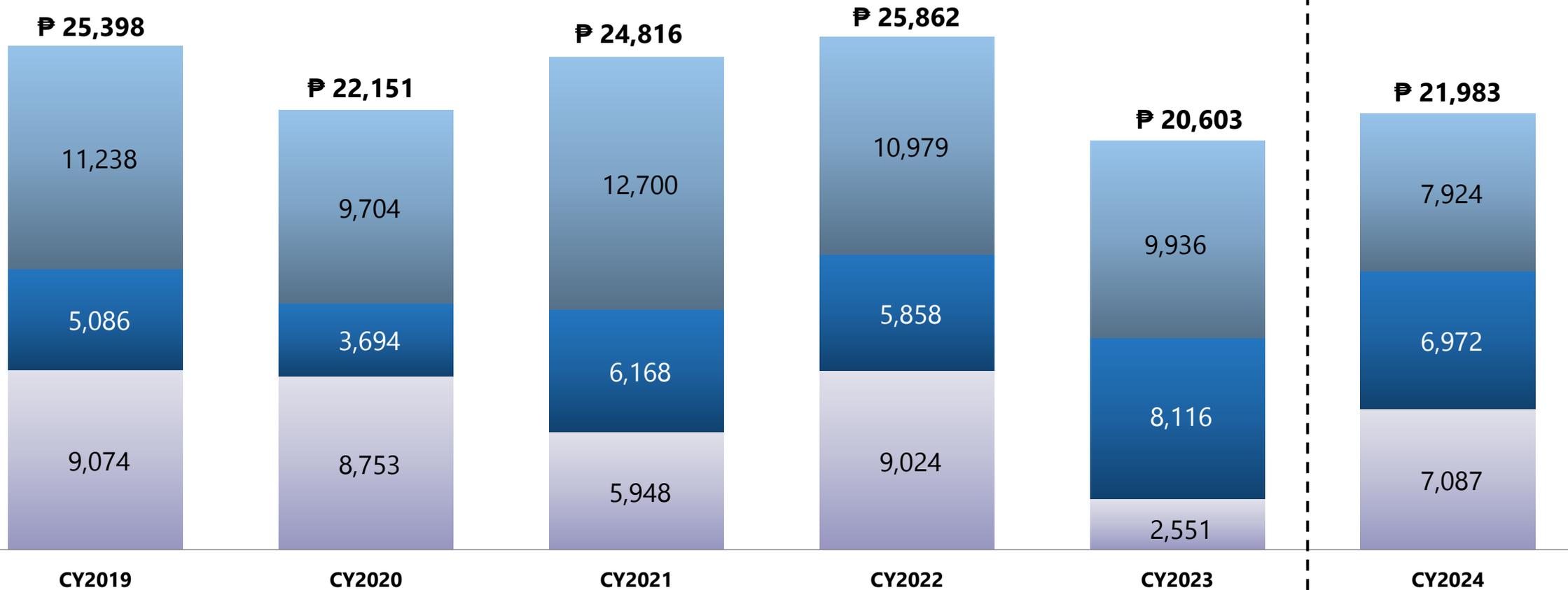
Location: Montclair Interchange and Sierra Valley's First Uniqlo Logo Store in the Philippines



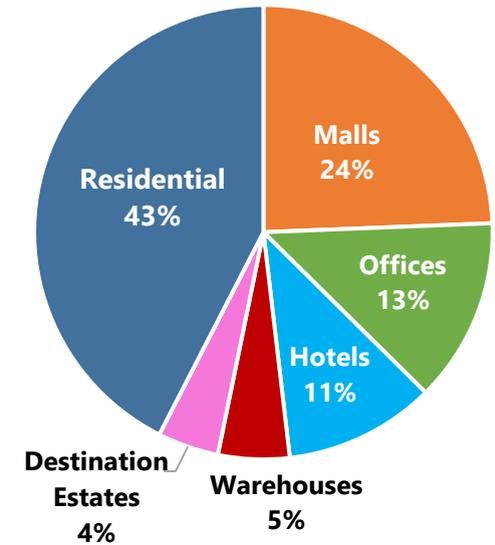
CAPITAL EXPENDITURES

Capital Expenditure Program for Philippine Operations remains in line with overall corporate strategy

HISTORICAL CAPEX



CAPEX WITHOUT LANDBANK



- Investment Capex
- Development Capex
- Land Acquisition

*In Php millions

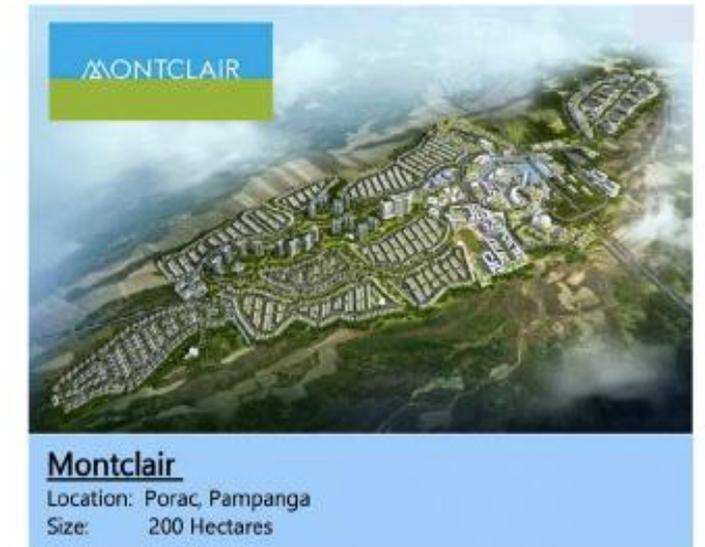
RLC will continue to be on the lookout for **strategic land bank** across the country

