

CERTIFICATION

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

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

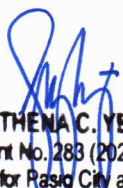
IN WITNESS WHEREOF, I have hereunto set my hands this MAR 04 2025 at Pasig City.



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

SUBSCRIBED AND SWORN to before me this MAR 04 2025 at Pasig City
affiant exhibiting to me his Passport No. P631979B valid until 25 Feb 2031.

Doc. No. 236;
Page No. 49;
Book No. I;
Series of 2025.



MARIE ATHENA C. YBAÑEZ
Appointment No. 283 (2024-2025)
Notary Public for Pasig City and Pateros
Until December 31, 2025
Attorney's Roll No. 83739
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

COVER SHEET

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SEC Registration Number

[illegible]

(Company's Full Name)

[illegible]

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

Atty. Juan Antonio M. Evangelista
Corporate Secretary

(Contact Person)

8397 1888

(Company Telephone Number)

1	2	3	1
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Month *Day*
(Fiscal Year)

1	7	-	C	
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(Form Type)

Last Wednesday of May

Last Wednesday of May

Month *Day*
(Annual Meeting)

<p align="center">Issuer of Securities under</p> <p>SEC-BED Order No.125, Series of 1989; SEC-BED Order No.435, Series of 1989; SEC-BED Order No.523, Series of 1993; SEC-BED Order No.524 Series of 1993; SEC-BED Order No. 572, Series of 1995; SEC-BED Order No. 057, Series of 1997; and SEC-CFD Order No. 128, Series of 2006</p>
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(Secondary License Type, If Applicable)

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Dept. Requiring this Doc.

Amended Articles Number/Section

Total No. of Stockholders

Domestic

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Foreign

To be accomplished by SEC Personnel concerned

[illegible]

File Number

LCU

[illegible]

Document ID

Cashier

STAMPS

STAMPS

Remarks: Please use BLACK ink for scanning purposes.

SECURITIES AND EXCHANGE COMMISSION

SEC Form 17-C

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

1. **March 4, 2025**
(Date of Report)

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

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

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

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

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

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

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

Title of Each Class

Number of Shares of Common Stock
Outstanding and Amount of Debt Outstanding

Common Stock
Registered Bonds

4,814,526,287
30,427,210,000

SEC FORM 17-C

ROBINSONS LAND CORPORATION**11. Item 9 – Other Matters****Highest Credit Rating Maintained for Robinsons Land's Outstanding Bonds**

Philippine Ratings Services Corporation (PhilRatings) has maintained its Issue Rating Credit Rating of **PRS Aaa**, with a **Stable Outlook**, for Robinsons Land Corporation's (RLC) outstanding bonds amounting to ₱30.4 billion.

Obligations rated **PRS Aaa** are of the highest quality with minimal credit risk. The obligor's capacity to meet its financial commitment on the obligation is extremely strong. **PRS Aaa** is the highest rating assigned by PhilRatings. A **Stable Outlook**, on the other hand, indicates that the rating is likely to be maintained or to remain unchanged in the next 12 months.

The rating and Outlook were assigned given the following key considerations: (1) RLC's diversified portfolio alongside an established brand name; (2) Steady growth in the Company's margins and returns; (3) RLC's ambitious expansion plans are seen to continue, overseen by its experienced management; (4) the Company's healthy liquidity, supported by steady cash flows from operations; and (5) its conservative capital structure.

PhilRatings based its assessment on available information at the time that the rating review was performed. PhilRatings shall continuously monitor developments relating to RLC and may change the rating and Outlook at any time, should circumstances warrant a change.

RLC is one of the country's leading and reputable real estate developers. The Company has a wide property portfolio spanning various business divisions, namely: Robinsons Malls, RLC Residences, Robinsons Offices, Robinsons Hotels and Resorts (RHR), Robinsons Logistics and Industrial Facilities (RLX) and Robinsons Destination Estates (RDE). RLC boasts of a nationwide presence, with 30 provinces (16 in Luzon and 7 each for Visayas and Mindanao) having at least one development from the Company.

Robinsons Malls is the second largest mall operator in the country. It had a total of 55 lifestyle commercial centers with 1.68 million square meters (sqm) of gross leasable area (GLA) and a system-wide occupancy rate of 93%, as of end-September 2024.