Location	Area (Has.)	Value (Php Bn)
Destination Estates	246	60.0
1. Bridgetowne	12	42.0
2. Sierra Valley	8	6.8
3. Montclair	226	11.3
Metro Manila	26	96.0
Luzon	306	16.8
Visayas	112	12.7
Mindanao	147	6.3
TOTAL	838	191.8

*Acquired 6.1 hectares of property in Bonifacio Capital District



Sierra Valley
Location: Cainta, Rizal
Size: 18 hectares



CY2024 ESG UPDATES

CY2024 ESG UPDATES

Responsible growth, reaching underserved markets, reshaping communities and creating value for stakeholders

Environment



Renewable Energy

- 24 Malls with Solar Power
- 4 Malls & 1 Office 100% RE Sourced



Green Buildings (18):

- EDGE Certifications (12)
- LEED Certifications (6)



Waste Water Conservation & Treatment

- Sewage Treatment Plants
- Rainwater Collection Systems



Solid Waste Management

- Plastic Waste Recovery
- Renewable Water Bottles in Hotels



Electric Vehicle (EV) Charging Stations

- 3 Malls with EV Charging



Tree-Planting + Clean-Up Drives

- 6,444 Trees Planted



Social



Relief Operations

- Typhoon Kripi – Oct
- Typhoon Carina – July
- Typhoon Pepito - Nov
- Typhoon Marce - Nov
- Cebu Fire - Jan, Feb & June
- Tagum Flood - Jan
- Palawan Fire - Feb
- Butuan Flood - Feb



RSikap – RLove Livelihood Trainings & Tools provision Pitch for Hope - Livelihood Project

Entrep Corners:

- Xavier School San Juan
- St Paul Quezon City
- St Paul College of Pasig
- De la Salle University - Dasma



REskwela - School Assistance Program

RGabay - Child Welfare Program



RLusog – Feeding & Nutrition Assistance Program

RGabay - Child Welfare Program



Annual Physical Exam

Dwell Wellbeing Program

Relief Operations for Typhoon Carina-affected employees



Governance



Independent Directors

Head Key Board Committees



Company-wide Anti-Corruption Trainings



Enterprise Risk

Management program

Task Force on Climate-

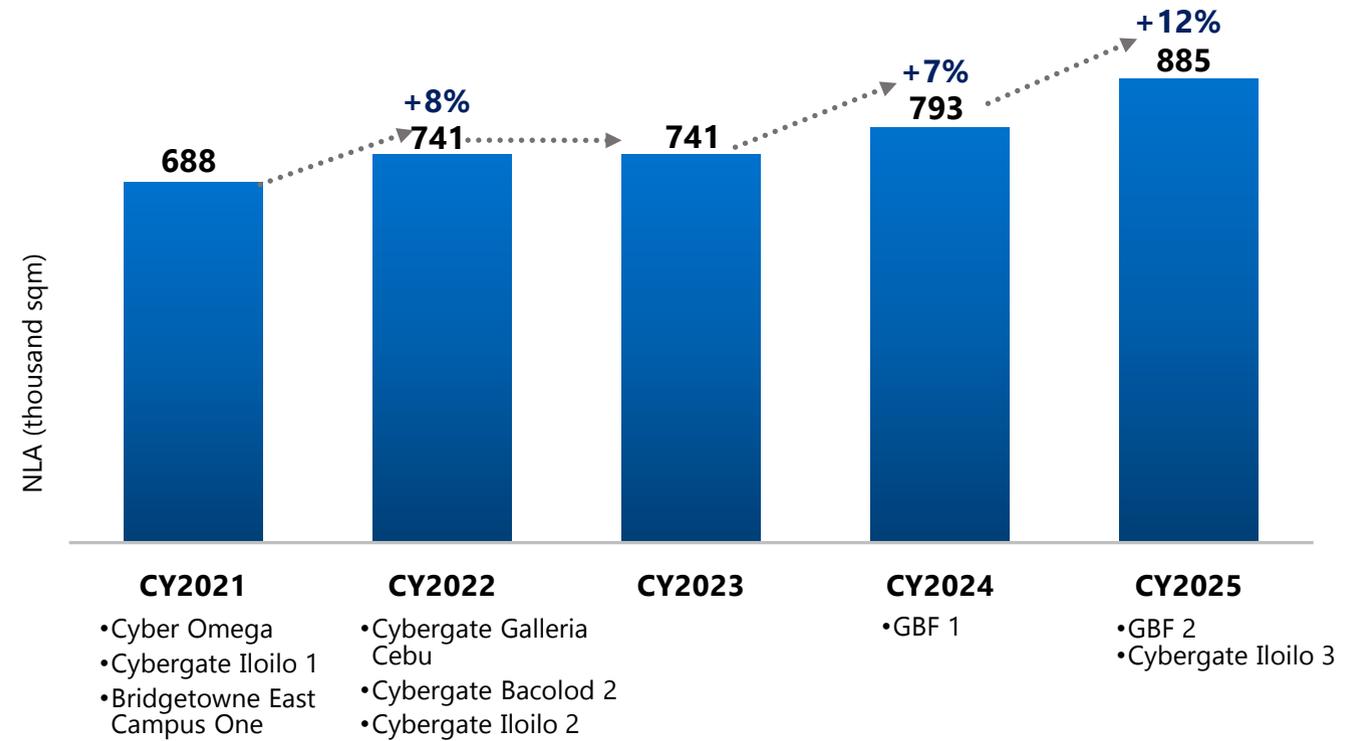
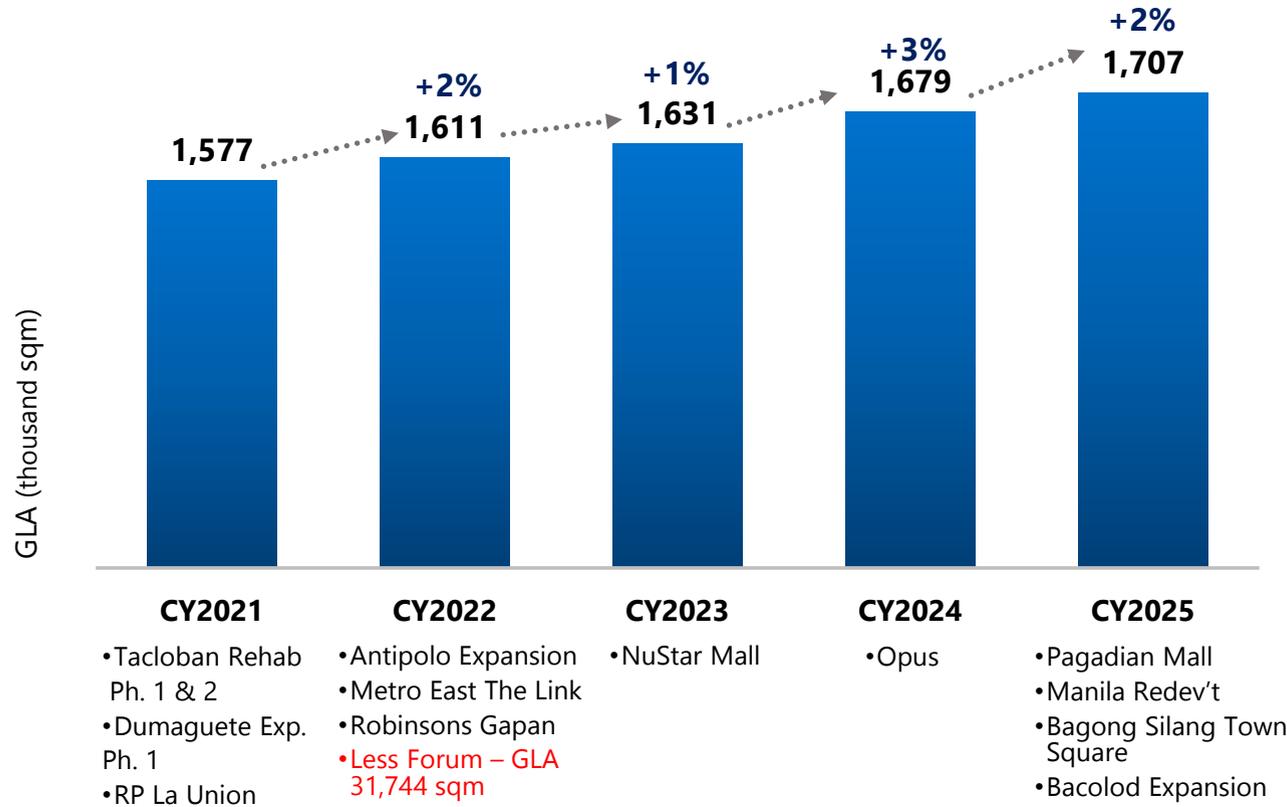
related Financial

Disclosures TCFD Training

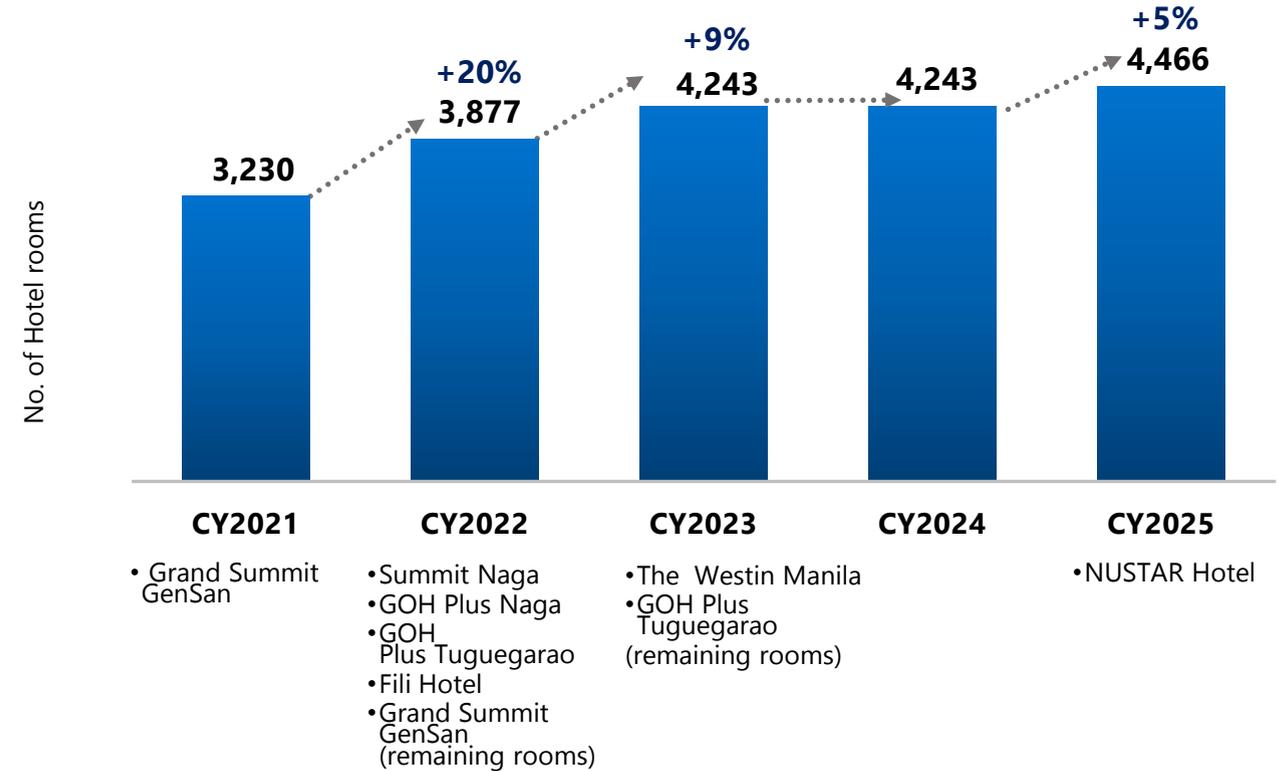
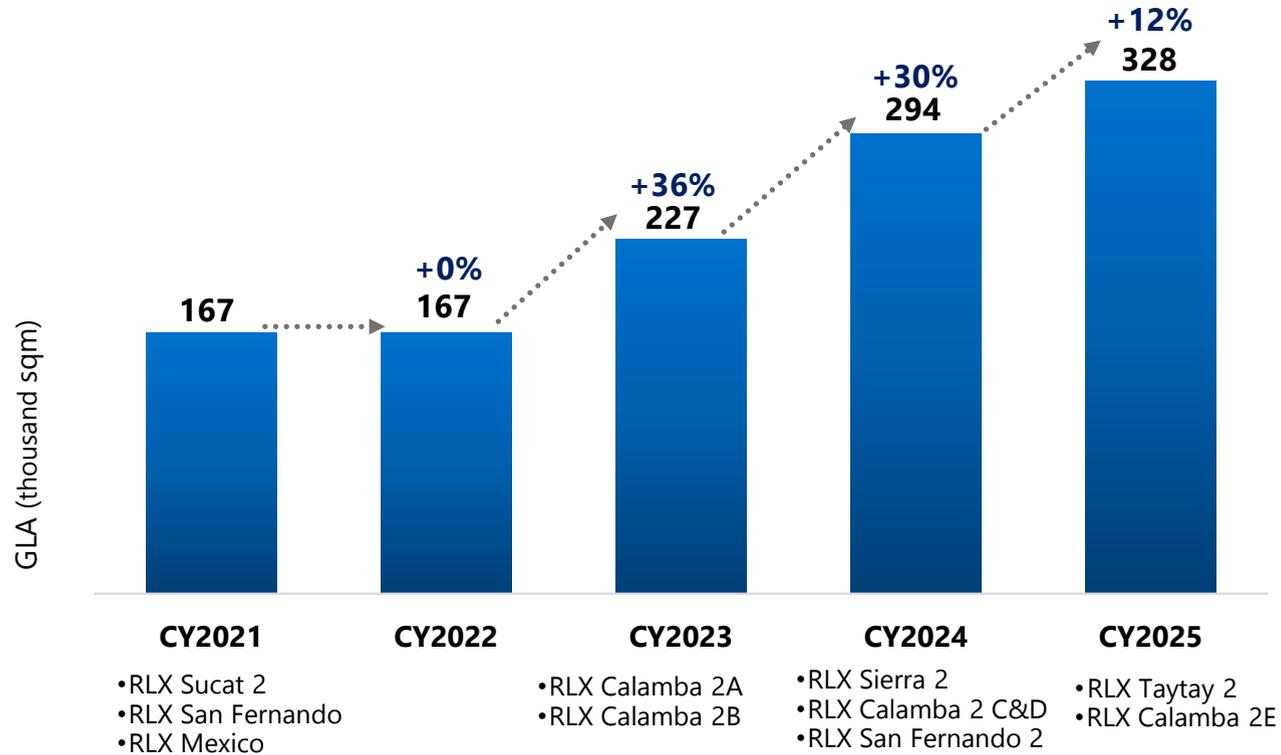
IFRS 1 & 2 Training