RLC Residences and Robinsons Homes were merged under the brand of RLC Residences. The division had a total of 134 developments as of end-September 2024. In 2023, the net pre-sale figure of RLC Residences was the highest in the Company's history.

Robinsons Offices develops office buildings within and outside Metro Manila, with a significant presence in the Ortigas Central Business District. As of end-September 2024, its 32 office developments had a combined GLA of 793,000 sqm and a system-wide lease rate of 86%.

RHR operates a chain of hotels under four brands which cater to different market segments. It manages a total of 5,047 hotel rooms across 30 hotels (including franchises), as of end-September 2024.

RLX develops and leases industrial and logistic warehouse facilities across Luzon. The segment had 10 industrial facilities as of end-September 2024, combining for a total GLA of 244,000 sqm.

RDE continues to improve the premier destination estates in RLC's portfolio, namely, Bridgetowne, Sierra Valley, and Montclair. Through RDE, the Company builds strategic partnerships for its mixed-use developments. RDE also harnesses opportunities to synergize with RLC's other business segments.

In addition, RLC is the Sponsor of RL Commercial REIT, Inc. (RCR), which has the widest geographical reach among Real Estate Investment Trusts (REIT) in the country. The Company is also a subsidiary of JG Summit Holdings, Inc. (JGS), one of the largest and most diversified conglomerates in the Philippines.

Maria Socorro Isabelle V. Aragon-GoBio was appointed as RLC's President and Chief Executive Officer (CEO), effective February 1, 2025, replacing Lance Y. Gokongwei. Having spent over 30 years in the real estate business with RLC, Ms. Aragon-GoBio previously held significant leadership roles in the Company's main operating segments. Mr. Gokongwei, who has been part of the Company's huge growth in both the domestic and international spaces, will remain as RLC's Chairman. Throughout the years, the Gokongwei family, along with capable senior management members outside of the Gokongweis, have successfully steered RLC's growth and expansion.

Going forward, RLC plans to capitalize on the continued growth of the domestic economy through sustained expansion of its portfolio. RLC remains optimistic about its overall growth prospects, banking on the strength and resiliency of its different business segments.

In 2023, RLC registered an increase in its bottom line for the third straight year, with its net income amounting to ₱13.4 billion (up by 20.1% from 2022). Margins also continued to improve, supported by higher revenues from all but one business segment and proper cost control. Additionally, the Company posted record-high EBITDA and EBIT margins. RLC carried over its growth momentum to the first nine months of 2024 (9M2024), during which it recorded higher revenues (+4.0% YoY), operating income (+7.2%), and net income (+17.6%). These were driven by the continued solid performance of its investment portfolio (malls, offices, hotels, and warehouse segments). Margins and returns for 9M2024 similarly improved.

Higher earnings translated to a larger net cash flow from operating activities of ₱16.0 billion in 2023, up by 35.3% from 2022. In 9M2024, operating cash flows amounted to ₱13.6 billion, still supported by solid profitability. Current ratio also improved to a more than adequate level of 1.6x as of end-September 2024. In terms of its leverage levels, RLC's debt-to-equity ratio stood at 0.3x as of the same period. With its conservative capital structure (which is seen to persist) and backed by the steady stream of cash from its profitable operations, RLC is expected to remain in a good position to service its obligations as these become due.

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For further information, please contact:

Rommel L. Rodrigo
Head of Investor Relations
Robinsons Land Corporation

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

Tel. No: +632 8397 1888 loc 31536

SIGNATURE

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

Robinsons Land Corporation
(Registrant)

A handwritten signature in black ink, appearing to read 'Ktan', is positioned above the printed name of the signatory.

March 4, 2025
(Date)

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



04 March 2025

Philippine Stock Exchange, Inc.

To: **Atty. Johanne Daniel M. Negre**

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

Philippine Dealing and Exchange Corporation

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

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

Securities and Exchange Commission

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

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

Re: **PhilRatings' Credit Rating for Robinsons Land Corporation's Outstanding Bonds**

Dear Mesdames and Gentlemen:

Please see attached Press Release on Robinsons Land Corporation's Credit Rating for its Outstanding Bonds by PhilRatings.

Thank you.

KERWIN MAX S. TAN

Chief Financial, Risk and Compliance Officer
Robinsons Land Corporation



PhilRatings
PHILIPPINE RATING SERVICES CORPORATION

The Pioneer Domestic Credit Rating Agency

RATING NEWS

March 4, 2025

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