FUTURE PLANS

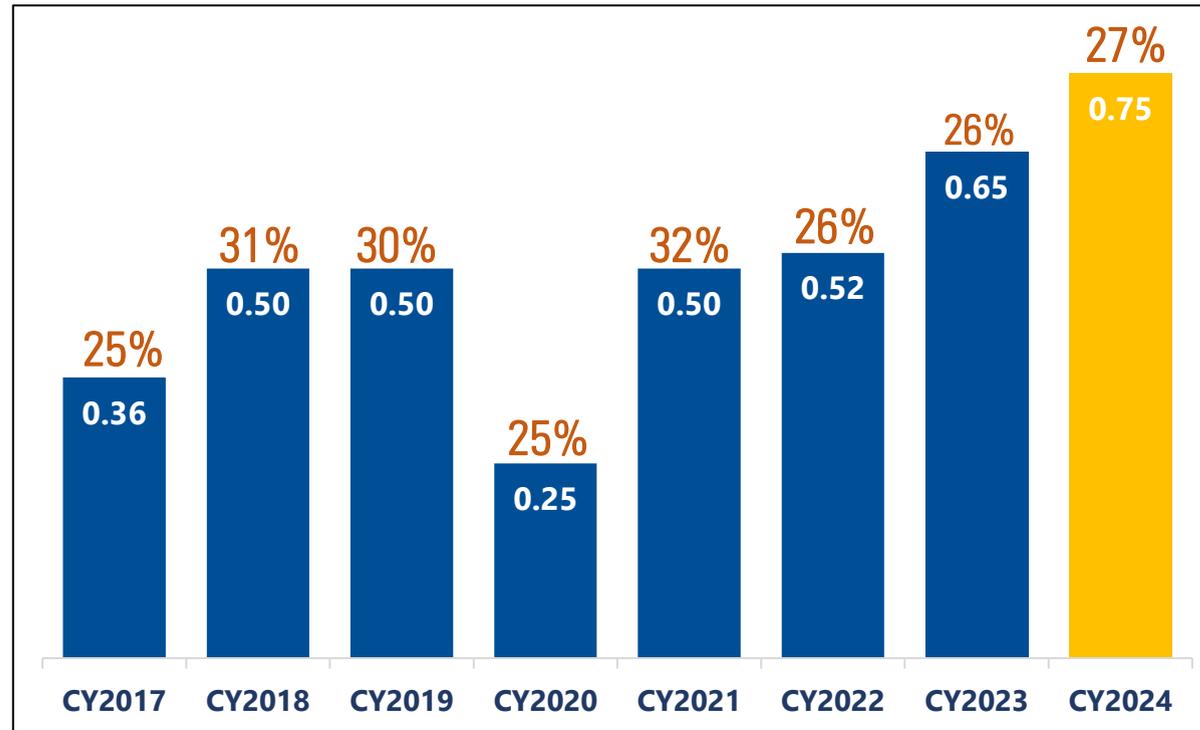


FUTURE PLANS



CASH DIVIDEND DECLARATION

The Company has adopted a dividend policy to maintain an **Annual Cash Dividend Payout Ratio of at least twenty percent (20%) of the recurring net income** for the preceding fiscal year.



CY2024 Payout	
Dividend per share	₱0.75
Declaration Date	5 May 2025
Record Date	5 June 2025
Payment Date	30 June 2025

	CY2017	CY2018	CY2019	CY2020	CY2021	CY2022	CY2023	CY2024
Dividend Amount (PHP Bn)	1.47	2.60	2.60	1.30	2.55	2.54	3.15	3.61
Net Income Attributable to Equity Holders of the Parent (PHP Bn)	5.88	8.23	8.69	5.26	8.06	9.75	12.43	12.31
Earnings Per Share (PHP)	1.44	1.62	1.67	1.01	1.55	1.91	2.46	2.73

*Actual amount to be determined on record date



RLC VISION: 5-25-50 STRATEGY

07 May 2025



5-YEAR STRATEGIC PROGRAM

Vision 5:25:50

RLC's Roadmap to Sustained Growth



5 Strategic Levers
to Deliver **₱25Bn** NET INCOME
by RLC'S **50th** Year

1

EXPAND AND DIVERSIFY THE INVESTMENT PORTFOLIO

2

UNLOCK CAPITAL THROUGH ACTIVE ASSET MONETIZATION

3

**ELEVATE OFFERINGS THROUGH PREMIUMIZATION
ACROSS BUSINESS UNITS**

4

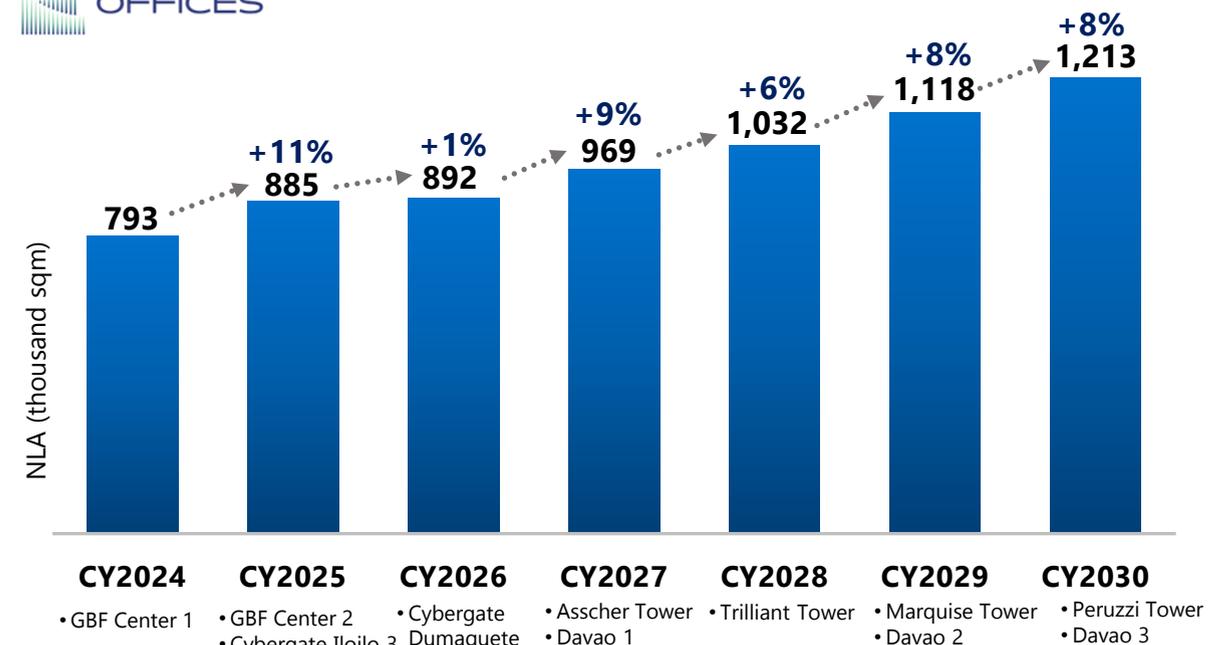
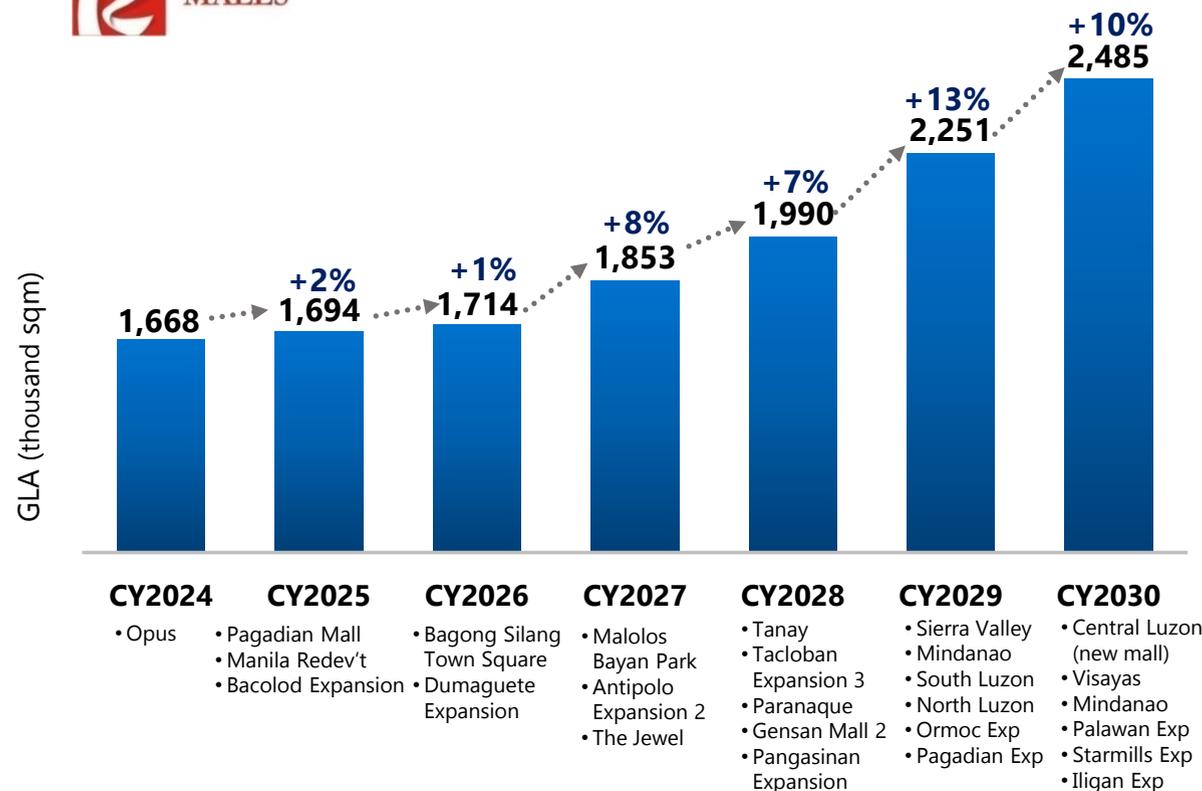
FORGE HIGH-IMPACT STRATEGIC PARTNERSHIPS

5

**ENHANCE CUSTOMER EXPERIENCE THROUGH NEW
BUSINESS STREAMS AND ECOSYSTEM INITIATIVES**



1. EXPAND AND DIVERSIFY THE INVESTMENT PORTFOLIO



Start of Construction Date

CY2023	CY2024	CY2025	CY2026
Manila Redev't	Bagong Silang Town Square	Antipolo Expansion 2	Gensan Mall 2
	Dumaguete Expansion	Paranaque	Tacloban Expansion 3
	Malolos Bayan Park	Pangasinan Expansion	
	The Jewel	Tanay	

Start of Construction Date

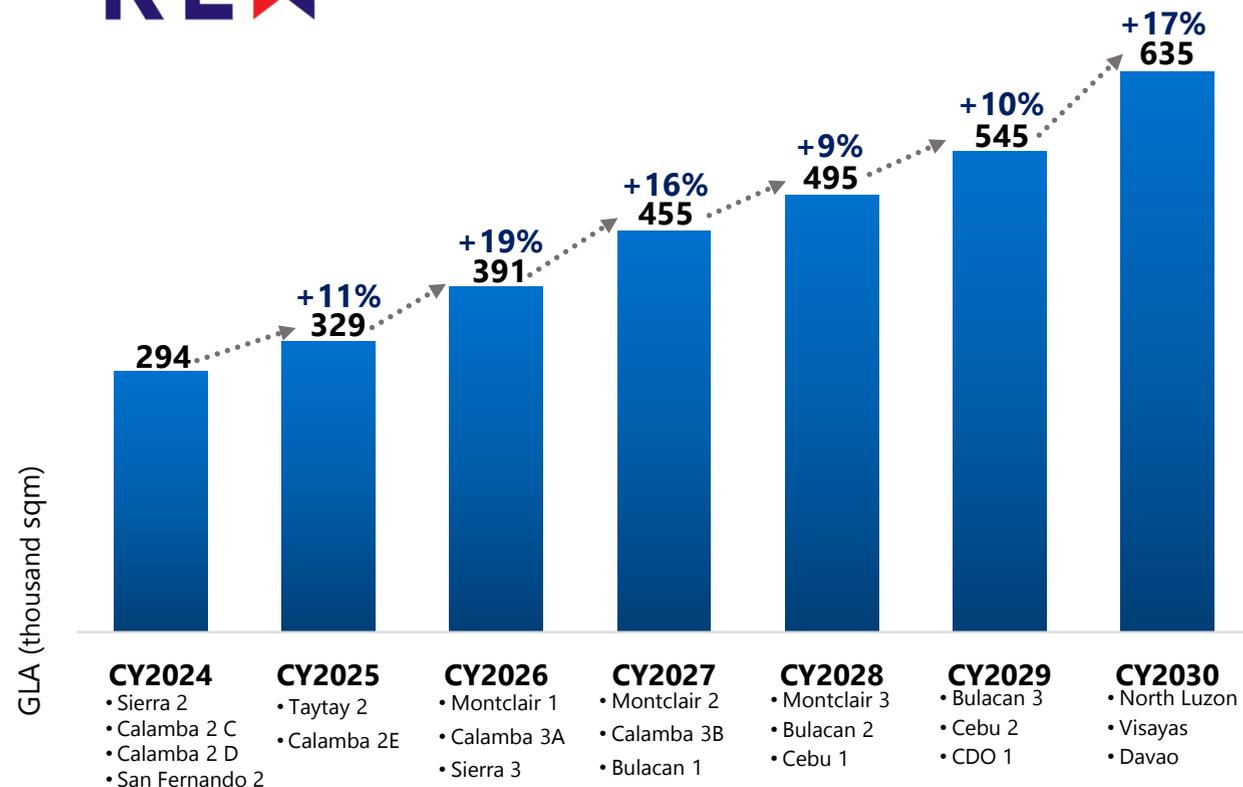
CY2023	CY2024	CY2025	CY2026	CY2027
Cybergate Iloilo 3	Cybergate Dumaguete	Davao 1	Trilliant Tower	Marquise Tower
	Asscher Tower			Davao 2

*GBF Center 1 commenced construction in 2019

*GBF Center 2 commenced construction in 2021

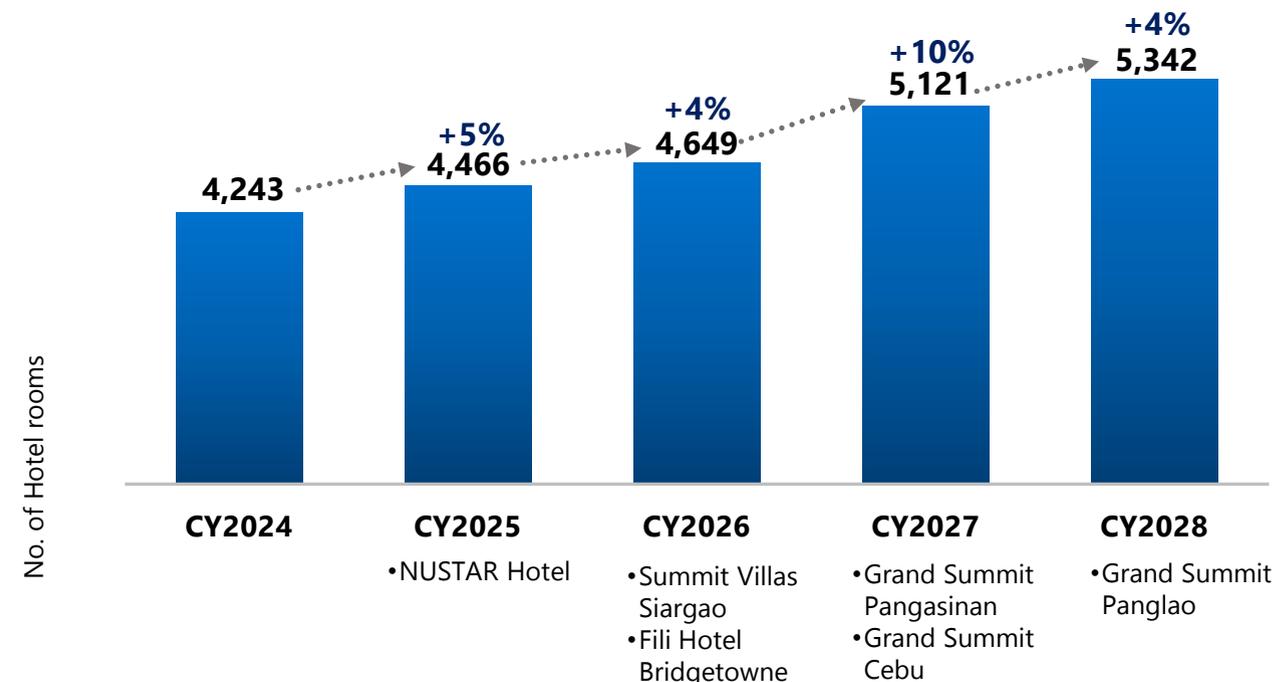
Note: Plans are subject to change, and actual outcomes may differ due to various factors.

1. EXPAND AND DIVERSIFY THE INVESTMENT PORTFOLIO



Start of Construction Date

CY2024	CY2025	CY2026	CY2027	CY2028
Taytay 2	Montclair 1	Montclair 2	Montclair 3	Bulacan 3
Calamba 2E	Calamba 3A	Calamba 3B	Bulacan 2	Cebu 2
	Sierra 3	Bulacan 1	Cebu 1	CDO 1
				Laguna 1



Start of Construction Date

CY2024	CY2025	CY2026	CY2027
Grand Summit Cebu	Summit Villas Siargao	Grand Summit Panglao	Grand Summit Davao
	Grand Summit Pangasinan	Fili (Metro Manila)	Northern Luzon
		Central Luzon	

*NuStar commenced construction in 2020

*Fili Hotel BT commenced construction in 2017

Note: Plans are subject to change, and actual outcomes may differ due to various factors.

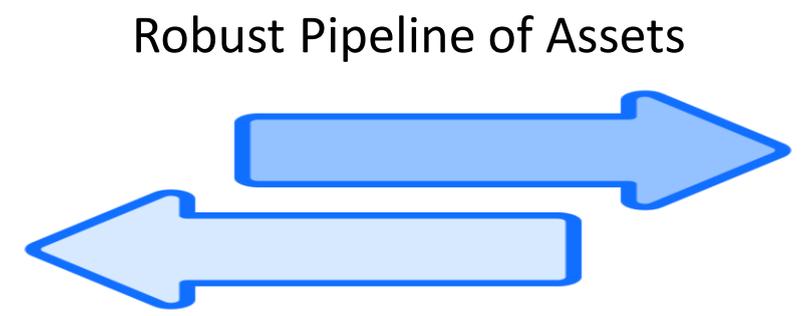
2. UNLOCK CAPITAL THROUGH ACTIVE ASSET MONETIZATION

RLC and RCR COLLABORATIVE CYCLE

RLC reinvests the proceeds from block sale of RCR shares into the development of new malls, offices, warehouses, and hotels.

RCR acquires matured properties from RLC at fair market value, unlocking the value that represent a significant multiple of the book value.

To maintain growth and momentum, RLC intends to replenish the assets injected in RCR



To continue the portfolio advancement, RLC intends to infuse assets into RCR.

RLC monetizes and unlocks value from its RCR shares by conducting a block sale.

Regular Cash Dividends
(Releases Depreciation Value)
+ Management Fees
+ Income Tax Incentives

RCR issues shares to RLC in exchange for assets through a property-for-share swap.

3. ELEVATE OFFERINGS THROUGH PREMIUMIZATION ACROSS BUSINESS UNITS



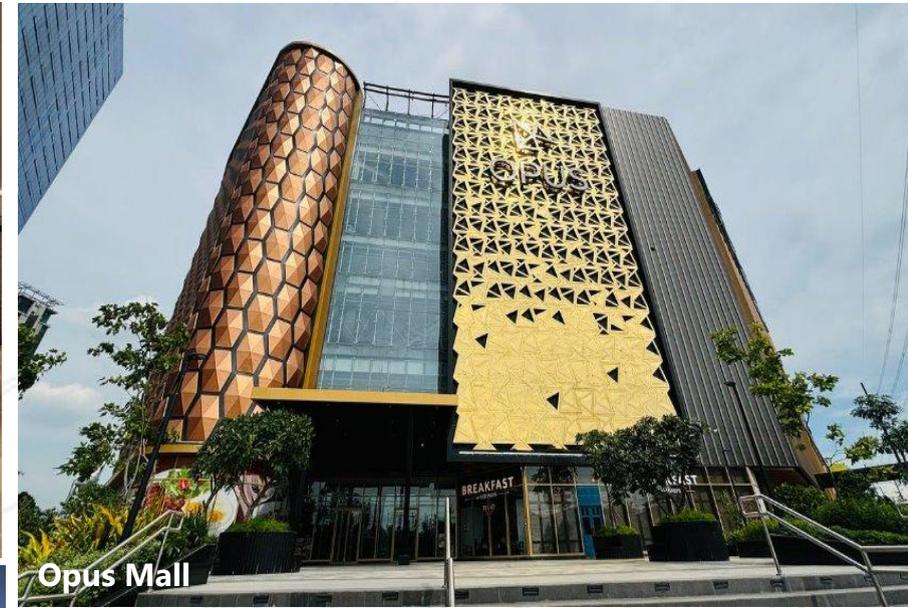
The Jewel



GBF Center 1 & 2



NuStar Mall



Opus Mall



Le Pont - Tower 1 & 2

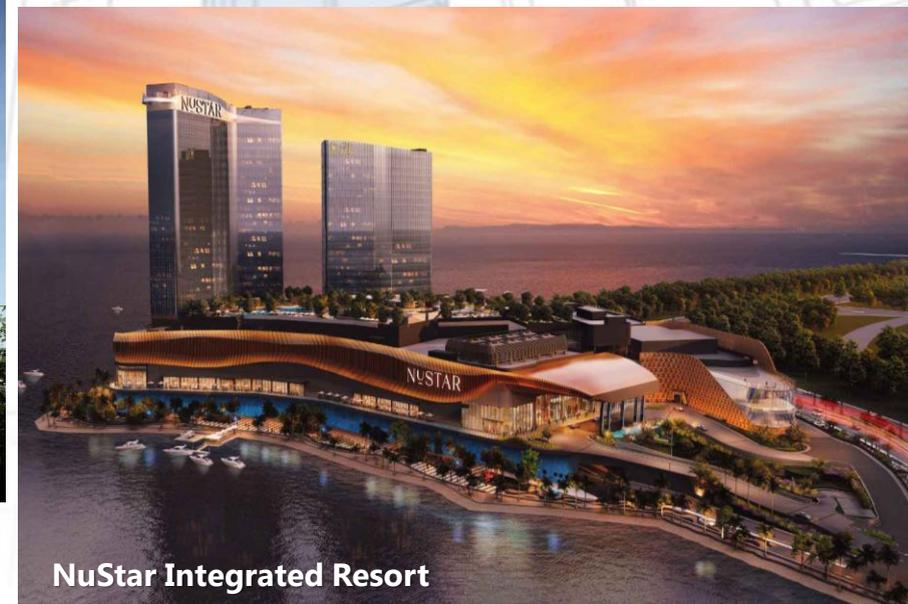


Westin Residences



Fili Hotel

***Fili Brand Expansion – The first and only Filipino 5-Star Hotel brand, strategically positioning the country's unique hospitality ethos as a world-class standard.**



NuStar Integrated Resort

4. FORGE HIGH-IMPACT STRATEGIC PARTNERSHIPS



5. ENHANCE CUSTOMER EXPERIENCE THROUGH NEW BUSINESS STREAMS AND ECOSYSTEM INITIATIVES

Sports, Entertainment & Recreation (SER) Facilities



VIP & Family Cinemas



Green Customer Services



Ecosystem Synergies





THANK YOU